



AGENDA
CITY PLANNING COMMISSION

Huber Heights Governance Center
6151 Brandt Pike
January 13, 2026
6:00 P.M.

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

- A. MINOR CHANGE - The applicant, TIMOTHY PARKER, is requesting approval of a Minor Change for a 32-space parking lot expansion. Property is located at 8501 Old Troy Pike (MC 26-01).
- B. BASIC DEVELOPMENT PLAN - The applicant, QUIKTRIP, is requesting approval of a Basic Development Plan for the construction of a 6,440 SF convenience store with food service and fuel sales. Property is located at 8154 Old Troy Pike (BDP 26-02).
- C. REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 0.634 acres of public right of way. Property is located at 6409 Shull Road (RP 26-03).

9. Additional Business

- A. None

10. Approval of Minutes

- A. Without objection, the minutes of the December 10, 2025, Planning Commission meeting are approved.

11. Reports and Calendar Review

12. Upcoming Meetings

- A. February 10, 2026
March 10, 2026

13. Adjournment

AI-11336

8. A.

Planning Commission

Meeting Date: 01/13/2026

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, TIMOTHY PARKER, is requesting approval of a Minor Change for a 32-space parking lot expansion. Property is located at 8501 Old Troy Pike (MC 26-01).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of January 13, 2026

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: January 8, 2026
Subject: MC 26-01 Dayton Children's Parking Expansion
8501 Old Troy Pike

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Timothy Parker – Applicant / Owner

DEVELOPMENT NAME: Dayton Children's Huber Heights

ADDRESS/LOCATION: 8501 Old Troy Pike

ZONING/ACREAGE: PC: Planned Commercial / 3.8 acres.

EXISTING LAND USE: Dayton Children's (medical / office use)

ZONING

ADJACENT LAND: PC (Planned Commercial)
PP (Planned Public and Private Buildings and Grounds)

REQUEST: The applicant requests a minor change approval for a 32-space parking lot expansion.

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 of the PUD to add 32 spaces to an existing parking area.

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.

Staff Analysis

Conformance With Planned Commercial District Requirements:

Use: The existing medical / office use is a permitted use.

Development Standards:

- The site plan illustrates that the parking area is approximately 20 feet from the existing right-of-way. The code requires 25 feet. The proposed parking area is generally aligned with existing parking areas to the south and north. Additionally, the expanded parking area will be set back approximately 45 feet from the back of the sidewalk. Staff feels the proposed parking setback is contextually appropriate with the surrounding area.
- All utilities are below ground.

Parking and Loading:

- The minor change expands the number of parking spaces.

Additional Comments:

Fire: The Fire Department had no comments.

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff supports the minor expansion of the parking areas as submitted and recommends approval with no conditions.

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 December 3, 2025, the applicant, TIMOTHY PARKER, requested approval of a Minor Change for a 32 space parking lot expansion. Property located at 8501 Old Troy Pike, further identified as Parcel Number P70 04008 0156 on the Montgomery County Auditor's Map (Case MC 26-01), and;

WHEREAS, on January 13, 2026, 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, Timothy Parker, for approval of a Minor Change. Property is located at 8501 Old Troy Pike (Case MC 26-01), in accordance with the recommendation of Staff's Memorandum dated January 08, 2026, with the following conditions:

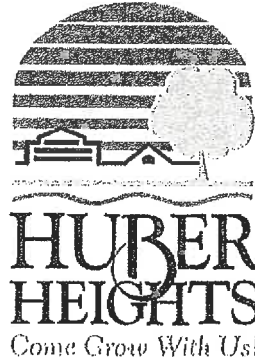
1. Approve as submitted with no conditions.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



RECEIVED

DEC 03 2025

PLANNING DEPARTMENT

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

Application Number MC 26-01
Receipt Number 141249

Date Filed 12-3-26
Amount Paid 150.00

TYPE OF ACTION REQUESTED

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

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

Jan 13, 26

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	Timothy Parker	Name	Same as Applicant
Address	3500 Pentagon Blvd. Ste. 500 Beavercreek, OH 45431	Address	
Phone	(937) 429-3143	Phone	
Fax		Fax	
Email	tim@synergybldg.com	Email	

PROPERTY INFORMATION

Project Name: Dayton Children's Huber Parking Lot Expansion

Location of property: 8501 Old Troy Pike, Huber Heights, OH 45424

Book _____ Page _____ Parcel Number(s) P70 04006 0156

Current Zoning: No Change Proposed Zoning: No Change

Property Owner's Name: Mills Development 1, LLC Telephone: (937) 429-3143

Address: 3500 Pentagon Blvd. Ste. 500 Beavercreek, OH 45431

Total acres included in this application: 3.851

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

Brief description of application request:

Applicant/Owner is proposing a parking lot expansion that includes approximately 32 additional spaces.

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

Name of Engineer: Van Atta Engineering Telephone: _____

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

Applicant's Signature

[Signature]
Applicant's Signature:

Timothy Parker
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 3 day of December, 2025.



LISA JO WYGANT
Notary Public
State of Ohio
My Comm. Expires
August 2, 2026

[Signature]
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.

=====

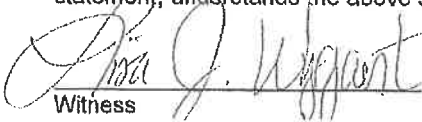
Date Received _____ Fee Paid _____ Received by _____

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

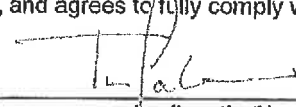
The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time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

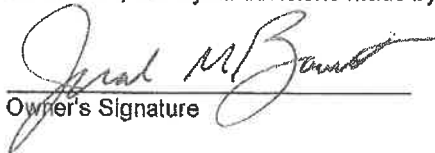
John W Kopilchack
Witness

By: 
Applicant's Signature

Date: 12/03/2025

Project: Dayton Children's Huber Parking Lot Expansion

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 Timothy Parker 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

Jerad M. Barnett

Printed Name

Owner's Signature

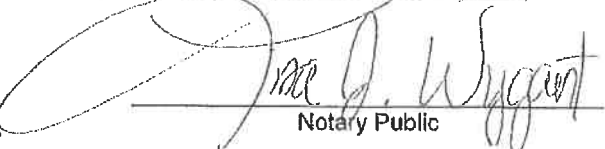
Printed Name

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

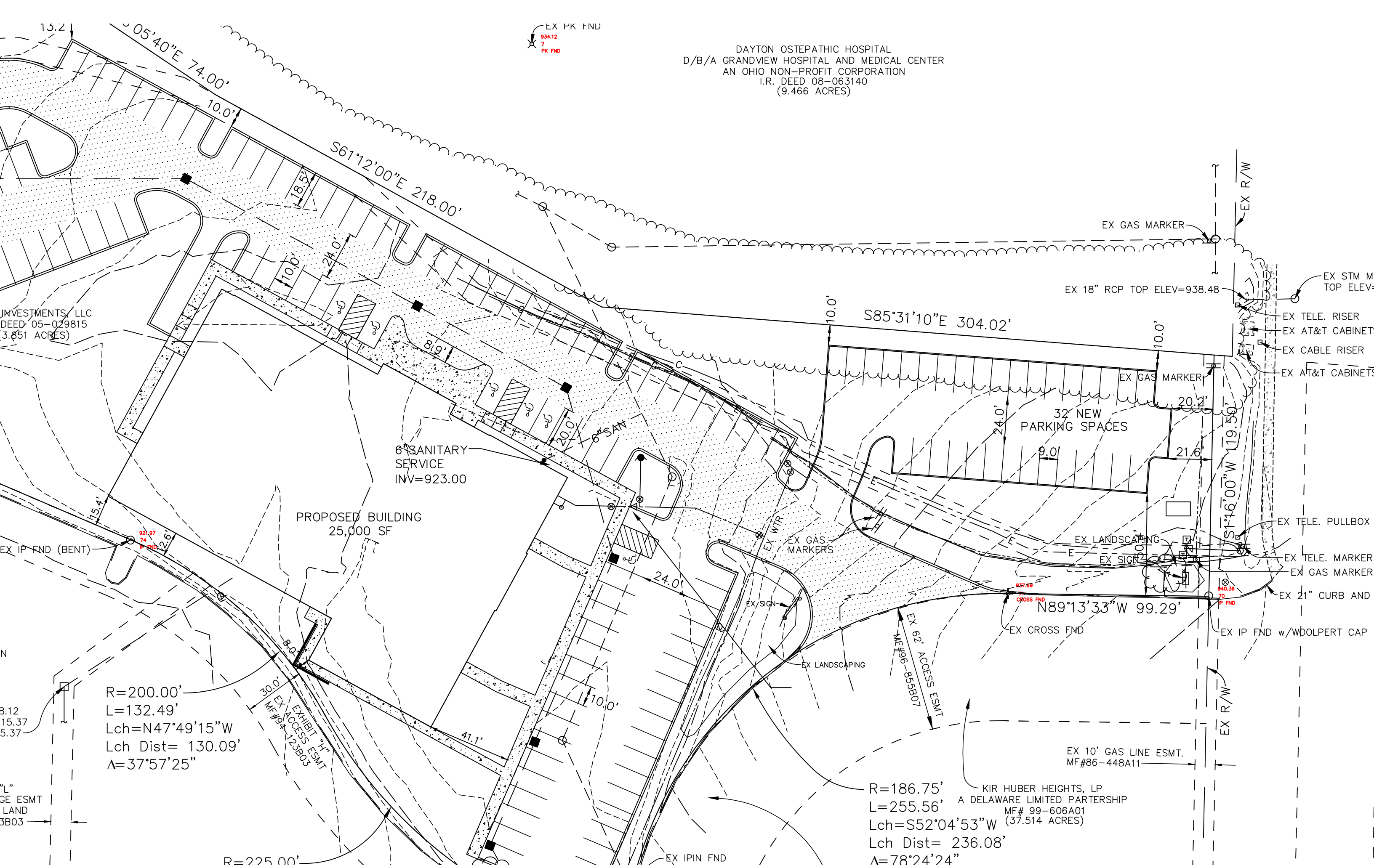
Jerad M. Barnett on this 3 day of December, 2025.



LISA JO WYGANT
Notary Public
State of Ohio
My Comm. Expires
August 2, 2026


Notary Public

EX PK FND
934.12
7
PK FND





Huber Heights Fire Division

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

Occupancy Name:	Dayton Children's – Parking Expansion		
Occupancy Address:	8501 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:	12/16/2025

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 new parking. Approval of this change is subject to compliance with the following.

Requirements: (Site Plan)

- No comments. Turn radius appears to meet Huber Heights Fire Division requirements. Any changes to approved drawing would require a new review.

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 2025 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-11342

8. B.

Planning Commission

Meeting Date: 01/13/2026

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, QUIKTRIP, is requesting approval of a Basic Development Plan for the construction of a 6,440 SF convenience store with food service and fuel sales. Property is located at 8154 Old Troy Pike (BDP 26-02).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Applicant letter

Sign Package

Drawings

Drawings

Elevations

Material Board-Model

Canopy Elevations

Fire Assessment

Memorandum

Staff Report for Meeting of January 13, 2026

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: January 8, 2026
Subject: BDP 26-02 (QuikTrip)
8154 Old Troy Pike

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: QuikTrip (Gwen Keen) – Applicant
National Retail Properties – Owner

DEVELOPMENT NAME: QuikTrip #7025

ADDRESS/LOCATION: 8154 Old Troy Pike

ZONING/ACREAGE: PC – Planned Commercial / 1.82 acres

EXISTING LAND USE: Vacant building (former Frisch’s restaurant)

ZONING
ADJACENT LAND: All adjacent land is zoned PC – Planned Commercial

REQUEST: The applicant seeks Basic Development Plan approval for the construction of a 6,445 SF convenience store with food service and fuel sales.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1176

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

Overview

The applicant seeks Basic Development Plan approval to construct a 6,445 square foot QuikTrip convenience store with food and fuel sales. The site is a former Frisch's restaurant. While there is a one-year moratorium on new fuels sales facilities, the applicant submitted their application prior to the effective date of moratorium.

