AGENDA
CITY PLANNING COMMISSION

City Governance Center - Council Chambers
6151 Brandt Pike
June 9, 2026
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. FINAL PLAT - The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Final Plat for 107 building lots and associated retention basins in Carriage Trails Section 20-2 and Section 20-2A. Property is located North of Arrowwood Street (FP 26-12).

B. BASIC DEVELOPMENT PLAN - The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Rezoning to Planned Mixed Development (PM) and a Basic Development Plan for 199 lot subdivision and existing multi-tenant commercial building on 58.26 acres. Property is located at 5001 Old Troy Pike (BDP 26-13).

C. FINAL PLAT - The applicant, ROCKFORD HOMES, INC., is requesting approval of a Final Plat 39 building lots and associated retention basins and open space for Section 1 of the Creekstone Bluff Development. Property is located at 4460 Fishburg Road (FP 26-14).

D. FINAL PLAT - The applicant, GREYFOX CREEKSIDE, LLC, is requesting approval of a Final Plat for 50 building lots and associated retention basins and open space for Creekside Woods Phase 1A. Property is located at 5425 Charlesgate Road (FP 26-15).

E. FINAL PLAT - The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC. is requesting approval of a Final Plat for 45 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (North side) (FP 26-16).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the minutes of the May 12, 2026, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. July 14, 2026
August 11, 2026

12. Adjournment

AI-11572 **7. A.**

Planning Commission

Meeting Date: 06/09/2026

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Final Plat for 107 building lots and associated retention basins in Carriage Trails Section 20-2 and Section 20-2A. Property is located North of Arrowwood Street (FP 26-12).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of June 9, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2026

Subject: FP 26-12 Carriage Trails II Section 20 Phase 2 and 2A
(Application dated May 18, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Carriage Trails Co. LLC – Applicant & Owner
DEVELOPMENT NAME:	Carriage Trails II Section 20, Phase 2
ADDRESS/LOCATION:	Lands north of Arrowwood Street
ZONING/ACREAGE:	PM: Planned Mixed Use / 25.843 acres.
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	Surrounding properties are zoned PM.
REQUEST:	The applicant requests Final Plat approval for 107 building lots and associated retention basins.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107 – Final Plat
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
This is the second plat of the Carriage Trails II subdivision. The Detailed Development Plans for this section was approved by the Planning Commission on February 10, 2026 and April 14, 2026. The Final Plat conforms to the approved Detailed Development Plans.

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

The southern lots along Windflower Drive are now a minimum of 62.5-feet wide, which is consistent with the Carriage Trails II development standards.

The Carriage Trails Section 20, Phase 2 record plan conforms to all subdivision regulations.

Additional Comments:

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

Recommendation
Planning staff recommends approval of the Final Plat for Carriage Trails II, Section 20 Phase 2, submitted on May 18, 2026.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Final Plat with or without conditions;
2) Deny the Final Plat; or.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on May 18, 2026, the applicant CARRIAGE TRAILS CO, LLC, requested approval of a Final Plat for 107 building lots and associated retention basins. Property located north of Arrowwood Street (FP 26-12), and;

WHEREAS, on June 9, 2026, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Carriage Trails Co, LLC, for approval of a Final Plat application. Property is located north of Arrowwood Street (Case FP 26-12), in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAY 18 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number FP 26-12 Date Filed 5/18/26
Receipt Number _____ Amount Paid $1,033.72

TYPE OF ACTION REQUESTED

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

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

Carriage Trails S20-2/S20-2A

June 9, 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.

	APPLICANT		CONTACT PERSON
Name	**Carriage Trails Co. LLC**	Name	**Ken Conaway**
Address	**5131 Post Road, Se 101** **Dublin, OH 43017**	Address	**same as Applicant**
Phone	**614.565.0487**	Phone	**614.571.0614**
Fax	**614.717.4440**	Fax	
Email	**bkeethler@carriage-trails.com**	Email	

PROPERTY INFORMATION

Project Name: **Carriage Trails II - Section 20, Phase** 2 and 2A

Location of property: **north of Carriage Trails Parkway**

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: **Carriage Trails Co. LLC** Telephone: **614.717.4441**

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

Total acres included in this application: **25.843**

Type of Development: Residential _X_Commercial ___Office ___Industrial___Other___

Brief description of application request:

Final Plat application for 107 Building Lots (20.137 acres) and New Street ROW (5.706 acres)

Applicant's status: Owner __X___ Lessee _____ Purchaser _____ Agent_____

Name of Engineer: Choice One Engineering Telephone: 937.497.0200

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

Applicant's Signature
Carriage Trails Co. LLC

Applicant's Signature:

William W. Keethler II, President

Printed Name:

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

William W. Keethler, ii President (OWNER)
Carriage Trails Co. LLC

Subscribed and sworn to before me this 18th day of May, 2026.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 05-16-2030

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: **Carriage Trails Co. LLC**
Address: **5131 Post Rd, Ste. 101**
Dublin, OH 43017
614.565.0487
Phone: **614.717.4440**
Fax: **bkeethler@carriage-**
Email: **trails.com**

ATTORNEY

Name: _____
Address: _____
_____
_____
Phone: _____
Fax: _____
Email: _____

LAND PLANNER

Name: _____
Address: _____
_____
_____
Phone: _____
Fax: _____
Email: _____

LANDSCAPE ARCHITECT

Name: _____
Address: _____
_____
_____
Phone: _____
Fax: _____
Email: _____

AGENT

Name: **Ken Conaway**
Address: **same as Property Owner**

Phone: **614.571.0614**
Fax:
Email: **kconaway@carriage-**
trails.com

Name: **DEVELOPER**
Address: **same as Property Owner**
_____
_____
Phone: _____
Fax: _____
Email: _____

ENGINEER

Choice One Engineering
Name: **Attn: Jeff Puthoff, PE**
Address: **Project Manager**

937.497.0200 (office)
Phone: **937.726.0478 (cell)**
Fax: **jsp@choiceoneengineerin**
Email: **g.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.

Carriage Trails Co. LLC

Witness

Witness

By: _____
Applicant's Signature

William W. Keethler II, President

Date: 5/18/26

Project: Carriage Trails S20-2/S20-2A

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

Carriage Trails Co. LLC

Owner's Signature

Owner's Signature

William W. Keethler II, President
Printed Name

Printed Name

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

William W. Keethler II on this 18th day of May, 2026.

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

Notary Public

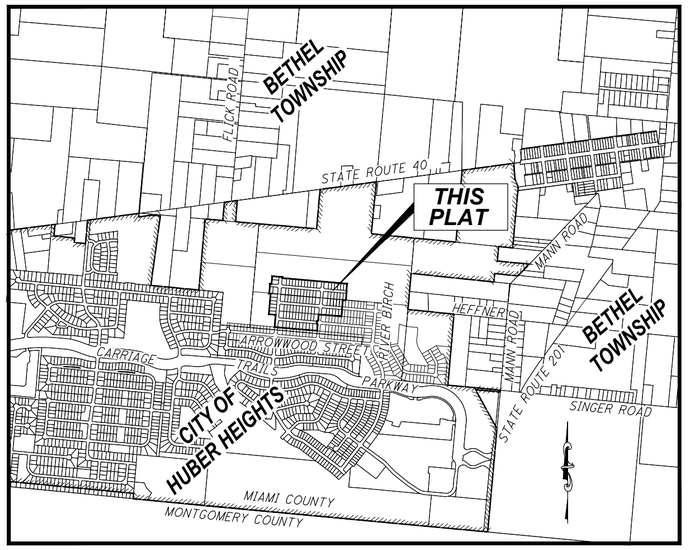
CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

BEING A RESIDENTIAL SUBDIVISION CONTAINING 25.843 ACRES, BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

MAY 2026



VICINITY MAP

DESCRIPTION

BEING A FINAL PLAT OF PART OF INLOT 1975 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY 2023OR-09633 AND PART OF INLOT 1976 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS.

LEGAL DESCRIPTION

SITUATE IN CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO, AND BEING A PART OF INLOT 1975 AND INLOT 1976, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWN 2, RANGE 9 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2150 OF CARRIAGE TRAILS SECTION 20 PHASE 1 AS SHOWN IN PLAT BOOK 31, PAGE 47, BEING THE PRINCIPAL PLACE OF BEGINNING OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, NORTH 84°54'54" WEST, 56.00 FEET, ALONG THE NORTH LINE OF INLOT 2150, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 2150 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1;

THENCE, SOUTH 05°05'06" WEST, 310.00 FEET, ALONG THE WEST LINE OF INLOT 2150, THROUGH THE RIGHT-OF-WAY OF SHOOTING STAR STREET, AND THE WEST LINE OF INLOT 2160 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2165 OF SAID CARRIAGE TRAILS SECTION 20 PHASE 1;

THENCE, NORTH 84°54'54" WEST, 428.11 FEET, ALONG THE NORTH LINE OF INLOTS 2165, 2166, 2167, 2168, 2169, 2170, AND THROUGH THE RIGHT-OF-WAY OF BLACKHAW WAY, TO AN IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY;

THENCE, SOUTH 05°07'20" WEST, 105.02 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.25 FEET, A DELTA ANGLE OF 89°57'46", A CHORD LENGTH OF 35.34 FEET BEARING SOUTH 50°06'13" WEST, TO AN IRON PIN FOUND;

THENCE, SOUTH 05°09'34" WEST, 50.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, A DELTA ANGLE OF 90°02'14", A CHORD LENGTH OF 35.37 FEET BEARING SOUTH 39°53'47" EAST, TO AN IRON PIN FOUND;

THENCE, SOUTH 05°07'20" WEST, 104.98 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF BLACKHAW WAY, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2028 OF CARRIAGE TRAILS SECTION 7 PHASE V-A AS SHOWN IN PLAT BOOK 31, PAGE 8;

THENCE, NORTH 84°54'54" WEST, 802.08 FEET, ALONG THE NORTH LINE OF INLOTS 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, AND THROUGH THE RIGHT-OF-WAY OF FORESTEDGE STREET, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF INLOT 2039 OF SAID CARRIAGE TRAILS SECTION 7 PHASE V-A;

THENCE, NORTH 05°06'13" EAST, 229.90 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 84°53'47" WEST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°06'13" EAST, 390.06 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 84°54'54" WEST, 26.31 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°05'06" EAST, 180.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 26.37 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, NORTH 05°06'13" EAST, 147.50 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 190.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 05°06'13" WEST, 17.50 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 1221.38 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 05°05'06" WEST, 130.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 84°54'54" EAST, 4.71 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO AN IRON PIN SET;

THENCE, SOUTH 05°05'06" WEST, 180.00 FEET, ALONG THE NEW BOUNDARY OF CARRIAGE TRAILS SECTION 20 PHASE 2, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 25.843 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PROPERTY OWNER CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF CARRIAGE TRAILS CO., LLC, BEING THE OWNER OF THE PARCELS HEREIN PLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

OWNER: CARRIAGE TRAILS CO., LLC, AN OHIO LIMITED LIABILITY COMPANY - 2023OR-09633 AND 2025OR-07501

_____
WILLIAM W. KEETHLER II, PRESIDENT

STATE OF _____
COUNTY OF _____ ;SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ , 20___ , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEETHLER II, PRESIDENT OF CARRIAGE TRAILS CO., LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CARRIAGE TRAILS CO., LLC IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____

LIENHOLDER CONSENT

WESBANCO BANK, INC., A WEST VIRGINIA BANKING CORPORATION - 2025OR-07610

_____
KYLE DUNCAN, AUTHORIZED SIGNER

STATE OF _____
COUNTY OF _____ ;SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ , 20___ , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KYLE DUNCAN, AUTHORIZED SIGNER OF WESBANCO BANK, INC., WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF WESBANCO BANK, INC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____

CARRIAGE TRAILS
SECTION 20 PHASE 2
AREA SUMMARY

107 BUILDING INLOTS	20.137 ACRES
NEW STREET R/W-DEDICATED	5.706 ACRES
TOTAL	25.843 ACRES

REFERENCES

2023OR-09633
2025OR-07501
LAND SURVEY 61, PAGE 86
LAND SURVEY 61, PAGE 87
LAND SURVEY 62, PAGE 11
LAND SURVEY 63, PAGE 19
LAND SURVEY 63, PAGE 103
PLAT BOOK 22, PAGE 25
PLAT BOOK 26, PAGE 20
PLAT BOOK 26, PAGE 21
PLAT BOOK 26, PAGE 67
PLAT BOOK 29, PAGE 91
PLAT BOOK 30, PAGE 81
PLAT BOOK 31, PAGE 8
PLAT BOOK 31, PAGE 39
PLAT BOOK 31, PAGE 47

INLOT 1975 & INLOT 1976 SUMMARY

PT INLOT 1975
CARRIAGE TRAILS CO., LLC
2023OR-09633
50.000 ACRES-DEED
-10.000 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 2
40.000 ACRES REMAINING