Site Characteristics

The site is the former Frisch's restaurant located at the northwest corner of Old Troy Pike and Executive Boulevard. The site has been proactively marketed since the closure of the of the restaurant.

The site is generally flat with access to all necessary utilities. Access to the site is via shared drives on the north and west side of the site, as well as two curb cuts along Executive Boulevard.

Applicable Zoning Regulations

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

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 zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a convenience store with food and fuel sales, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, preliminary landscaping, building elevations and signage.

Conformance With Planned Commercial District Requirements:

Uses: Fueling stations and retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot parking setback. The site plan illustrates parking along the north property line and adjacent to the building and six spots north of the fueling center. All parking spaces are setback beyond the 25-foot requirement and meet this standard.
- The convenience store building is set back approximately 170 feet from the Old Troy Pike right-of-way and an average of 80 feet from the Executive Boulevard right-of-way. The structural supports of the fueling canopy are set back approximately 60 feet, and the canopy itself is setback approximately 50 feet from the Old Troy Pike right-of-way. The development standard is a 75 feet setback for buildings or structures. The fueling canopy does not meet this standard.
- The west setback is 15 feet between the pavement and the property line. All other yards are adjacent to commercial districts. The site plan conforms to the yard standards.

Parking and Loading:

- The site plan illustrates 48 parking spaces, not including pump locations. The code requires 1 space per 125 square feet of floor area for a convenience store. Based on this ratio, 52 spaces are required. Most parking stall dimensions are 9.5' x 18'. The code minimum is a parking stall that is at least 10' x 18'. Increasing the stall width will result in three to four fewer parking spaces.

Building Materials:

- The building elevations illustrate mixture of brick and stone panel veneer which is consistent with the building material requirements in the zoning code.

Landscaping:

- The preliminary landscaping plan appears to meet the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter (except Old Troy Pike), along with a significant number of shrubs and perennials.
- There is an overhead utility line easement along Old Troy Pike. Therefore, the applicant is proposing a mixture of dwarf crabapple trees and boxwood hedges. The proposed landscaping along Old Troy Pike is appropriate given the presence of overhead utility lines.

Signs:

- A sign package was submitted with the BDP application. The signage plans illustrate three wall signs and a ground sign. While the signs will be reviewed with the Detailed Development Plan, they appear to comply with the zoning ordinance.

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 shared drive. There are no curb cuts onto Old Troy Pike.

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

A construction schedule was not submitted by the developer, but staff has no concerns regarding their ability to develop 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;

The intersection of Old Troy Pike and Executive Boulevard gets quite congested at times, particularly the morning and evening commutes. Staff does have concerns this use may negatively impact that congestion, particularly on Executive Boulevard due to vehicles leaving the site and trying to get into the left turn lane to go south. **Staff recommends the west curb cut on Executive Boulevard be eliminated to reduce this impact.**

(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 capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements. Staff is concerned about congestion, as discussed above.

(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 preliminary landscaping plan appears to meet the zoning code requirements.

(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 a developed 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 is concerned about congestion on Executive Boulevard if the curb cuts remain as illustrated on the site plan. It is staff's recommendation the west curb cut on Executive Boulevard be removed.

(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 Commercial district. Staff do not anticipate excessive noise, glare or odors. The screened dumpster is located far from any residential use.

(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 has concerns about congestion at Executive Boulevard and Old Troy Pike.

Recommendation

The site plan generally conforms to the Planned Commercial District standards, though the fueling canopy setback and parking are slightly deficient. Staff is concerned about additional congestion at the Executive Boulevard intersection and recommends removal of the western curb cut if the Planning Commission finds the requirements of Section 1171.06 can be met.

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 December 8, 2025, the applicant, QUIKTRIP, requested approval of a Basic Development Plan for the construction of a 6,445 SF convenience store with food service and fuel sales. Property located at 8154 Old Troy Pike, further identified as Parcel Numbers P70 04006 0034 and P70 04006 0089 on the Montgomery County Auditor's Map (Case BDP 26-02), and;

WHEREAS, on January 13, 2026, 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, QuikTrip, for approval of a Basic Development Plan. Property is located at 8154 Old Troy Pike (Case DBP 26-02), in accordance with the recommendation of Staff's Memorandum dated January 08, 2026, with the following conditions:

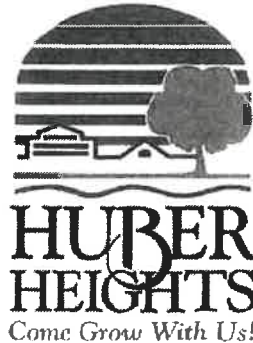
1. Remove the western curb cut.

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

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION
CITY OF HUBER HEIGHTS



RECEIVED

DEC 08 2025

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number BDP 26-02
Receipt Number 029059

Date Filed 12-8-25
Amount Paid 500.00

TYPE OF ACTION REQUESTED

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

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

Jan. 13, 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>QuikTrip - c/o Gwen Keen</u>	Name	<u>Jonathan Woher, AICP</u>
Address	<u>13500 Riverport Drive, Ste 175</u> <u>Maryland Heights MO 63043</u>	Address	<u>McBride Dale Clarion</u> <u>5721 Dragon Way, Ste 300</u> <u>Cincinnati, OH 45227</u>
Phone	<u>636-627-0003</u>	Phone	<u>513-561-6232</u>
Fax		Fax	<u>513-561-1615</u>
Email	<u>gkeen@quiktrip.com</u>	Email	<u>jwoher@mcbrieddale.com</u>

PROPERTY INFORMATION

Project Name: QuikTrip #7025

Location of property: 8154 Old Troy Pike

Book _____ Page _____ Parcel Number(s) P70 04006 0034
P70 04006T0034

Current Zoning: PC District Proposed Zoning: PC Planned Commercial District
National Retail Properties LP

Property Owner's Name: NNN REIT, INC Telephone: _____

Address: 450 S Orange Ave, Ste 900, Orlando, FL 32801

Total acres included in this application: 1.82 acres

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

Brief description of application request:
Demolition the existing vacant building and build a new 6,445 SF +/- convenience store
with food service and fuel sales

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

Name of Engineer: Freeland & Kauffman (attn: Taylor Watts) Telephone: 864-672-3407

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

Applicant's Signature

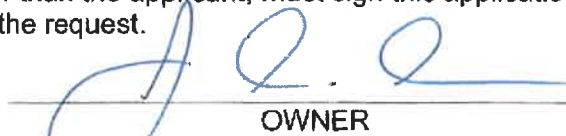


Applicant's Signature:

Gwen Keen, QuikTrip

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 4th day of December, 2025




NOTARY PUBLIC

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

=====

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

	<u>PROPERTY OWNER</u>		<u>AGENT</u>
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
Phone	_____	Phone	_____
Fax	_____	Fax	_____
Email	_____	Email	_____
	<u>ATTORNEY</u>		<u>DEVELOPER</u>
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
Phone	_____	Phone	_____
Fax	_____	Fax	_____
Email	_____	Email	_____
	<u>LAND PLANNER</u>		<u>ENGINEER</u>
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
Phone	_____	Phone	_____
Fax	_____	Fax	_____
Email	_____	Email	_____
	<u>LANDSCAPE ARCHITECT</u>		<u>OTHER</u>
Name	_____	Name	_____
Address	_____	Address	_____
	_____		_____
Phone	_____	Phone	_____
Fax	_____	Fax	_____
Email	_____	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.

Kristen Kowalik
Witness

Haley A.
Witness

By: [Signature]
Applicant's Signature

Date: 12-3-2025

Project: QuikTrip #7025

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 QuikTrip - Gwen Keen 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 agreement and by all decisions made by the City in connection with this same case.

a Delaware limited partnership
By: NNN GP Corp., a Delaware Corporation
as general partner

[Signature]
Owner's Signature

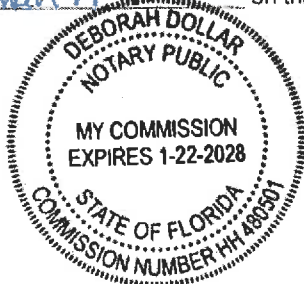
Jon A. Adamo
Printed Name

Owner's Signature

Printed Name

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

Jonathan A. Adamo on this 4th day of December, 20 25



[Signature]
Notary Public

TO: Planning Department
City of Huber Heights, Ohio

FROM: QuikTrip Corporation
Gwen Keen
Real Estate Project Manager

DATE: December 2, 2025

RE: QuikTrip Store #7025
8154 Old Troy Pike



QuikTrip is excited to have the opportunity to open a new convenience store with a fuel canopy in Huber Heights, Ohio to serve their citizens and guests. With that in mind, QuikTrip is requesting the approval of a Basic Development Plan at 8154 Old Troy Pike.

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 1,100 stores nationwide in 17 states. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

This location will include the following:

- 6,445 square foot building with a front entrance for customer use and a rear store entry for deliveries
- Fuel canopy for smaller vehicles with 8 dispensers, or 16 fueling locations
- Air pump station
- Approximately 50 parking spaces

Beside fuel sales, QuikTrip offers an extensive variety of food, beverages and products. QT Kitchens within the store prepares a variety of fresh made food and beverages – pizza, sub sandwiches, pretzels, tacos, BBQ sandwiches, ice cream cones, breakfast sandwiches, cold brews, frappes, drink infusions, grilled cheese sandwiches, mac & cheese just to name a few. We also have an extensive grab & go food items – pastries, roller grill items, sub sandwiches, wraps, fruit and vegetables. We have coolers stocked full of cold drinks – water, soft drinks, beer, energy drinks and so much more. The store has two primary fountain areas, one for soft drinks, smoothies and slushes and the other for a variety of teas, lemonades and frozen coffees. Then there's the coffee. A vast offering of different types of brews with freshly ground coffee beans, not to mention the hot chocolate and cappuccino drinks as well. Of course, QuikTrip also sells the items you would expect to see at a convenience store – tobacco products, lottery tickets, alcohol, toiletries, paper goods, packaged snacks and candy, automotive supplies and, of course, milk.

This convenience store will operate twenty-four hours a day, seven days a week to provide goods and services for people who are on their way to work and need a strong cup of coffee, or on a lunch break needing something quick, fast, and good, or on their way home and want a pizza and six pack of beer to relax and unwind.

QuikTrip looks forward to working with the staff of the City of Huber Heights throughout the development process. Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to a reality. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Gwen Keen
Real Estate Project Manager
QuikTrip Corporation

- Two (2) Product LED Gas Price Sign
- 30.3 Square Feet Sign Area

- Two (2) Product LED Gas Price Sign
- 30.3 Square Feet Sign Area

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.

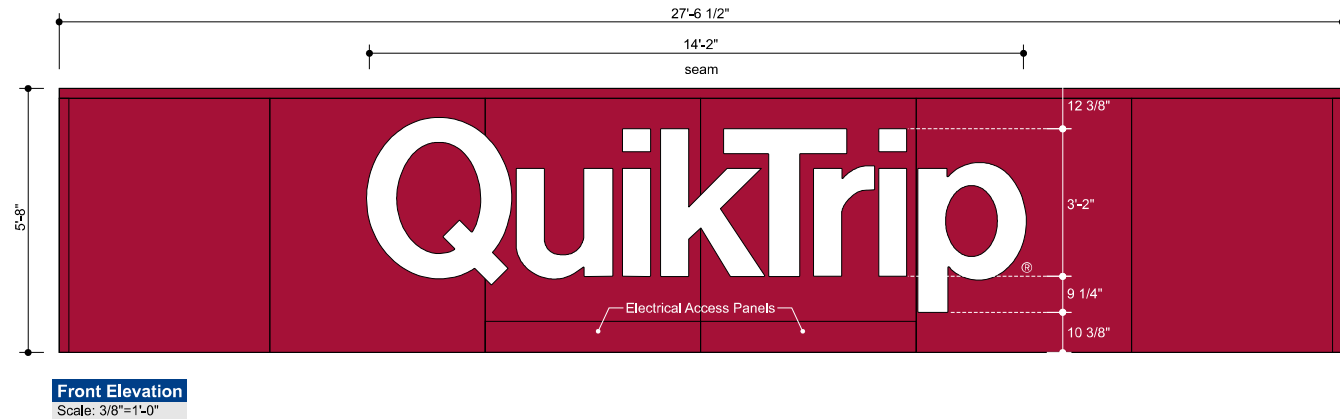
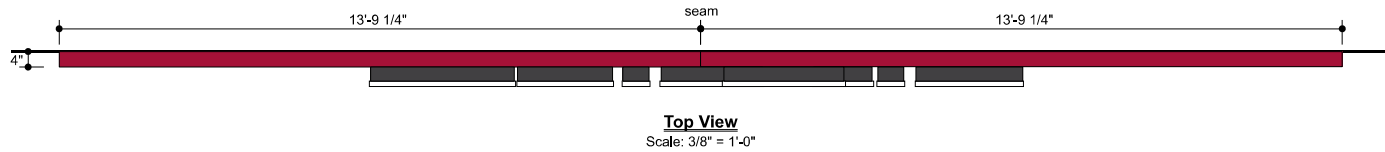


Client
QuikTrip
Location

Store #

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

Gen4 - CL60
Building Channel Letters



General Specifications

Backer Panel: custom fabricated aluminum tube frame with .080" thk. aluminum faces

Letter Faces: .177" translucent White Evonik Cyro SG-7328 formed face

Letter Returns: 5" deep, .063" welded aluminum

Illumination: White LEDs as required by manufacturer with remote power supplies

Wall Type: TBD

Install: Flush to wall as per detail

Quantity: TBD

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Paint Specifications

	Akzo Noble to match 3M Cardinal Red #3630-53
	Akzo Nobel to match SW 7069 Iron Ore
All paint finishes to be Satin unless otherwise specified	



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



#	Date	Description
1	03/09/25	Revised size per customer
2	03/19/25	Revised size & electrical notes per customer
3	-	-
4	-	-
5	-	-
6	-	-

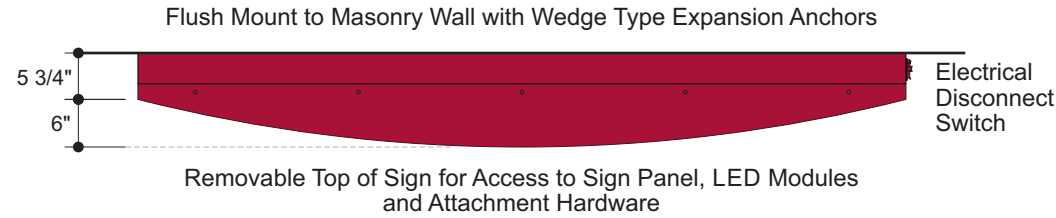
Initial
CT
CT
-
-
-
-

Client Review Status

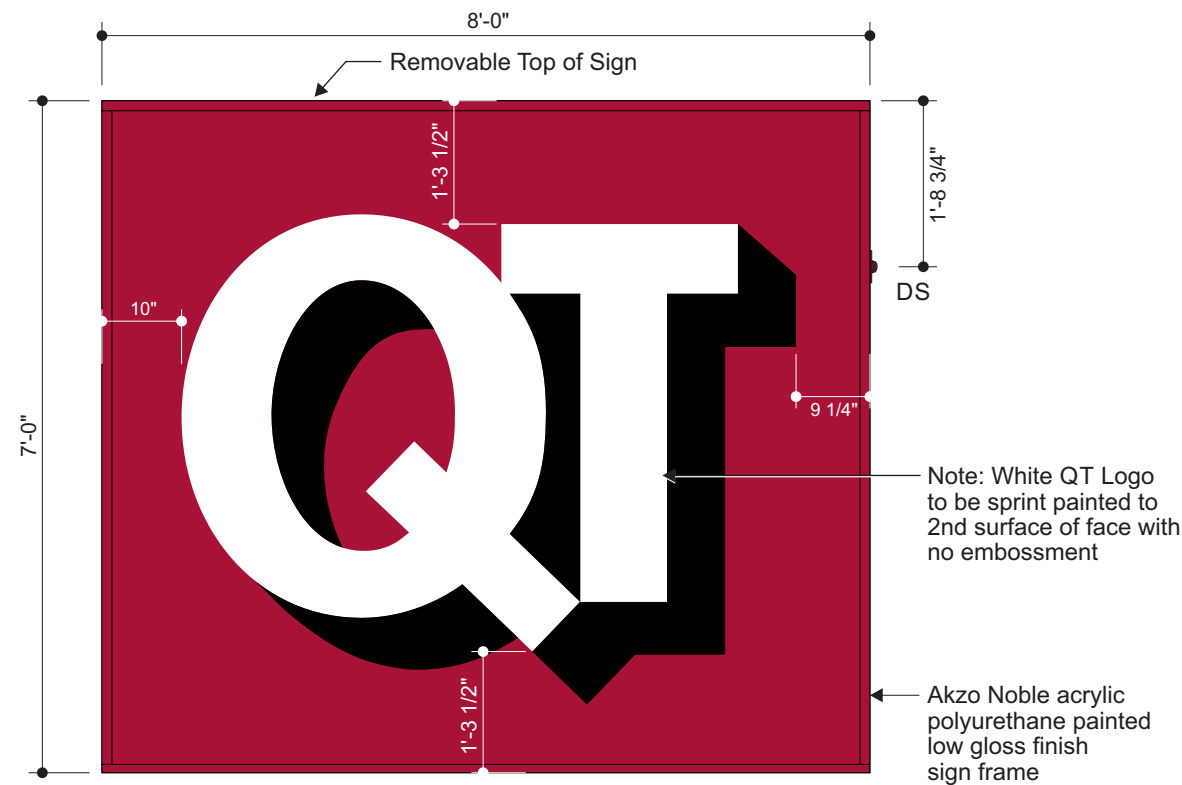
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:



Top View



Front View

Scale: 1/2" = 1'-0"



Side View

IDB-56 56 SF Building ID Sign

- Flat Bowed Face Panel and 1 1/4" Wide Face Retainers
- 56 Square Feet Sign Area



Item #QT-IDB-56

Project Information

Client
QuikTrip

Location
Various

File
QT Gen4_IDB-56_102

Sales
House

Design
CT

Project Manager
James Gentry

Date / Description

01/20/25	Issue Date
01/21/25	Internal correction
03/05/25	Dimensioned J-box
3	
4	
5	
6	
7	
8	
9	

Notes

Client Review Status

Allen Industries, Inc. requires that an ☒ "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title Date

Declaration

Copyright © 2025 Allen Industries, Inc.

This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

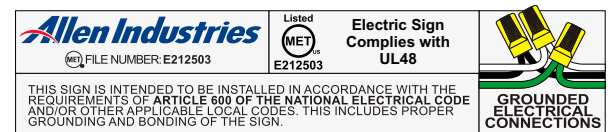
Color Specifications

All Paint Finishes to be Akzo Nobel

- ☐ Opaque Silver
- ☐ Translucent White
- ☐ Black - Low Gloss
- ☐ Matte White (Interior of Sign)
- ☒ Match 3M Cardinal Red #3630-53

Regarding Fabrication Fit & Finish of All QT Signs:

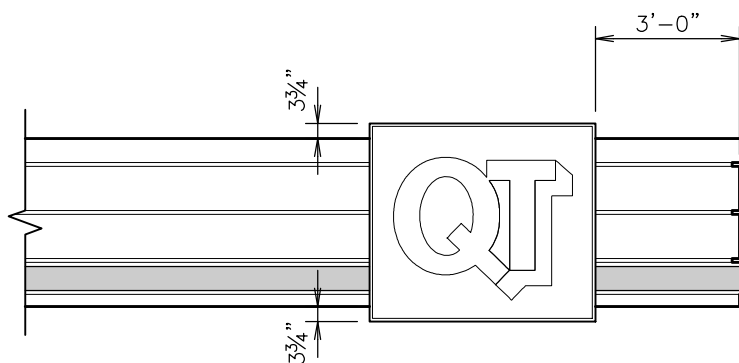
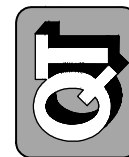
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



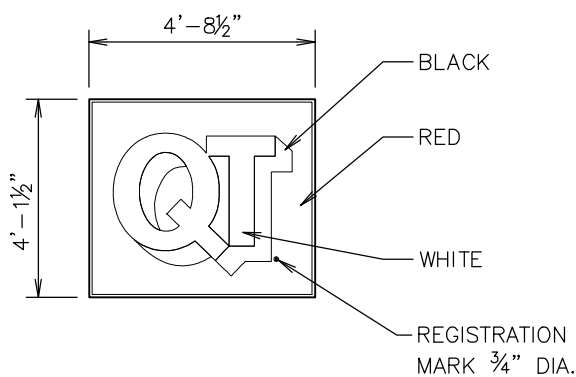


QuikTrip.

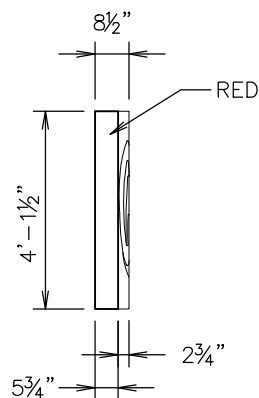
4705 S. 122nd, L. Ave. - Tulsa, OK 74134-7008
P.O. Box 1475 - Tulsa, OK 74101-1475
918.582.1200



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Canopy ID
IDC-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:

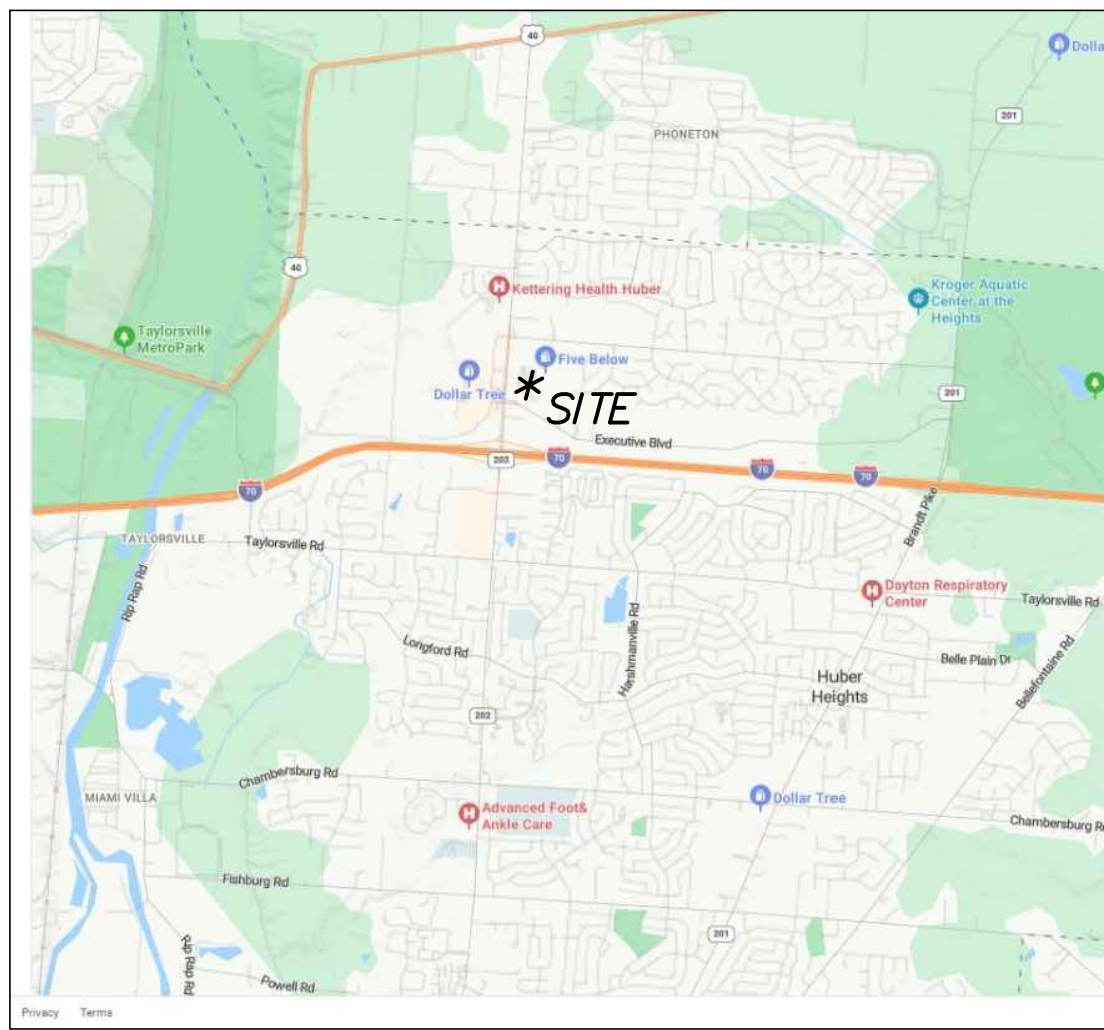
1/4" = 1'-0"

SERIAL NUMBER:

IDC-20

STORE NUMBER:

7025



VICINITY MAP
N.T.S.