PT INLOT 1976
CARRIAGE TRAILS CO., LLC
2025OR-07501
59.240 ACRES-DEED
-2.433 ACRES-CARRIAGE TRAILS SECTION 7 PHASE V-A
-28.787 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 1
-15.843 ACRES-CARRIAGE TRAILS SECTION 20 PHASE 2
12.177 ACRES REMAINING

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

_____ _____
ALLEN J. BERTKE, P.S. #8629 DATE

FEE $ _____

_____
DAVID NORMAN, MIAMI COUNTY RECORDER

_____
DEPUTY

TRANSFERRED THIS ____ DAY OF _____, 20____

_____ BY: _____
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
DEPUTY AUDITOR

MASTER OWNERS ASSOCIATION (M.O.A.) RESTRICTIONS

ALL OF THE INLOTS IN CARRIAGE TRAILS SECTION 20 PHASE 2 ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT OF THE MASTER OWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORD VOLUME 29, PAGES 135-210 OF THE MIAMI COUNTY, OHIO, RECORDER'S OFFICE AS AMENDED. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL INLOTS IN THE SUBDIVISION.

CITY OF HUBER HEIGHTS

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO IN ACCORDANCE WITH SECTION 1107 OF THE CITY'S SUBDIVISION REGULATIONS ON _____ DAY OF _____, 20____.

_____
CHAIR OF HUBER HEIGHTS PLANNING COMMISSION

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.50'	S05°06'13"W
L2	26.31'	N84°54'51"W
L3	26.37'	S84°54'54"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.25'	89°57'46"	35.34'	S50°06'13"W
C2	25.00'	39.29'	90°02'14"	35.37'	S39°53'47"E
C3	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C4	25.00'	39.28'	90°01'07"	35.36'	N39°54'21"W
C5	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C6	25.00'	39.28'	90°01'07"	35.36'	N39°54'21"W
C7	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C8	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C9	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C10	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C11	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C12	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C13	25.00'	39.29'	90°02'14"	35.37'	N39°53'47"W
C14	25.00'	39.25'	89°57'46"	35.34'	N50°06'13"E
C15	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C16	25.00'	39.28'	90°01'07"	35.36'	N39°54'21"W
C17	25.00'	39.26'	89°58'53"	35.35'	N50°05'39"E
C18	25.00'	39.28'	90°01'07"	35.36'	N39°54'21"W

DEVELOPER

CARRIAGE TRAILS CO., LLC
5131 POST ROAD SUITE 101
DUBLIN, OHIO 43017
(614) 717-4444

OWNER

CARRIAGE TRAILS CO., LLC

INLOT 1975-50.000 ACRES
2023OR-09633

INLOT 1973-20.000 ACRES
INLOT 1976-59.240 ACRES
2025OR-07501

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 05-18-2026
DRAWN BY: MPL
JOB NUMBER: MIAHHE2502
SHEET NUMBER 1 OF 5

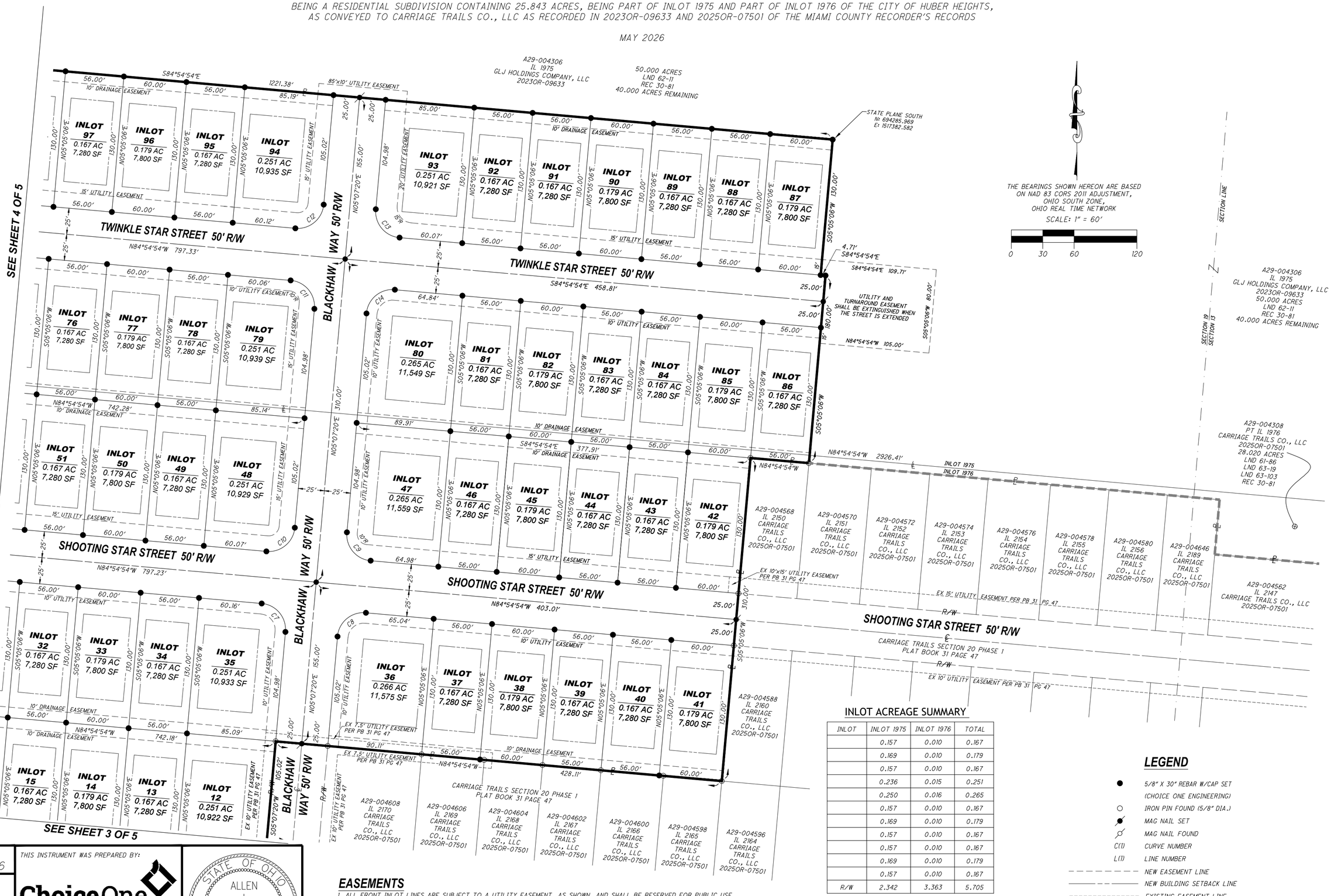
CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

BEING A RESIDENTIAL SUBDIVISION CONTAINING 25.843 ACRES, BEING PART OF INLOT 1975 AND PART OF INLOT 1976 OF THE CITY OF HUBER HEIGHTS, AS CONVEYED TO CARRIAGE TRAILS CO., LLC AS RECORDED IN 2023OR-09633 AND 2025OR-07501 OF THE MIAMI COUNTY RECORDER'S RECORDS

MAY 2026



INLOT ACREAGE SUMMARY

INLOT	INLOT 1975	INLOT 1976	TOTAL
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.236	0.015	0.251
	0.250	0.016	0.265
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
R/W	2.342	3.363	5.705

LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- L(1) LINE NUMBER
- NEW EASEMENT LINE
- NEW BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

EASEMENTS

1. ALL FRONT INLOT LINES ARE SUBJECT TO A UTILITY EASEMENT, AS SHOWN, AND SHALL BE RESERVED FOR PUBLIC USE.
2. ALL REAR INLOT LINES ARE SUBJECT TO A 10' DRAINAGE EASEMENT AND SHALL BE RESERVED FOR PRIVATE USE.
3. ALL COMMON INLOT LINES ARE SUBJECT TO A FIVE FOOT WIDE DRAINAGE EASEMENT, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT, TOTALING 10 FEET WIDE AND SHALL BE RESERVED FOR PRIVATE USE.
4. ALL UTILITY EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY CARRIAGE TRAILS CO., LLC AND SHALL BE RESERVED FOR PUBLIC USE.
5. ALL DRAINAGE EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY CARRIAGE TRAILS CO., LLC AND SHALL BE RESERVED FOR PRIVATE USE.

BUILDING SETBACKS

FRONT = 25'
REAR = 25'
SIDE = 7.5'

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLE

DATE: 05-18-2026
DRAWN BY: MPL
JOB NUMBER: MIAHHE2502
SHEET NUMBER 2 OF 5

THIS INSTRUMENT WAS PREPARED BY:
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SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
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STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

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MAY 2026

SEE SHEET 4 OF 5

SEE SHEET 5 OF 5

SEE SHEET 2 OF 5

INLOT 1975
INLOT 1976

A29-004308
PT IL 1976
CARRIAGE TRAILS CO., LLC
2025OR-07501
28.020 ACRES
LND 61-86
LND 63-19
LND 63-103
REC 30-81
12.177 ACRES REMAINING

STORMWATER MANAGEMENT EASEMENT LINE

STORMWATER MANAGEMENT AREA

POND

POND

STATE PLANE SOUTH
N: 693713.780
E: 1515914.480

S84°54'54"E 891.14'

INLOT 65 0.194 AC 8,460 SF
INLOT 64 0.194 AC 8,450 SF
INLOT 63 0.194 AC 8,450 SF
INLOT 62 0.194 AC 8,450 SF
INLOT 61 0.194 AC 8,450 SF
INLOT 60 0.194 AC 8,450 SF

INLOT 59 0.251 AC 10,937 SF
INLOT 58 0.167 AC 7,280 SF
INLOT 57 0.167 AC 7,280 SF
INLOT 56 0.179 AC 7,800 SF
INLOT 55 0.167 AC 7,280 SF
INLOT 54 0.167 AC 7,280 SF
INLOT 53 0.179 AC 7,800 SF
INLOT 52 0.167 AC 7,280 SF
INLOT 51 0.167 AC 7,280 SF
INLOT 50 0.179 AC 7,800 SF
INLOT 49 0.167 AC 7,280 SF
INLOT 48 0.251 AC 10,929 SF
INLOT 47 0.265 AC 11,559 SF
INLOT 46 0.167 AC 7,280 SF

INLOT 24 0.251 AC 10,925 SF
INLOT 25 0.167 AC 7,280 SF
INLOT 26 0.167 AC 7,280 SF
INLOT 27 0.179 AC 7,800 SF
INLOT 28 0.167 AC 7,280 SF
INLOT 29 0.167 AC 7,280 SF
INLOT 30 0.179 AC 7,800 SF
INLOT 31 0.167 AC 7,280 SF
INLOT 32 0.167 AC 7,280 SF
INLOT 33 0.179 AC 7,800 SF
INLOT 34 0.167 AC 7,280 SF
INLOT 35 0.251 AC 10,933 SF
INLOT 36 0.266 AC 11,575 SF
INLOT 37 0.167 AC 7,280 SF

INLOT 23 0.251 AC 10,930 SF
INLOT 22 0.167 AC 7,280 SF
INLOT 21 0.167 AC 7,280 SF
INLOT 20 0.179 AC 7,800 SF
INLOT 19 0.167 AC 7,280 SF
INLOT 18 0.167 AC 7,280 SF
INLOT 17 0.179 AC 7,800 SF
INLOT 16 0.167 AC 7,280 SF
INLOT 15 0.167 AC 7,280 SF
INLOT 14 0.179 AC 7,800 SF
INLOT 13 0.167 AC 7,280 SF
INLOT 12 0.251 AC 10,922 SF

INLOT 1 0.265 AC 11,543 SF
INLOT 2 0.187 AC 8,125 SF
INLOT 3 0.187 AC 8,125 SF
INLOT 4 0.187 AC 8,125 SF
INLOT 5 0.187 AC 8,125 SF
INLOT 6 0.187 AC 8,125 SF
INLOT 7 0.187 AC 8,125 SF
INLOT 8 0.187 AC 8,125 SF
INLOT 9 0.187 AC 8,125 SF
INLOT 10 0.187 AC 8,125 SF
INLOT 11 0.265 AC 11,537 SF

SHOOTING STAR STREET 50' R/W
WINDFLOWER DRIVE 50' R/W
FORESTEDGE STREET 60' R/W
BLACKHAW WAY 50' R/W
SHOOTING STAR STREET 50' R/W
WINDFLOWER DRIVE 50' R/W
BLACKHAW WAY 50' R/W