SURVEY NOTES

- OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN. MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING OF BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY.
- AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT OF WAYS.
- OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (iv) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO ENCROACHMENTS EXIST ON THE PROPERTY SURVEYED EXCEPT FOR POSSIBLE ENCROACHMENTS SHOWN HEREON.
- THE PROPERTY SURVEYED HAS DIRECT ACCESS TO EXECUTIVE BLVD. A DEDICATED PUBLIC ROADWAY.

LEGEND

- GVBX INDICATES EX. GAS VALVE BOX
INDICATES METAL POST
IPW INDICATES EX. R/W P/W
INDICATES EX. TELEPHONE POLE
INDICATES EX. LIGHT POLE
INDICATES TEL. CABLE AND ELEC. POLE
INDICATES SIGNAL POLE
INDICATES GUY POLE
INDICATES EX. GUY WIRE
INDICATES EX. GUTTER INLET
INDICATES EX. INLET (2'X2')
INDICATES EX. FIRE HYDRANT
INDICATES EX. WATER VALVE BOX
INDICATES EX. WATER METER BOX
INDICATES EX. FIRE DEPARTMENT CONNECTION
INDICATES EX. POST INDICATOR VALVE
INDICATES EX. OVERHEAD WIRE
INDICATES EX. PAVEMENT STRIPING
R/W INDICATES EX. CATCH BASIN
CB INDICATES EX. MANHOLE
DC INDICATES EX. DEPRESSED CURB

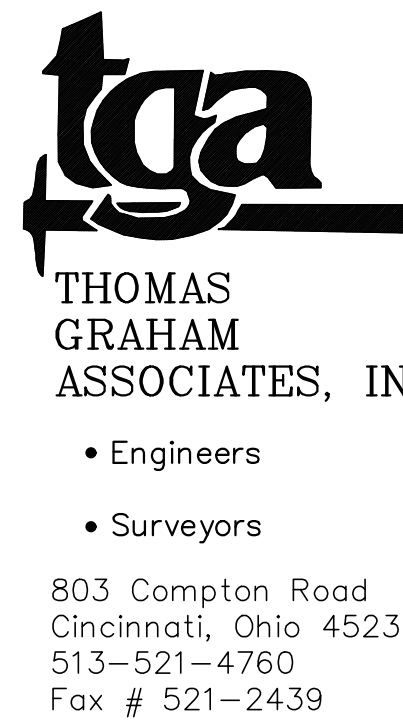
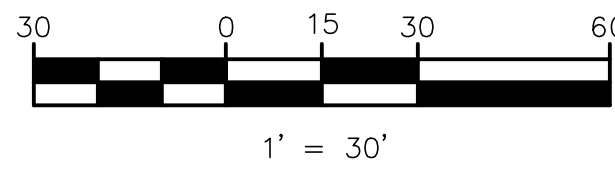
FLOOD INFORMATION

PROPERTY SURVEYED IS LOCATED WITHIN ZONE X
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
PER FEMA MAP NUMBER 39113C0157E
MAPS REVISED JANUARY 6, 2005

BASIS OF BEARINGS

BEARINGS BASED ON RECORD PLAT RECORDED
IN P.B. 141, PG. 2

GRAPHIC SCALE



Date: NOV. 14, 2025

Scale: 1" = 30'

Job No: 8750

Revisions

No. Date

- Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Dayton Power and Light Company, filed May 27, 1957, and recorded in Deed Book 1838, Page 665, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Easement and/or Right-of-Way for Highway Purposes, together with all appurtenances, granted to the State of Ohio, filed March 16, 1961, and recorded in Deed Book 2029, Page 469, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Dayton Power and Light Company, filed July 5, 1961, and recorded in Deed Book 2044, Page 226, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to The Dayton Power and Light Company, filed June 21, 1968, and recorded in Deed Book 2417, Page 285, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Easement and/or Right-of-Way for communication purposes, together with all appurtenances, granted to The Ohio Bell Telephone Company, filed May 22, 1969, and recorded in Deed Book 2464, Page 694 (DMF 69-237 A09), of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Easement and/or Right-of-Way for water, sanitary sewer and storm sewer, together with all appurtenances, granted to C.H. Huber Enterprises, Inc., filed March 20, 1978, and recorded in DMF 78-121 E07, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Easement and/or Right-of-Way for communication purposes, together with all appurtenances, granted to The Ohio Bell Telephone Company, filed April 22, 1985, and recorded in DMF 85-179 A09, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Easement and/or Right-of-Way for communication purposes, together with all appurtenances, granted to The Ohio Bell Telephone Company, filed June 26, 1987, and recorded in DMF 87-363 C07, of the Montgomery County, Ohio Records. **NOT PLOTTABLE, UNABLE TO DETERMINE EXACT LOCATION**
- Memorandum of Lease by and between National Retail Properties, LP, a Delaware limited partnership (landlord) and Frisch's Restaurants, Inc., an Ohio corporation (tenant), filed for record September 3, 2015 in Instrument No. 2015-00048675 of the Montgomery County, Ohio Records. **NOT PLOTTABLE**

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: GLW2502221/ FCH2501142N1

COMMITMENT DATE: OCTOBER 27, 2025

EXHIBIT "A"

Legal Description

PARCEL 1:

Situated in the City of Huber Heights, County of Montgomery and State of Ohio:

And known as being a part of Section 30, Town 2, Range 8 MRS and being further bounded and described as follows:

From the Southwest corner of a 1.01 Acre Tract as described in Deed Book Volume 2327, Page 253, said corner being in the centerline of State Route 202 (Old Troy Pike) and:

Thence with the Southerly line of said 1.01 Acre Tract, South 86 deg. 51' East, 45.0 feet to an iron pin in the Easterly right of way line of said State Route 202, the true place of beginning;

Thence with the said Easterly right of way line North 0 deg. 30' East, 142.0 feet to an iron pin in the Northerly line of said 1.01 Acre Tract;

Thence with the said Northerly line, South 86 deg. 51' East, 267.0 feet to an iron pin at the Northeast corner of said 1.01 Acre Tract;

Thence with the Easterly line of said 1.01 Acre Tract, South 0 deg. 20' West, 142.0 feet to an iron pin at the Southeast corner of said 1.01 Acre Tract and also being in the Northerly line of a 1.4584 Acre Tract in the name of Frisch Enterprises, Inc.;

Thence with the Southerly line of said 1.01 Acre Tract, North 86 deg. 51' West, 267.0 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

PPN: P70 04006 0034 & P70 04006 T0034

PARCEL 2:

Situated in the City of Huber Heights, County of Montgomery and State of Ohio:

The following described real estate being located in Section 30, Town 2, Range 8 MRS, Township of Wayne, County of Montgomery, State of Ohio.

And known as being a part of that certain tract of land conveyed to H.H. Decima, Inc. by deed and Recorded in Deed Book 2357, Page 375 on the Deed Records of said County, and being more particularly described as follows:

Beginning at a spike set at the intersection of the centerline of Old Troy Pike (State Route No. 202) with the North line of said H.H. Decima, Inc. tract;

Thence South 84 deg. 37' 35" East with the North line of said H.H. Decima, Inc., a distance of 420.00 feet to an iron pin;

Thence South 5 deg. 22' 25" West a distance of 237.13 feet to an iron pin in the North right-of-way line of proposed Executive Boulevard;

Thence North 54 deg. 48' 48" West with the North right-of-way line of proposed Executive Boulevard, a distance of 224.93 feet to an iron pin set at an angle point in said right-of-way line;

Thence North 84 deg. 32' 00" West continuing with the North right-of-way line of proposed Executive Boulevard, a distance of 225.00 feet to a spike in the centerline of Old Troy Pike;

Thence North 5 deg. 28' 00" East with the centerline of Old Troy Pike a distance of 125.00 feet to the place of beginning.

Containing 1.4584 acres of land more or less.

SAVE AND EXCEPT THE FOLLOWING CONVEYED TO NORTH HEIGHTS ASSOCIATES IN DMF 89-692 E07.

Situate in the Southeast Quarter of Section 30, Town 2, Range 8 M.R.S. in the City of Huber Heights, Montgomery County, Ohio.

And known as being a part of a 1.4584 acre tract of land as conveyed to Frisch Enterprises, Inc. by deed Recorded in Microfiche 79-171 B03 of the Deed Records of Montgomery County, Ohio, being more particularly bounded and described as follows:

Beginning at the Southwest corner of North Heights Plaza as Recorded in Plat Book 141, Pages 2, 2A of the Plat Records of Montgomery County, Ohio, said point also being in the centerline of State Route 202.

Thence with the Southerly line of said North Heights Plaza South 89 deg. 41' 30" East for a distance of 311.84 feet to an iron pin (found) at the Northeast corner of a 0.87 acre tract of land as conveyed to Frisch Enterprises, Inc. by deed Recorded in Microfiche 87-684 C07 of the Deed Records of Montgomery County, Ohio;

Thence with the West line of said North Heights Plaza South 0 deg. 12' 40" West for a distance of 142.18 feet to an iron pin (set) at an angle point of said North Heights Plaza, and the Southeast corner of said 0.87 acre tract, said point also being on the North line of said 1.4584 acre tract and being the True point of Beginning;

Thence with said North line and with a South line of said North Heights Plaza South 89 deg. 35' 15" East for a distance of 107.34 feet to an iron pin (found) at the Northeast corner of said 1.4584 acre tract, said point also being the Northwest corner of a 0.946 acre tract of land as conveyed to The Miller and Coffey Drywall Corporation by deed recorded in Microfiche 68-391 E05 of the Deed Records of Montgomery County, Ohio;

Thence with the east line of said 1.4584 acre tract and the west line of said 0.946 acre tract South 0 deg. 12' 40" West for a distance of 236.95 feet to an iron pin (set) on the North right-of-way line of Executive Boulevard;

Thence with said right-of-way line and the South line of said 1.4584 acre tract North 59 deg. 46' 25" West for a distance of 123.97 feet to an iron pin (set);

Thence leaving said right-of-way line, on a new division line North 0 deg. 12' 40" East for a distance of 175.31 feet to the True point of Beginning.

Containing 0.5080 Acres (22,130 Square feet), more or less.

FOR INFORMATIONAL PURPOSES ONLY:

PPN: P70-04006 0089 & P70-04006 T0089

CERTIFICATION

TO: QUIKTRIP CORPORATION AN OKLAHOMA CORPORATION;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(G), 13, 14, 16, 17 & 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2025.