CARRIAGE TRAILS SECTION 7 PHASE V-A
PLAT BOOK 31 PAGE 8

CARRIAGE TRAILS SECTION 20 PHASE I
PLAT BOOK 31 PAGE 47

EX 7.5' UTILITY EASEMENT PER PB 31 PG 47
EX 10' UTILITY EASEMENT PER PB 31 PG 47
EX 15' UTILITY EASEMENT PER PB 31 PG 47

A29-004606
IL 2169
CARRIAGE TRAILS CO., LLC
2025OR-07501

A29-004608
IL 2170
CARRIAGE TRAILS CO., LLC
2025OR-07501

A29-004368 IL 2042 — P48-004207 IL 1989 RYAN S. & LAENYA N. NELSON 2025OR-08824
A29-004366 IL 2041 — P48-004209 IL 1990 SCOTT & JENNIE MORAN 2025OR-07427
A29-004364 IL 2040 — P48-004211 IL 1991 KARMJIT K. SANDHU & GAGANDEEP S. DHALIWAL 2025OR-08385
A29-004362 IL 2039 — P48-004213 IL 1992 ANUPINDER S. AULAKH & ABNEET KAUR 2025OR-09758
A29-004360 IL 2038 — P48-004215 IL 1993 SHAKHIMARDAN ALIYEV & DILBAR ISMAILOVA 2025OR-08511
A29-004358 IL 2037 — P48-004217 IL 1994 MURAD SHARAFUTDINOV 2025OR-12461
A29-004356 IL 2036 — P48-004219 IL 1995 THOMAS A. & JEANMARIE GRIFFIN 2025OR-10663
A29-004354 IL 2035 — P48-004221 IL 1996 GERDEV S. DEOL 2025OR-11998
A29-004352 IL 2034 — P48-004223 IL 1997 NVR, INC. 2025OR-06633
A29-004350 IL 2033 — P48-004225 IL 1998 PETER L. JR. & SHELLEY J. PEIRRON 2025OR-09725
A29-004348 IL 2032 — P48-004227 IL 1999 MELODIE E. B. ROWLAND 2025OR-12348
A29-004346 IL 2031 — P48-004229 IL 2000 YESMEEN KAUR & AMANPREET SIGH 2025OR-09872
A29-004344 IL 2030 — P48-004231 IL 2001 AARON J. MADDOX & LATIA EASTIN 2025OR-09734
A29-004342 IL 2029 — P48-004233 IL 2002 NVR, INC. 2025OR-07705
A29-004340 IL 2028 — P48-004235 IL 2003 KHASHM KELISHOV & GULKHON ZEYNULOVA & GULSARA GEYDAROVA 2025OR-09405

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

SCALE: 1" = 60'

0 30 60 120

LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- L(1) LINE NUMBER
- NEW EASEMENT LINE
- NEW BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

EASEMENTS

1. ALL FRONT INLOT LINES ARE SUBJECT TO A UTILITY EASEMENT, AS SHOWN, AND SHALL BE RESERVED FOR PUBLIC USE.
2. ALL REAR INLOT LINES ARE SUBJECT TO A 10' DRAINAGE EASEMENT AND SHALL BE RESERVED FOR PRIVATE USE.
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5. ALL DRAINAGE EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY CARRIAGE TRAILS CO., LLC AND SHALL BE RESERVED FOR PRIVATE USE.

BUILDING SETBACKS

FRONT = 25'
REAR = 25'
SIDE = 7.5'

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLE

DATE: 05-18-2026
DRAWN BY: MPL
JOB NUMBER: MIAHHE2502
SHEET NUMBER 3 OF 5

THIS INSTRUMENT WAS PREPARED BY:
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STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

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MAY 2026

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

SCALE: 1" = 60'

0 30 60 120

STATE PLANE SOUTH
N: 694428.493
E: 1515978.311

A29-004306
IL 1975
GLJ HOLDINGS COMPANY, LLC
2023OR-09633

50.000 ACRES
LND 62-11
REC 30-81
40.000 ACRES REMAINING

A29-004308
PT IL 1976
CARRIAGE TRAILS CO., LLC
2025OR-07501
28.020 ACRES
LND 61-86
LND 63-19
LND 63-103
REC 30-81
12.177 ACRES REMAINING

STORMWATER MANAGEMENT EASEMENT LINE

INLOT 1975 / INLOT 1976

TWINKLE STAR STREET 50' R/W

FORESTEDGE STREET 60' R/W

BLACKHAW WAY 50' R/W

SHOOTING STAR STREET 50' R/W

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- L(1) LINE NUMBER
- NEW EASEMENT LINE
- NEW BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
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REAR = 25'
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INLOT ACREAGE SUMMARY

INLOT	INLOT 1975	INLOT 1976	TOTAL
	0.183	0.011	0.194
	0.254	0.015	0.269
	0.236	0.015	0.251
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167

INLOT	INLOT 1975	INLOT 1976	TOTAL
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.157	0.010	0.167
	0.169	0.010	0.179
	0.157	0.010	0.167
	0.236	0.015	0.251
	0.250	0.016	0.265
R/W	2.342	3.363	5.705

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLE

DATE:	05-18-2026
DRAWN BY:	MPL
JOB NUMBER:	MIAHHE2502
SHEET NUMBER	4 OF 5

THIS INSTRUMENT WAS PREPARED BY:
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CARRIAGE TRAILS
SECTION 20 PHASE 2

PLAT BOOK _____, PAGE _____-D
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NE 1/4 19	2	9	BETHEL	PT INLOT 1975 PT INLOT 1976	HUBER HEIGHTS	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	INLOT	CITY	COUNTY	STATE

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MAY 2026

SEE SHEET 4 OF 5

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK

SCALE: 1" = 60'

0 30 60 120

LEGEND

- 5/8" X 30" REBAR W/CAP SET (CHOICE ONE ENGINEERING)
- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL SET
- MAG NAIL FOUND
- C(1) CURVE NUMBER
- L(1) LINE NUMBER
- NEW EASEMENT LINE
- NEW BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE

IRON PIN FOUND N41°18'52"E 5.82' FROM IRON PIN SET

INLOT 1973 HALF SECTION LINE INLOT 1973

INLOT 1973 INLOT 1975

P48-002801 IL 1241 BAKHTIYAR & AYGUL KHASRAT 2018OR-09269

P48-002803 IL 1242 DEBORAH D. & ROY W. CAMERON 2019OR-08500

P48-002805 IL 1243 ZAIDA KUYCHIYEV 2020OR-09548

P48-002807 IL 1244 RAMUZ & GULNORA KASYMOV 2019OR-00128

P48-002809 IL 1245 ADILZHAN KASIMOV & DZHAMILYA ALADJNOVA 2019OR-01231

P48-002629 IL 1150 LATIPSHA KASIMOV & KHAKIM KASIMOV 2018OR-13224

P48-002631 IL 1151 SARAH E. & DANIEL J. HERZER 2017OR-08301

P48-002633 IL 1152 MURAD KUYCHIYEV 2017OR-12060

P48-002857 PT IL 352 DEC LAND CO. I, LLC OR 322-782

CARRIAGE TRAILS SECTION 9 PHASE IV PLAT BOOK 26 PAGE 67

CARRIAGE TRAILS SECTION 9 PHASE III PLAT BOOK 26 PAGE 20

234.44' N05°06'04"E 432.63' 198.19' 181.75'

INLOT 1973 N84°54'54"W 130.01' S05°06'04"W 50.00'

EX 10' UTILITY EASEMENT PER PB 31 PG 8

TUSSOCK DRIVE 50' R/W

A29-004386 IL 2051 P48-004189 IL 1980 NVR, INC. 2025OR-08317

A29-004384 IL 2050 P48-004191 IL 1981 BRIDGET N. ELLIS & ZACHARY YANT 2025OR-06904

A29-004382 IL 2049 P48-004193 IL 1982 NVR, INC. 2025OR-07760

A29-004380 IL 2048 P48-004195 IL 1983 JAZMYN C. & RAHGEEN A. TURNER 2025OR-08185

A29-004378 IL 2047 P48-004197 IL 1984 KAMILA & MOKHODIR Z. ZIYAYEV 2025OR-08627

A29-004376 IL 2046 P48-004199 IL 1985 ZHAMAL ZIYAYEV & ELNARA KOCHIYEVA 2025OR-09485

A29-004374 IL 2045 P48-004201 IL 1986 FEYZUL MIRZAYEV & KABIRA MIRZAYEVA 2025OR-07632

A29-004372 IL 2044 P48-004203 IL 1987 BALEIGH ASHLYN REID 2025OR-07554

A29-004370 IL 2043 P48-004205 IL 1988 JUSTUS J. & ERICA N. BONNORONT 2025OR-08824

A29-004368 IL 2042 P48-004207 IL 1989 RYAN S. & LAENYA N. NELSON 2025OR-08824

A29-004366 IL 2041 P48-004209 IL 1990 SCOTT & JENNIE MORAN 2025OR-07427

A29-004364 IL 2040 P48-004211 IL 1991 KARMJIT K. SANDHU & GAGANDEEP S. DHALIWAL 2025OR-08385

A29-004362 IL 2039 P48-004213 IL 1992 ANUPINDER S. AULAKH & ABNEET KAUR 2025OR-09758

A29-004360 IL 2038 P48-004215 IL 1993 SHAKHIMARDAN ALIYEV & DILBAR ISMAILOVA 2025OR-0851

CARRIAGE TRAILS SECTION 7 PHASE V-A PLAT BOOK 31 PAGE 8

INLOT 1973 428.89' N84°54'54"W 891.12' INLOT 1976 462.23'

STORMWATER MANAGEMENT EASEMENT LINE S84°54'54"E 891.14'

STORMWATER MANAGEMENT AREA

POND

627.54' N05°00'08"E

A29-004302 IL 1973 CARRIAGE TRAILS CO., LLC 2025OR-07501 19.508 ACRES LND 61-87 LND 63-19 LND 63-103 REC 30-81

A29-004306 IL 1975 GLJ HOLDINGS COMPANY, LLC 2023OR-09633 50.000 ACRES LND 62-11 REC 30-81 40.000 ACRES REMAINING N84°54'54"W 2926.41'

A29-004308 PT IL 1976 CARRIAGE TRAILS CO., LLC 2025OR-07501 28.020 ACRES LND 61-86 LND 63-19 LND 63-103 REC 30-81 12.177 ACRES REMAINING

INLOT 1975 INLOT 1976

STATE PLANE SOUTH N: 693713.780 E: 1515914.480

INLOT 66 0.194 AC 8,450 SF

INLOT 67 0.269 AC 11,739 SF

INLOT 68 0.251 AC 10,932 SF

INLOT 65 0.194 AC 8,460 SF

INLOT 64 0.194 AC 8,450 SF

INLOT 63 0.194 AC 8,450 SF

INLOT 62 0.194 AC 8,450 SF

INLOT 61 0.194 AC 8,450 SF

INLOT 60 0.194 AC 8,450 SF

INLOT 59 0.251 AC 10,937 SF

INLOT 24 0.251 AC 10,925 SF

INLOT 23 0.251 AC 10,930 SF

INLOT 1 0.265 AC 11,543 SF

10' DRAINAGE EASEMENT

10' UTILITY EASEMENT

15' UTILITY EASEMENT

STORMWATER MANAGEMENT EASEMENT LINE

SHOOTING STAR STREET 50' R/W N84°54'54"W 797.23'

WINDFLOWER DRIVE 50' R/W N84°54'54"W 747.13'

FORESTEDGE STREET 60' R/W

FORESTEDGE STREET 60' R/W

10' UTILITY EASEMENT N05°06'13"E 229.90'

SEE SHEET 3 OF 5

DATE:	05-18-2026
DRAWN BY:	MPL
JOB NUMBER:	MIAHHE2502
SHEET NUMBER	5 OF 5

THIS INSTRUMENT WAS PREPARED BY:
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STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

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BUILDING SETBACKS

FRONT = 25'
REAR = 25'
SIDE = 7.5'

SEE SHEET 1 OF 5 FOR LINE & CURVE TABLE

Huber Heights Fire Division

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

Occupancy Name:	Carriage Trails Section 20 Phase 2
Occupancy Address:	North Carriage Trails Parkway

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	06/01/2026

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 rezoning. 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:

- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet of any opening in any building. Site utility plans have not been provided and shall be submitted before construction.**

- **In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**

- **Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by the way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050kg) Ohio Fire Code Appendix D102.1**

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**

- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains.**
- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Please provide before construction.**

- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to Ohio Fire Code Appendix D 103.4.**

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

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

AI-11573 **7. B.**

Planning Commission

Meeting Date: 06/09/2026

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Rezoning to Planned Mixed Development (PM) and a Basic Development Plan for 199 lot subdivision and existing multi-tenant commercial building on 58.26 acres. Property is located at 5001 Old Troy Pike (BDP 26-13).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Elevations
Product Footprints
Fire Assessment

Memorandum

Staff Report for Meeting of June 9, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 3, 2026

Subject: BDP 26-13 Marsico Property
5001 Old Troy Pike

Department of Planning and Zoning , City of Huber Heights

APPLICANT/OWNER: Oakes Tree Development – Applicant
Francis and Mary Marsico – Owner(s)

DEVELOPMENT NAME:

ADDRESS/LOCATION: 5001 Old Troy Pike

ZONING/ACREAGE: A - Agricultural District / 58.263 Acres

EXISTING LAND USE: Agriculture / Retail

ZONING ADJACENT LAND:
North: R-5
East: B-1/B-2/R-4
West: A
South: A

REQUEST: The applicant seeks a rezoning to Planned Mixed Development (PM) and basic development plan approval for a 199-lot subdivision and existing multi-tenant commercial building on 58.26 acres.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

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

Overview
The applicant seeks a rezoning to Planned Mixed Development (PM) and basic development plan approval for a 199-lot subdivision and existing multi-tenant commercial building on 58.26 acres. Approximately 34% (18.19 acres) of the residential development is open space.