DRAFT

11/14/2025

8304

SURVEYOR'S SIGNATURE

DATE

REGISTRATION NUMBER

UNDERGROUND UTILITIES

2 WORKING DAYS

BEFORE YOU DIG

PHONE: 1-800-362-2764

OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

ALTA/NSPS LAND TITLE SURVEY

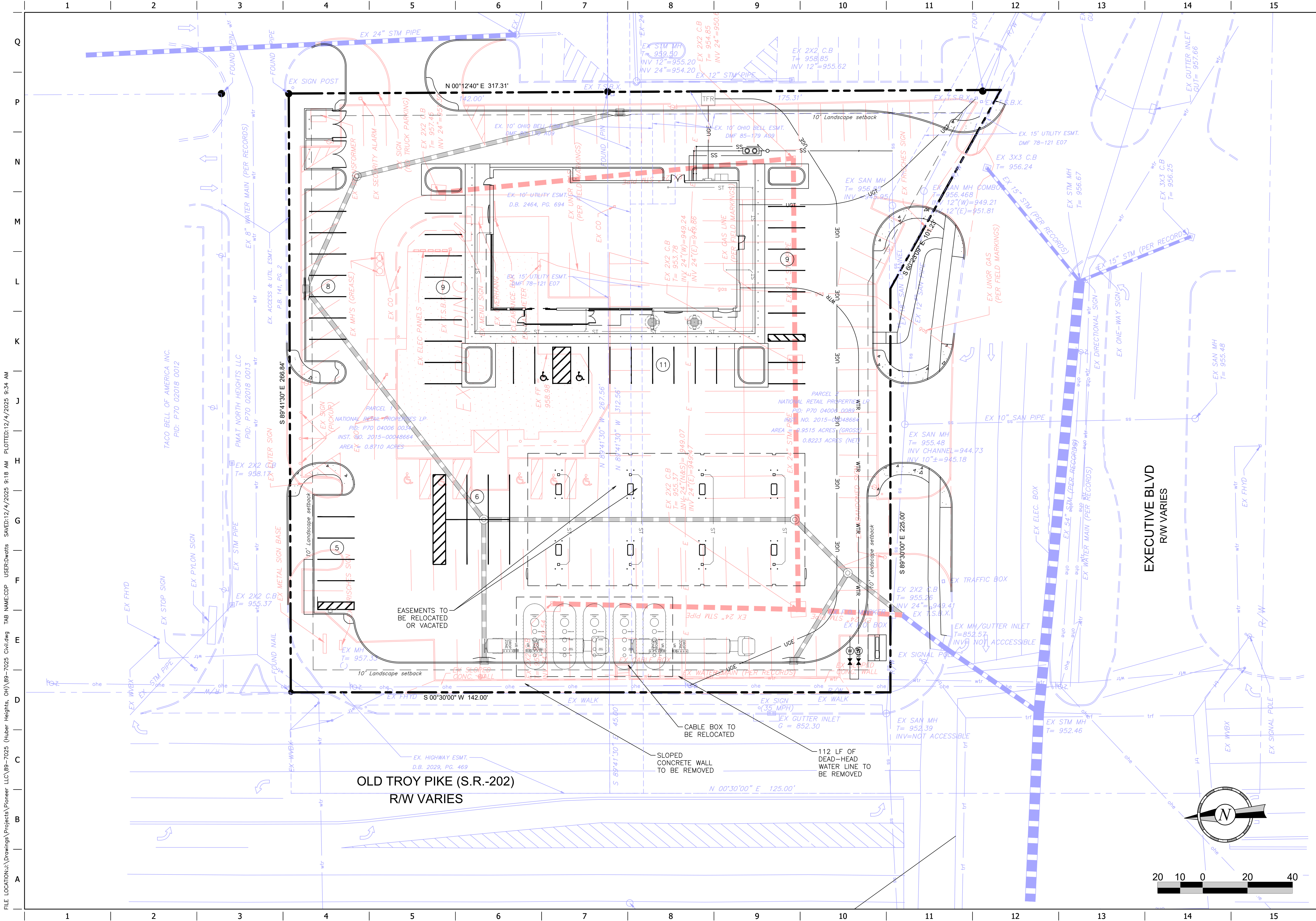
SECTION 30, TOWN 2, RANGE 8
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

Drawn By: R.J. TRENKAMP

Sheet

Job No: 8750-25

ACAD FILENAME: 8750_HUBER HEIGHTS_QUIKTRIP_ALTA.DWG



FILE LOCATION: \\Drawings\Projects\Pioneer LLC\89-7025 Civil.dwg (Huber Heights, OH)\89-7025 Civil.dwg USER: drcwts SAVED: 12/4/2025 9:18 AM PLOTTED: 12/4/2025 9:34 AM

PROJECT NO.: #####

FREELAND and KALFFMAN, INC.
 Engineers & Landscape Architects
 229 West State Avenue
 Columbus, OH 43260-2909
 Phone: 614.233.5497

QuikTrip No. 7025

OLD TROY PIKE
 HUBER HEIGHTS, OH

QT

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 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER:

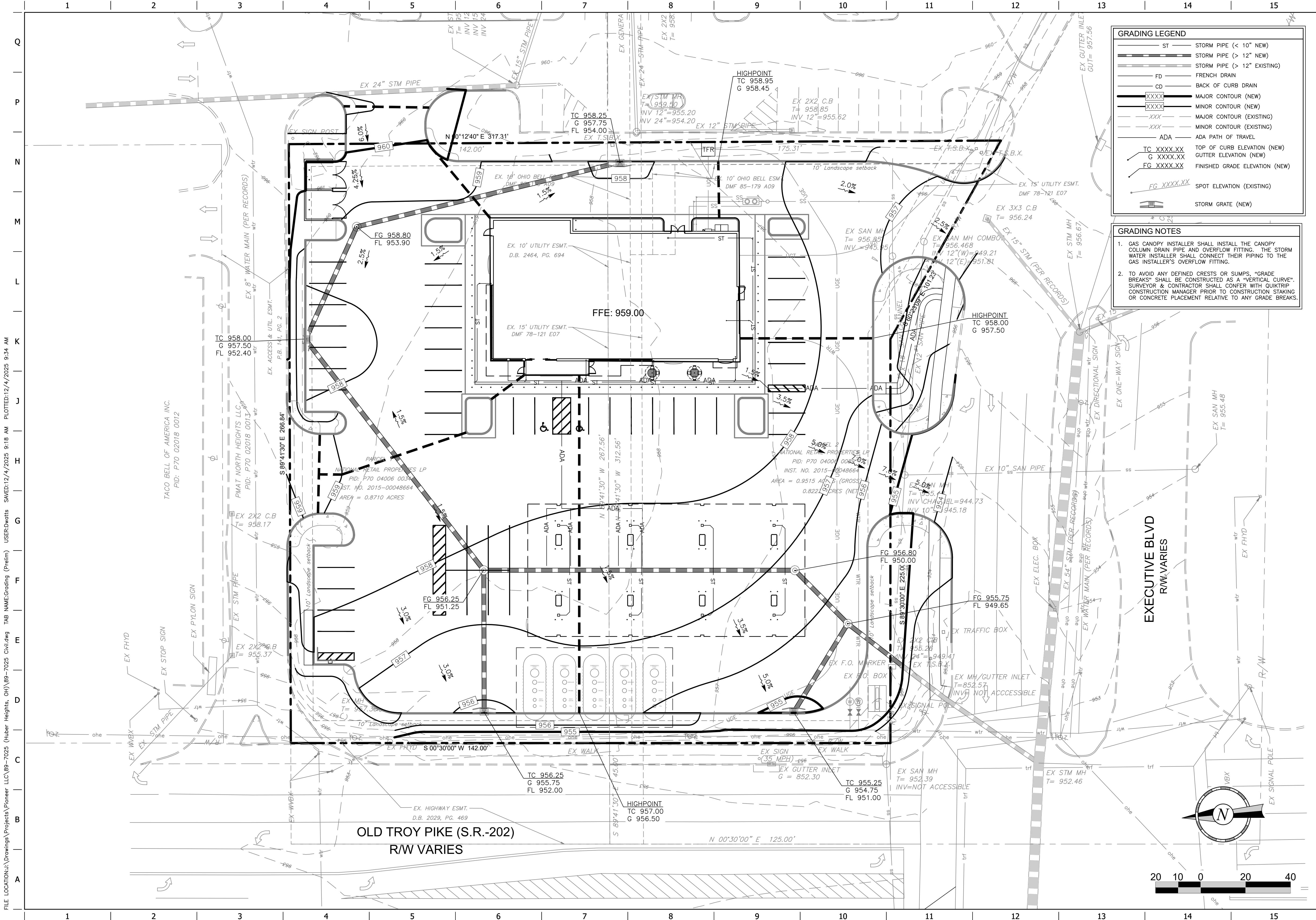
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ORIGINAL ISSUE DATE:

SHEET NUMBER:
2

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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

2



PROJECT NO.:#####

FREELAND and KALFFMAN, INC.
Engineers & Landscape Architects
225 West State Avenue
Cincinnati, OH 45202
Phone: 513.252.5497

QuikTrip No. 7025

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HUBER HEIGHTS, OH

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DIVISION:

VERSION: 001

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DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

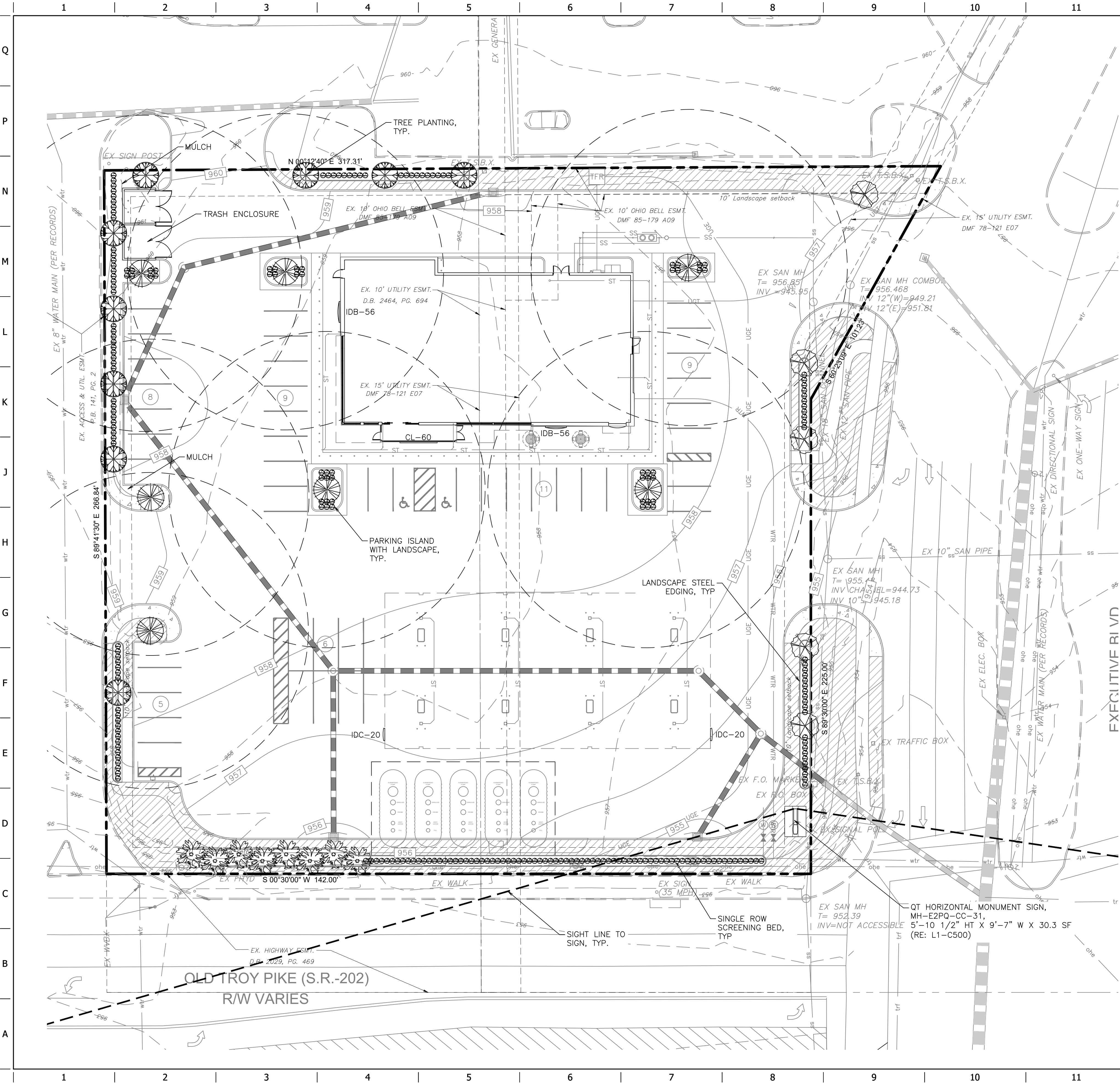
GRADING PLAN (PRELIM)