Site Characteristics
The site comprises agricultural land, wooded areas, two existing residential buildings and an existing commercial building. The two existing residential buildings will be razed, and the existing commercial building will be platted as a separate lot.

While the farmland is relatively flat, there is significant topography within the wooded area that ultimately drains Southwest into the Great Miami River.

Water utilities will be provided from an existing water main located along Old Troy Pike. A new sanitary line will connect to an existing manhole on the southwest side of the site, feeding into Tri-Cities.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use, and Chapter 1181 – General Provisions.

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.

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

Basic Development Plan Analysis:

The applicant seeks a rezoning to Planned Mixed Development (PM) and basic development plan approval for a 199-lot subdivision and existing multi-tenant commercial building on 58.26 acres. Approximately 34% (18.19 acres) of the residential development is open space.

The applicant is proposing a “Lifestyle Product” that includes smaller homes on smaller lots with an amenity package for residents, including open space and pickleball courts. The lifestyle product is designed for households looking for smaller homes that require less maintenance but still offer modern amenities.

The applicant has submitted a basic site plan that illustrates circulation, lot layouts, setbacks and general locations for sanitary and stormwater management facilities.

Staff Proposed Development Regulations

The proposed development standards for the Marsico Property are outlined below:

Permitted Dwelling Definitions: Attached single-family shall be defined as two or more residential units sharing a common wall with individual grade-level entrances for each unit. Townhomes and garden condos are included in the attached single-family category. Accessory Dwelling Units (ADU’s) shall be permitted on any single-family lot.

Density: The maximum residential gross density permitted in the development shall not exceed five (5) dwelling units per acre. Gross density includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

Open Space: A minimum of 25% of the total site area of 58.26 acres, or 14.6 acres, of land shall be reserved for open or green spaces, which may include both public and private areas within the subdivisions. Open space may be developed in phases with the submission of detailed development plans for various sections.

Connectivity: Roadway connectivity shall be guided by the Basic Development Plan submitted with the application dated May 19, 2026. Significant flexibility shall be permitted in the final design of roads, but all public roads shall be approved by the City Engineer with the Detailed Development Plans.

The development standards set forth below shall apply to all areas unless otherwise specifically stated.

Development Standards

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

Lot Type	Minimum Width	Minimum Area	Maximum Building Coverage of Lot Area
Townhomes	20'	2,000	60%
Attached Single-Family	30’	3,600	60%
Small Single-Family	45'	5,600	60%

2. Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 60% of the lot area.

3. Setbacks throughout the development shall be as follows:

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

4. No residential building may be constructed on the property having a height greater than thirty-five (35) feet measured from the finished grade of the property at the main entrance of the residence or building to the eave of the roof.

5. Any commercial building over twenty (20) feet in height shall be designed with multiple floors or the appearance of multiple floors.

6. The major roof slopes on all single-family residential structures of traditional design shall have a minimum pitch of 5/12. Softer pitches may be accepted as an accent roof, or on porches, garage transitions and shed dormers etc.

7. Roof materials and colors should be compatible throughout the community. Earth tone colors are preferred. Roof fans, vents and flashing are to be painted or finished

to match the roof.

8. Exterior building materials shall be wood, brick, stone, stucco, fiber-cement products (such as Hardie Plank) or vinyl siding with a minimum gauge of 0.040".
    a. Natural earth tone colors are preferred. Accent colors can only be used to carefully add a highlight or detail to the natural earth tone colors. Gutters and downspouts are to be finished to complement fascia color. Trim is to be stained or painted to complement the exterior walls and roof.
    b. A minimum of 50% of the single-family homes within the development shall have primary facades finished with masonry products that meet the Definition of Other Approved Masonry Type of Material Per Section 1181.20 as published by the City. The masonry product shall be used over a minimum of 25% of the surface area of the façade. Alternate materials may be used for detail and trim. The masonry coverage area shall be applied to the façade area remaining after removing the area occupied by windows and doors or roofing surfaces.
    c. A minimum of 30% of the primary façade(s) of a townhome or attached single-family structure shall be finished with masonry products.
    d. A minimum of 50% of the primary façade(s) of all non-residential structures shall be finished with masonry products.

9. Asphalt or gravel driveways shall not be permitted.

10. All yards, front, side and rear, shall be landscaped. All vacant lots shall be seeded and maintained in such a manner as to prevent erosion of the property and excess drainage onto adjoining lands. Each residential lot shall have at least one shade tree on each street frontage.

11. All entryway signs shall be ground-mounted and must adhere to the City of Huber Heights signage code.

Detailed Development Plan Submission Criteria

In addition to the procedures outlined in Section 1171, the following shall be submitted with, or prior to, the Detailed Development Plan applications:

1. All of the above standards shall be included in the covenants and restrictions for the homeowner's association (Master Homeowners' Association"), which will be submitted to Planning Commission in conjunction with or prior to the first Detailed Development Plan.

2. Prior to the submission of any Detailed Development Plans, a landscaping plan for the greenspace, including any buffering or transitions between uses, shall be submitted for approval by Planning Commission. The plan shall include a site plan showing existing and proposed topography, proposed plantings, and a schedule or proposed grass / plant types.

3. Prior to the submission of any Detailed Development Plans, a master sign plan for

the development shall be submitted for approval by Planning Commission. The sign plan will include a plan showing the location and type of each sign, and spec sheets showing typically materials, type of each sign, and spec sheets showing typically materials, appearance, and lighting of each type of sign, Maximum size/area for each type shall be provided, and a list of permitted materials and colors shall be included.

4. All Detailed Development Plans for the various sections shall include landscape and buffering plans, and green spaces, if applicable, which will be submitted to Planning Commission for approval.

5. All Detailed Development Plans for the various sections shall include water plans which will be submitted for approval by the City Engineer based on the City's standard requirements.

6. All Detailed Development Plans for the various sections shall include sanitary sewer plans which must be approved by the City Engineer based on the City's standard requirements.