SHEET NUMBER:

3

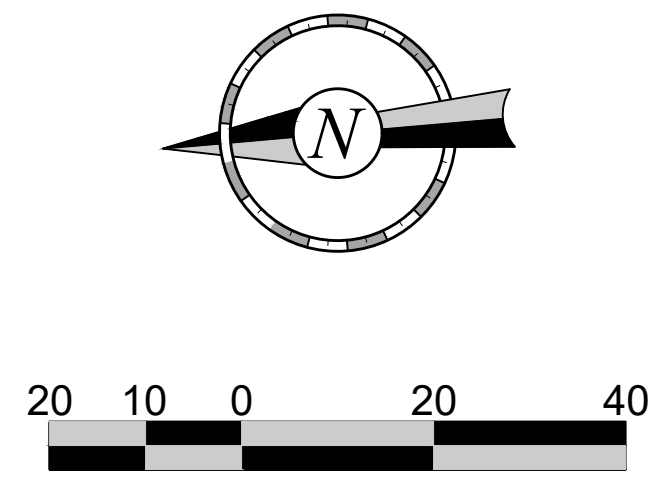
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FILE LOCATION\\na:\Drawings\Projects\Pioneer LLC\89-7025 (Huber Heights, OH)\89-7025 Civil.dwg TAB NAME:Landscape USER:Dwettis SAVED:12/4/2025 9:18 AM PLOTTED:12/4/2025 9:34 AM



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	232 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
		GREEN MOUNTAIN BOXWOOD <i>Buxus 'Green Mountain'</i>			
TREES		LACEBARK ELM <i>Ulmus Parvifolia</i>	2.5" CALIPER 8' HT	7 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		WILLOW OAK <i>Quercus Phellos</i>	2.5" CALIPER 8' HT	5 EA.	
		RED MAPLE <i>Acer Rubrum</i>	2.5" CALIPER 8' HT	9 EA.	
		FRUITLESS CRABAPPLE (DWARF) <i>Coral Burst, Spring Snow, or Velvet Pillar varieties</i>	2.5" CALIPER 6' HT	8 EA.	
MISC		FESCUE SOD		9,500 S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		FESCUE SEED		0 S.F.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
PKG LOT LANDSCAPE STRIP (SEC. 1182.04A) PROVIDE A MINIMUM 10' WIDE LANDSCAPED STRIP BETWEEN THE RIGHT-OF-WAY AND THE PARKING LOT TO BE PLANTED WITH A MINIMUM OF 1 SHADE TREE AND 10 SHRUBS PER 35 LF OF FRONTAGE, EXCLUDING DRIVEWAY OPENINGS OLD TROY PIKE (+267 LF) 267 / 35 = 7.6 (8) TREES 7.6 X 10 = 76 SHRUBS EXECUTIVE (+281 LF) 281 - 78 (DRIVEWAYS) = 203 / 35 = 5.8 TREES 5.8 X 10 = 58 SHRUBS	10' WIDE 8 TREES (UNDERSTORY DUE TO OVERHEAD ELEC) 76 SHRUBS 7-10' WIDE 5 TREES (UTILITY EASEMENT PREVENTS ADD'L TREE) 32 SHRUBS (26 RELOCATED TO N BOUNDARY)
PKG LOT PERIMETER STRIP (SEC. 1182.04B) PROVIDE A LANDSCAPED STRIP BETWEEN THE PARKING LOT AND ANY ADJACENT PROPERTY LINE, TO BE A MINIMUM OF 10' WIDE FOR PARCELS OVER 20,000 SF. PROVIDE 1 TREE AND 3 SHRUBS PER 35 LF OF PARKING LOT PERIMETER ADJACENT TO A PROPERTY LINE. **ANY SHADE TREE, PLANTED TO FULFILL ANOTHER REQUIREMENT, WHICH IS LOCATED WITHIN 15' OF THE EDGE OF THE PARKING LOT, OR ANY EXISTING SHADE TREE EXCEEDING 4" CALIPER, WHICH IS LOCATED WITHIN 15' OF THE EDGE OF THE PARKING LOT, MAY COUNT TOWARD FULFILLMENT OF THIS REQUIREMENT. NORTH PL (+267 LF) 267 / 35 = 7.6 (8) TREES 7.6 X 3 = 23 SHRUBS EAST PL (+317 LF) 317 / 35 = 9.1 (9) TREES 9.1 X 3 = 27 SHRUBS	6-10' WIDTH 8 TREES (**INCLUDES PARKING LOT TREES) 57 SHRUBS (+34) 7.5-10' WIDTH 4 TREES (UTILITY EASEMENT PREVENTS ADD'L TREES) 19 SHRUBS (8 RELOCATED TO N. BOUNDARY)
PKG LOT INTERIOR (SEC. 1182.04C) A MINIMUM OF 4% PERVIOUS AREA OF THE TOTAL VEHICULAR USE AREA IS REQUIRED FOR PARKING LOT INTERIORS. THIS REQUIREMENT IS SEPARATE FROM PERIMETER PARKING REQUIREMENTS, AND SHALL PROVIDE PERVIOUS AREAS DEVOTED TO LANDSCAPE. AT LEAST 2 SHADE TREES SHALL BE LOCATED WITHIN 60' OF EVERY PARKING SPACE TERMINAL ISLAND, LOCATED AND REQUIRED AT THE ENDS OF PARKING BAYS, THESE ISLANDS SHALL HAVE A MINIMUM WIDTH OF 9'. AT A MINIMUM 75% OF TERMINAL ISLANDS SHALL BE PLANTED WITH PERENNIALS AND SHRUBS, NOT EXCEEDING TWO FEET IN HEIGHT. THE REMAINING 25% MAY BE COVERED WITH GRASS OR MULCH.	7 TREES 48 SHRUBS 5 OF 7 ISLANDS HAVE SHRUBS (+75%)



PROJECT NO.:#####

FREELAND and KALFFMAN, INC.
Engineers & Landscape Architects
209 West State Avenue
Cincinnati, OH 45202
Phone: 513.252.5497

QuikTrip No. 7025

OLD TROY PIKE
HUBER HEIGHTS, OH

QT

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DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

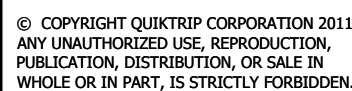
ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE PLAN (PRELIM)

SHEET NUMBER:
4

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
804-725-5497

OLD TROY PIKE
HUBER HEIGHTS, OH



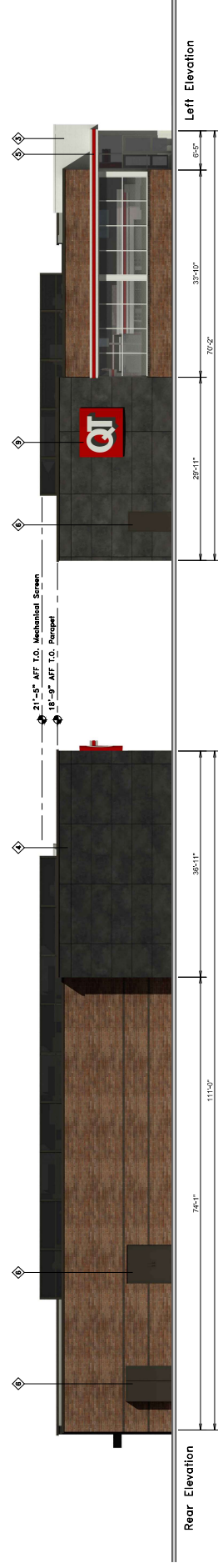
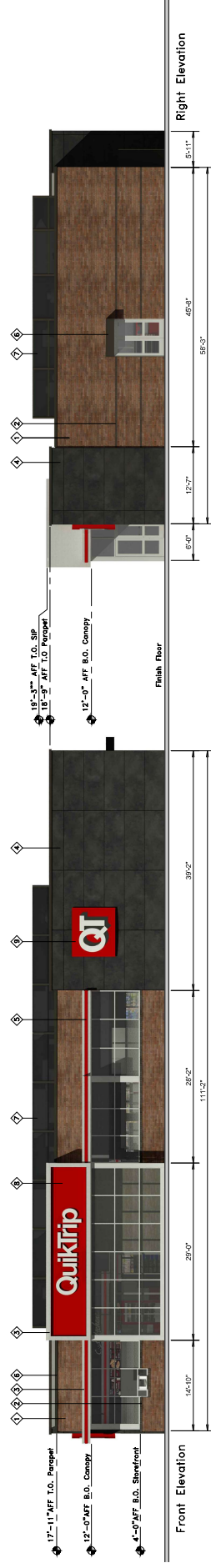
PROTOTYPE: P-123 (08/01/25)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

[illegible]TANKER CIRCULATION
EXHIBIT

5

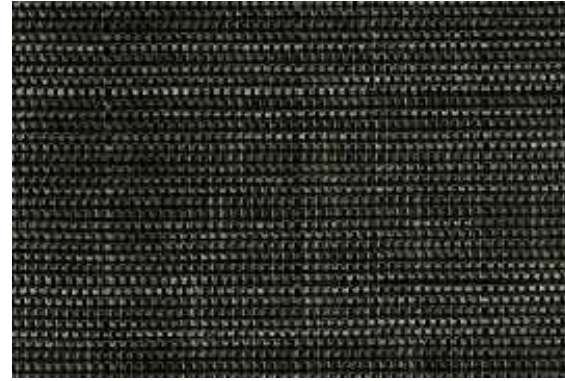
G4 Material SF & Percentage Table

	TOTAL	ATLAS BRICK	STONE PANELS	FAÇA/ CANOPY/MISC.	DOORS/ WINDOWS	SIGNAGE
FRONT FAÇADE:	2051 SF	351 SF 17%	678 SF 33%	111 SF 6%	695 SF 34%	216 SF 10%
RIGHT FAÇADES:	1041 SF	748 SF 72%	235 SF 22%	8 SF 1%	50 SF 5%	
LEFT FAÇADES:	1167 SF	281 SF 24%	481 SF 41%	78 SF 7%	271 SF 23%	56 SF 5%
REAR FAÇADE:	1999 SF	1263 SF 63%	691 SF 35%	45 SF 2%		

[illegible]



Brushed Aluminum - Reynobond
Building Cornice/Gas Canopy Fascia



Polypro 95 Mesh - Black
Trash Enclosure/Mechanical Screen



QT BROWN Metal Paint -
Light Poles/Service Doors/Canopy
Columns



Aluminum - Tubelite
Entry Door/Window Frame



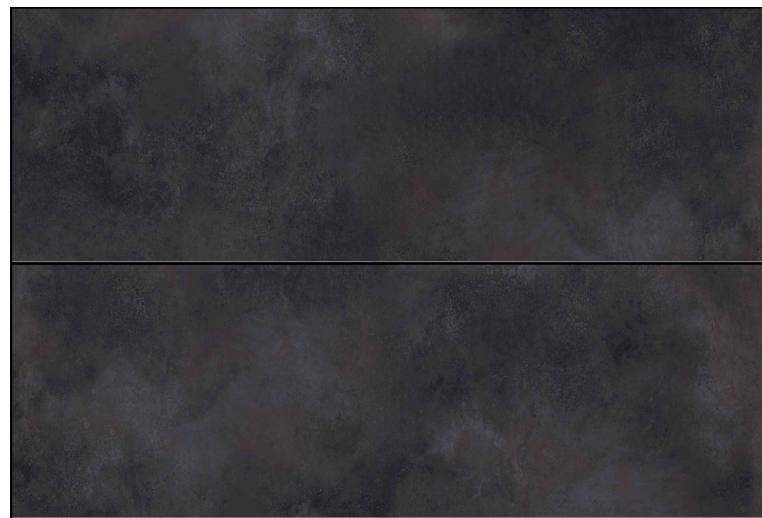
G4 Material Samples
Convenience Store with Fuel
Prepared by: QuikTrip



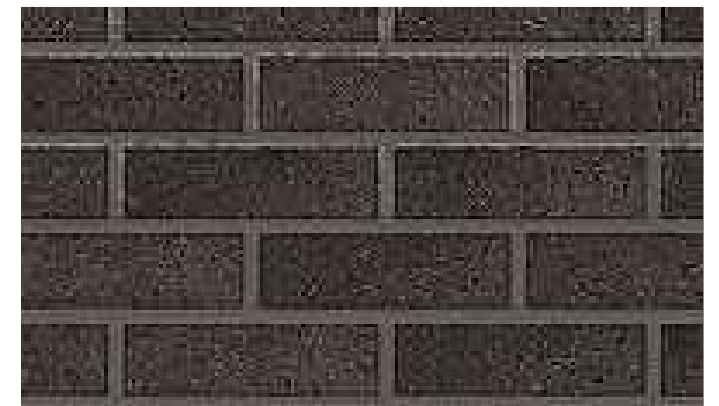
Translucent #2793 Red -
Accent Band/Awning



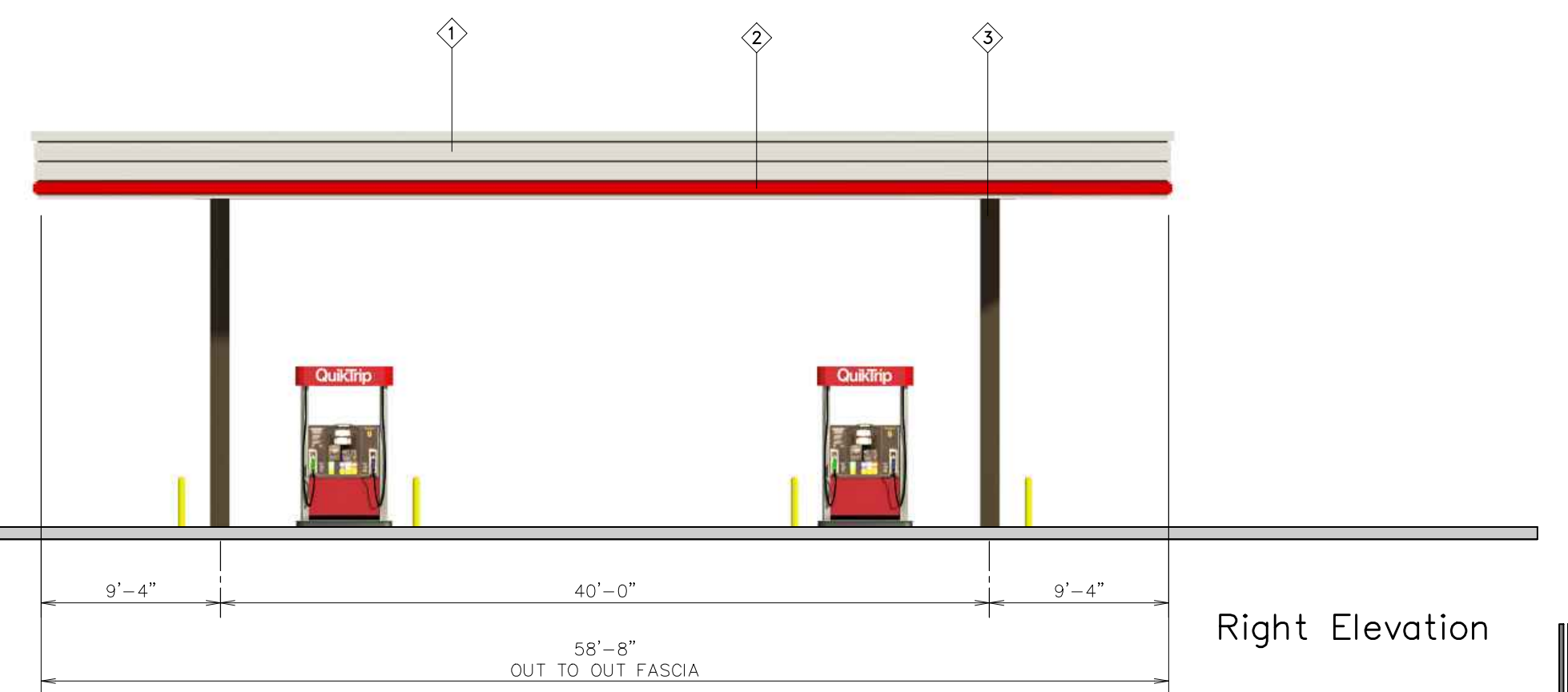
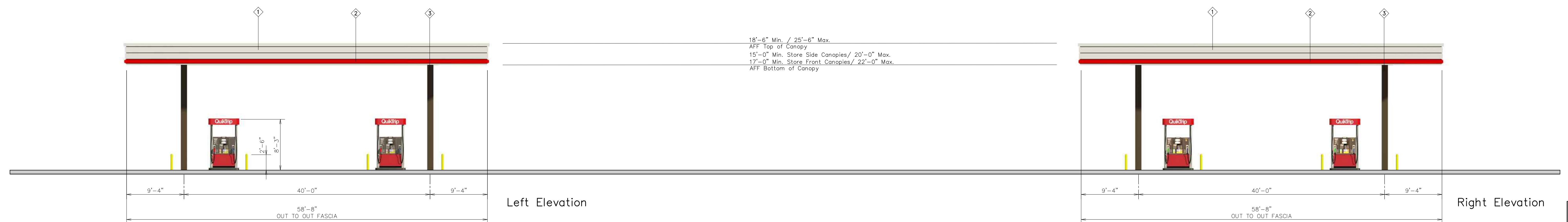
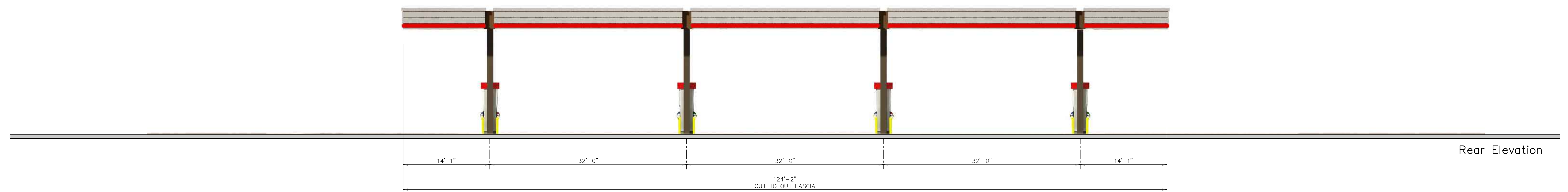
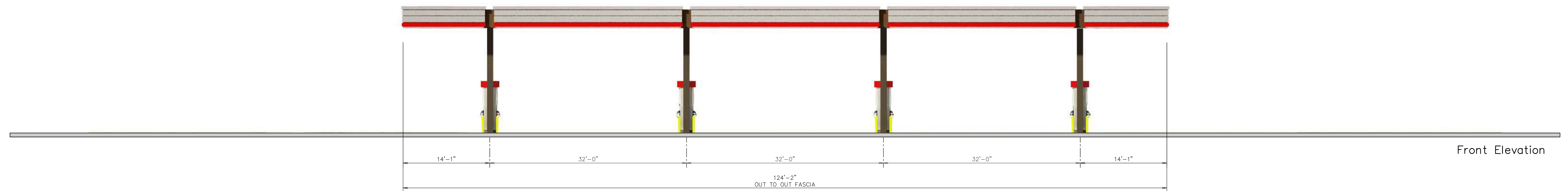
Bronzestone Brick -
Interstate Brick - Building



Stone Panel - Ossido Nero
Crossville - Building



Midnight Black Brick -
Interstate Brick - Building



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	7025	Double Stack 8 Canopy Elevations
---------	------	----------------------------------

Serial #	Model	Year	Color	Engine	Transmission	Drive	Condition	Price
1	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
2	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
3	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
4	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
5	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
6	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
7	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
8	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
9	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
10	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
11	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
12	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
13	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
14	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
15	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
16	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
17	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
18	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
19	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
20	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
21	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
22	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
23	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
24	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
25	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
26	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
27	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
28	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
29	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
30	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
31	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
32	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
33	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
34	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
35	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
36	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
37	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
38	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
39	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
40	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
41	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
42	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
43	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
44	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
45	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
46	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
47	2015	2015	Blue	1.8L	Automatic	FWD	Good	\$15,000
48	2015							

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

Issue Date:

Address: 8154 Old Troy Road

Drawn By:

Rev/Notes:

City, State:
Huber Heights, OH[illegible]

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Huber Heights Fire Division

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

Occupancy Name:	Proposed Quick Trip		
Occupancy Address:	8154 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:	12/16/2025

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 2025, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements: (Site Plan)

- The turn radius for fire department apparatus shall comply with Ohio Fire Code D103.3 and 503.2.4. **(Turn radius appears to meet requirements.)**
- A new fire hydrant will be required. Hydrant spacing shall comply with Huber Heights Codified Ordinance 1521.06(c).
- A permit shall be obtained for construction from Montgomery County Building Regulations. **(Current hydrants do not meet the 400 feet requirement to every building opening.)**

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 2025 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-11337

8. C.

Planning Commission

Meeting Date: 01/13/2026

Replat

Information

Agenda Title

REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 0.634 acres of public right of way. Property is located at 6409 Shull Road (RP 26-03).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawing

Memorandum

Staff Report for Meeting of January 13, 2026

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: January 8, 2026
Subject: RP 26-03 (Charlesgate Road dedication)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant
DEVELOPMENT NAME: Nomada Ventures LLC Plat
ADDRESS/LOCATION: 6409 Shull Road
ZONING/ACREAGE: PR: Planned Residential / 13.44 Acres
EXISTING LAND USE: Residential
ZONING
ADJACENT LAND: PR – Planned Residential
REQUEST: The applicant requests approval of a replat to dedicate 0.634 acres of public right of way.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1107
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a replat to dedicate 0.634 acres of public right of way. This dedication will facilitate the planned road improvements including connecting Charlesgate Road.

Applicable Subdivision Regulations

The applicable subdivision regulations are Chapter 1107 – Minor Subdivision

1107.12 Minor subdivision (lot split).

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

- (a) The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve an easement of access. New lots to be created which do not front along an existing public road but which are to be sold to owners of a contiguous parcel of land which does abut along such a road do not constitute a "subdivision" of land and are exempt from this limitation provided, however, that no structure shall be built on the new lot. The City shall require a statement on the deed that the parcels shall not be a separate building lot and may not be transferred except when transferred along with the contiguous property. Such lots are also exempt from the limitation on the number of lots which may be created as a result of a minor subdivision as noted under subsection (b) hereof.
- (b) No more than five lots are involved after the original parcel has been completely subdivided. New lots to be created which are five acres or larger in size and located along an existing public road are not "subdivisions" and are exempt from this limitation.
- (c) The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
- (d) The physical characteristics of the property are suitable for building sites.
- (e) There is no division or allocation of land for parks and open spaces as required by these regulations.

Staff Analysis**Conformance with the Subdivision Regulations**

Technically, this subdivision does not meet the definition of a minor subdivision because a new roadway is being dedicated. Thus, Planning Commission approval is required.

Once this land is dedicated, the city plans to construct an extension of Charlesgate Road, connecting both neighborhoods.

Additional Comments:

Fire: Approves as submitted.

City Engineer: The City Engineer had no comments.

Recommendation

Planning staff recommends approval of the subdivision plat.

Planning Commission Action

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

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



Planning Commission Decision Record

WHEREAS, on January 8, 2026, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Replat to dedicate 0.634 acres of public right of way. Property located at 6409 Shull Road (RP 26-03), and;

WHEREAS, on January 13, 2026, 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, The City of Huber Heights, for approval of a Replat. Property is located at 6409 Shull Road (Case RP 26-03), in accordance with the recommendation of Staff's Memorandum dated January 08, 2026, with the following conditions:

1. Approve as submitted 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

'26 JAN 7 5:33



PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number RP 26-03
Receipt Number _____

Date Filed 1-7-26
Amount Paid NA

TYPE OF ACTION REQUESTED

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

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

Jan. 13, 26

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>John Russell</u>
Address	<u>6151 Brandt DR</u>	Address	<u>same</u>
	<u>Huber Heights, OH</u>		
Phone	<u>937-233-1423</u>	Phone	
Fax		Fax	
Email		Email	

PROPERTY INFORMATION

Project Name: Charlesgate Road

Location of property: NORTH ~~END~~ END OF DEERGATE DRIVE

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: Nomads Ventures, LLC Telephone: _____
Sam Munoz

Address: _____

Total acres included in this application: 0.634

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

Brief description of application request:
Record Plan / Replat

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:

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 ____ 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	By: _____ Applicant's Signature
_____ Witness	Date: _____
	Project: _____

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ 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_____.

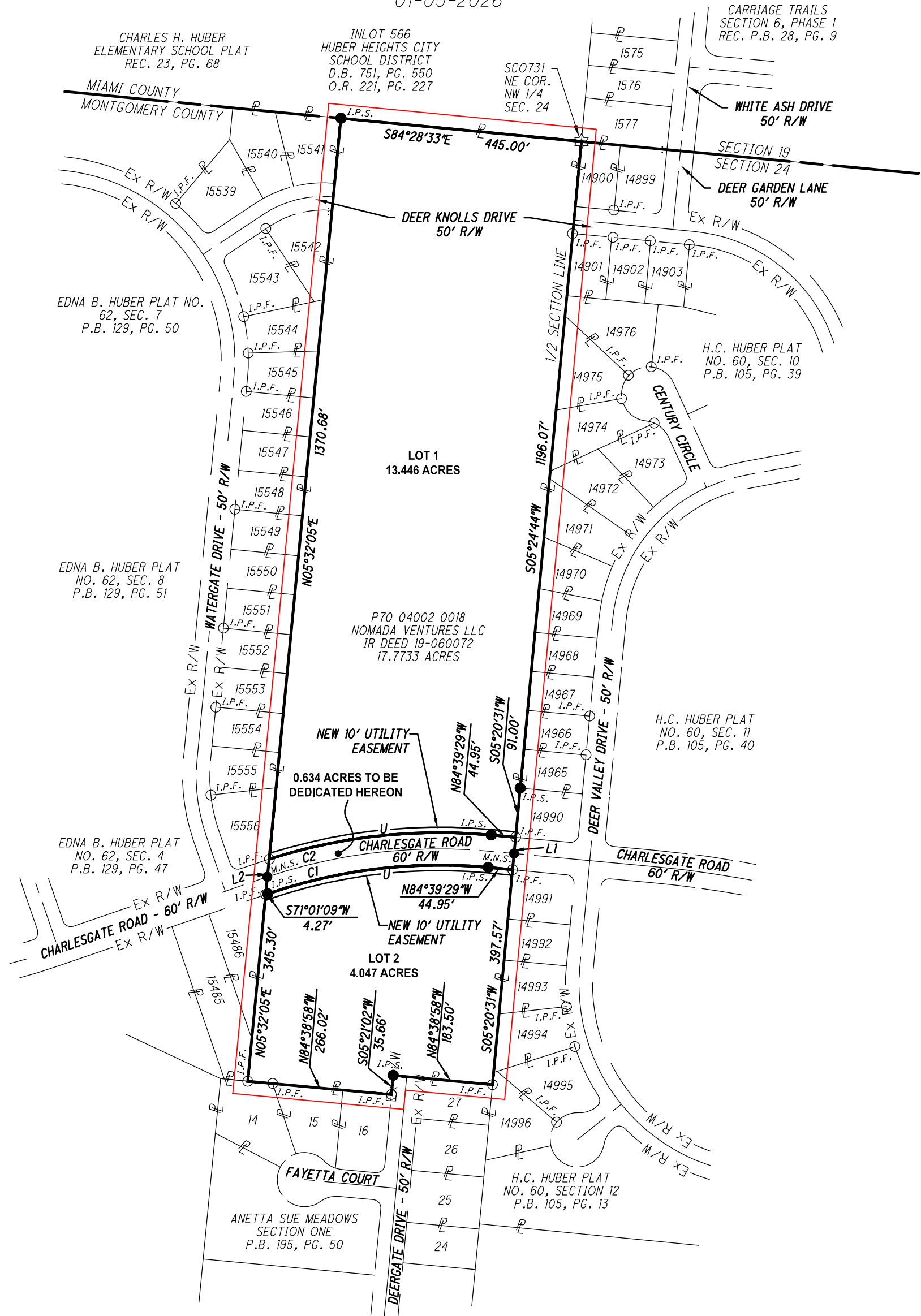
Notary Public

RECORD PLAN

NOMADA VENTURES LLC PLAT

BEING THE SUBDIVISION OF A 17.7733-ACRE TRACT OF LAND
LOCATED IN SECTION 24, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

18.127 ACRES TOTAL
01-05-2026



PERTINENT INFORMATION

MONTGOMERY COUNTY
PLAT BOOK 105, PG. 13
PLAT BOOK 105, PG. 39
PLAT BOOK 105, PG. 40
PLAT BOOK 129, PG. 47
PLAT BOOK 129, PG. 50
PLAT BOOK 129, PG. 51
PLAT BOOK 195, PG. 50

MIAMI COUNTY
REC. P.B. 23, PG. 68
REC P.B. 28, PG. 9

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C., CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

WESLEY D. GOUBEAUX, P.S. #8254

DATE

MONTGOMERY COUNTY ENGINEER

APPROVED FOR DESCRIPTION

DATE _____, 20____

JOB No. 2025-0366RE

ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

CHECKED BY:

DATE

ACREAGE SUMMARY

2 LOTS 17.493 AC.
R/W DED. 0.634 AC.
TOTAL AREA 18.127 AC.

SUPERIMPOSED AREA NOTE

ALL OF THE LANDS OF THE DEDICATOR
ARE CONTAINED WITHIN SURVEY.

OCCUPATION STATEMENT

LINEs OF OCCUPATION (WHERE
EXISTING) IN GENERAL AGREE
WITH PROPERTY LINES.

PROPERTY LINES CALCULATED
FROM EXISTING MONUMENTATION
AND SURVEYS OF RECORD.

DESCRIPTION

THE WITHIN IS A SUBDIVISION OF A 18.127-ACRE TRACT OF LAND CONVEYED TO NOMADA VENTURES LLC IN IR DEED 19-060072 AS RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

APPROVALS

CITY OF HUBER HEIGHTS PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF THE CITY OF HUBER
HEIGHTS, OHIO.

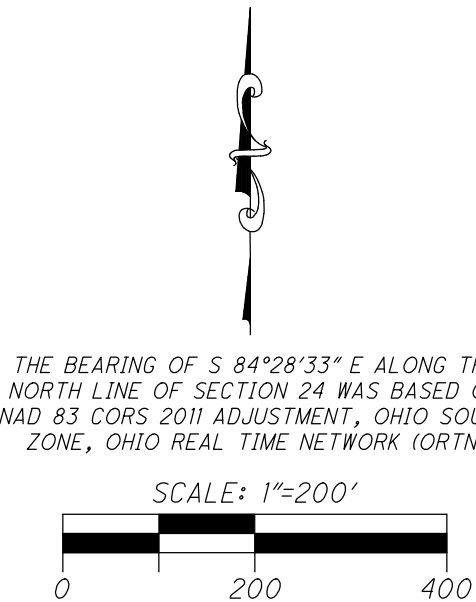
CHAIRMAN

CITY OF HUBER HEIGHTS CITY COUNCIL

ACCEPTANCE AND APPROVAL IS MADE BY THE CITY COUNCIL OF THE CITY OF HUBER HEIGHTS
THIS _____ DAY OF _____, 20____, THROUGH RESOLUTION _____.

AUTHORIZED SIGNATURE

MAYOR



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- STONE FOUND



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

01-05-2026

DRAWN BY:

EEN

JOB NUMBER:

MOTHHE2513

SHEET NUMBER

1 OF 1

AI-11306

10. A.

Planning Commission

Meeting Date: 01/13/2026

Minutes

Information

Agenda Title

Without objection, the minutes of the December 10, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

**Planning Commission
December 10, 2025, Meeting
City of Huber Heights**

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

II. Oath of Office. Chair Terry Walton swore in Jan Vargo.

III. Present at the meeting: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Johnosn, excused

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

IV. Opening Remarks by the Chairman and Commissioners

None.

V. Citizens Comments

None.

VI. 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.

VII. Pending Business

None.

VIII. New Business

1. **MINOR CHANGE – The applicant, GRAPHIC DETAIL INC, is requesting approval of a Minor Change for additional signage. Property is located at 6170 Brandt Pike (MC 25-26).**

Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to install two wall signs and three wall graphics. The total area for the graphics and signs is 832 SF. Since this is a Planned Commercial District, the Planning Commission has great latitude in approving signage.

Building Signs: The applicant is proposing two wall signs, each approximately 224 SF and three "lifestyle" graphics, each 128 SF for a total of approximately 832 SF.

It is the staff's professional opinion that wall sign size should be allocated as a ratio of sign area to building wall length, so signs are proportional to building size, and they don't appear too large or too small. Many communities have a ratio of 1 to 2 sf per linear foot of the building wall. The North Heights Plaza shopping

December 10, 2025

center PUD allows up to 2 SF per linear foot. The Planning Commission also approved this approach with the Buc-ee's wall signs.

Craig LeMasters from Graphic Detail Inc. stated not internally lit.

Action

Ms. Thomas moved to approve the request by the applicant, Graphic Detail Inc., for a Minor Change (MC 25-26) in accordance with the recommendation of Staff's Memorandum dated December 2, 2025, and the Planning Commission Decision Record.

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

2. DETAILED DEVELOPMENT PLAN – The applicant, ROCKFORD HOMES, is requesting approval of a Detailed Development Plan for a 104-lot subdivision development on 37.99 acres. Property is located at 4460 Fishburg Road (DDP 25-27).

Mr. Sorrell stated that the applicant seeks Detail Development Plan approval for a 104-unit single family home development on 37.99 acres. Approximately 36.4% (13.8 acres) of the development is open space.

The site is a mixture of grasslands and wooded areas, generally sloping north to south. There is a significant change in topography on the southeast side of the lot, with a creek running along the eastern edge.

The basic development plan was approved with the following conditions:

- The applicant shall comply with all Fire Department requirements.
- The applicant shall construct a 6-foot sidewalk along Fishburg Road.
- The applicant shall modify the existing storm drain easement to reflect the layout of the stream area better and provide access via a public street or driveway.
- Water and sanitary lines shall be placed in public easements.

Parking: The code requires three spaces per unit, including driveway parking areas. These requirements will be verified and enforced when individual zoning permit applications are submitted.

Utilities: All utilities are below ground.

Building Materials: During the basic development plan public hearing, the applicant provided examples of elevations that are consistent with our residential building materials requirements. The applicant has not asked for any considerations or modifications to those requirements; therefore Section 1181.20 "Building Materials for Dwellings" will apply and be enforced when individual zoning permit applications are submitted.

Signs: The applicant has not proposed an entry feature sign with this application. Staff recommends, as a condition of approval, a six-foot-tall limit to any future

Planning Commission Meeting

December 10, 2025

entry feature. If the applicant desires a taller entry feature, they can seek a minor change through the Planning Commission.

It is the staff's opinion that the requirements of Section 1171.09 can be met, and recommends approval of the Creekstone Bluff detailed development plan as submitted on November 18, 2025, with the following conditions:

- The applicant shall extend the Fishburg Road public improvements to the west property line.
- The applicant shall dedicate an additional four (4) feet of right-of-way along Fishburg Road to ensure the sidewalk is wholly within the right-of-way.
- A future entry feature sign shall not exceed an average height of six (6) feet.
- The applicant shall comply with all other zoning, engineering and fire department requirements.

Jim Lipnos from Rockford Home said they agreed to all 4 conditions. He will submit a sign package to Staff for approval.

Action

Ms. Thomas moved to approve the request by the applicant, Rockford Homes, for approval of a Detailed Development Plan (DDP 25-27) in accordance with the recommendation of Staff's Memorandum dated, December 3, 2025, and the Planning Commission Decision Record.

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

IX. Additional Business

None

X. Approval of the Minutes

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

XI. Reports and Calendar Review

Minor Change – Signage
Cell Tower
2026 Meeting Schedule

XII. Upcoming Meetings

January 13, 2026
February 10, 2026

Planning Commission Meeting

December 10, 2025

XIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date