7. All Detailed Development Plans for the various sections shall include storm water management plans which must be approved by the City Engineer based on the City's standard requirements.

8. Specific elevations will be provided with the Detailed Development Plan submittals.

Basic Development Plan Development Standards Analysis:

1179.06 Development standards (Planned Mixed Use)

Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:

(a) *Minimum Land Area Requirement.* A minimum of 20 acres shall be required.

This application covers approximately 58.263 acres.

(b) *Covenants.* The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

The suggested development standards are outlined in this staff report and if approved, will be incorporated into master covenants prior to submission of a Detailed Development Plan.

(c) *Required Mix of Land Uses.* A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

This rezoning and basic development plan contains both residential and commercial uses.

(d) *Site Planning.*

(1) The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

The planned residential uses are compatible with the existing commercial building and uses.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

The development standards propose a minimum set aside of 25% toward green space and open space. Stormwater management requirements may result in higher percentage of open space, or pervious surface.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

The Basic Development Plan outlines broad circulation patterns and connections. There will be two connections to Old Troy Pike, per Fire Department requirements. There will also be a planned connection to Vitek Drive. Sidewalks will be provided throughout the development.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

Parking will be provided as required in the zoning code.

(5) The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

Sidewalks will be incorporated throughout the development.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination.

Compliance with the on- site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

As part of the Detailed Development Plan submission, the applicant and city staff will develop and present to the Planning Commission a sign package and gateway improvement plan to mitigate the loss of the Old Troy Pike landscaped median.

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

Multiple buildings on a single lot are not currently contemplated, but will follow the above standard.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

The development standards limit the heights of residential buildings to 35-feet, measured to the roof eave.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

A lighting plan will be submitted with the detailed development plan.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

The applicant shall comply with this requirement.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

At this time, no new non-residential structures are contemplated. However, new development will be subject to this requirement and will be reviewed during the Detailed Development Plan review process.

(12) The distribution systems for utilities are required to be underground.

All utilities will be below ground.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

The proposed amenities space will be owned and maintained by the developer or HOA.

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

The development covenants will incorporate this restriction.

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

The developer has not submitted a phasing plan, but this development is likely to be constructed in two or three phases.

1179.07 Landscaping.

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:

(a) *Development Landscaping.* Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed use buildings with a 20 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

A landscaping plan has not been submitted at this time. The development standards require at least one front-yard shade tree per lot.

(b) *Perimeter Landscaping.* In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year-round. Parking areas, accessways or an impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.

Perimeter landscaping requirements will be reviewed at the detailed development phase.

(c) *Parking Lot Landscaping.* All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".

All parking areas will be reviewed at the detailed development phase.

(d) *Street Tree Requirement.* All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.

In addition to this requirement, staff will be working with the applicant to develop an enhanced gateway to mitigate the loss of the Old Troy Pike median.

1179.08 Parking and loading.

The provisions of Chapter 1185, "Parking and Loading" shall apply, except that the off-street loading spaces and docks 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. Within the PM development, off-street loading areas shall be physically isolated and/or enclosed from residences in or adjacent to the PM Development. In all cases, off-street loading spaces and docks are prohibited in the front and side yards of any property.

Parking and loading will be reviewed at the detailed development 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;

This development is in the Estates development pattern area. These areas tend to be more rural, lack adequate infrastructure, and may contain environmentally sensitive areas. The Comprehensive Plan recognizes that much of the Estates area will stay rural or develop at a lower density due to inadequate utilities or flood-prone areas.

In hindsight, this property should have been part of the Southtown development pattern areas. The applicant's property has adjacent public utilities and is not located near a flood-prone area.

Much of the natural features of this property will remain undisturbed. The proposed development is largely contained within the cleared lands, and much of the existing wooded area will be preserved. Staff feels the proposed density is reasonable and consistent with the Comprehensive Plan's goals to facilitate the development of a variety of housing types.

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

No development schedule has been submitted at this time; however, staff expect this product to be well-received based on other housing developments.

(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;

Old Troy Pike is classified as an Arterial Road and has adequate capacity to serve the development. No widening of Old Troy Pike is necessary.

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

Staff do not anticipate any undue burden on public services. The area has adequate utility capacity to service this proposed development. 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 either body.

(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 requirements will be reviewed with the Detailed Development application.

(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;

The main natural features of this site are the existing wooded areas on the west side, which will remain largely undisturbed, but for a sanitary sewer connection to the Tri-Cities treatment plant.

(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 being developed on the flatter areas of the site to minimize grading.

(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 do not anticipate the need for excessive additional public services 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 Mixed-Use district. Staff do not anticipate excessive noise, traffic or fumes.

(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 feels rezoning to Planned Mixed Use is consistent with the Comprehensive Plan and surrounding development.

Additional Comments:

Fire: See attached. Fire Department concerns will be addressed during the Detailed Development Plan process.

City Engineer: The City Engineer has been involved in the initial design meetings and has no additional comments at this time.

Recommendation

It is the staff's opinion that the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on May 19,2026 to rezone the property to Planned Mixed Use (PM) and approve the Basic Development Plan incorporating the supplemental development standards outlined within this staff memorandum.

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.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on May 18, 2026, the applicant OAKES TREE DEVELOPMENT, requested approval for a Rezoning to Planned Mixed Development (PM) and a Basic Development Plan for a 199 lot subdivision and existing multi-tenant commercial building on 58.26 acres. Property located at 5001 Old Troy Pike, Parcel Numbers P70 04003 0039 and P70 04003 0074 of the Montgomery County, Ohio Records (BDP 26-13), and;

WHEREAS, on June 9, 2026, 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, Oakes Tree Development, for approval of a Rezoning to Planned Mixed (PM) and a Basic Development Plan application. Property is located at 5001 Old Troy Pike (Case BDP 26-13), in accordance with the recommendation of Staff's Memorandum dated June 3, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAY 18 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number BDP 26-13 Date Filed 5-18-26
Receipt Number 535123 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.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☒ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

June 9, 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.

	APPLICANT		CONTACT PERSON
Name	Oakes Tree Development	Name	Lance Oakes
Address	8534 Yankee Street Dayton, OH 45458	Address	8534 Yankee Street Dayton, OH 45458
Phone	937-272-1100	Phone	937-272-1100
Fax		Fax	
Email	lance.oakes@oakestreedev.com	Email	lance.oakes@oakestreedev.com

PROPERTY INFORMATION

Project Name: Marsico Property Residential Development

Location of property: 5001 Old Troy Pike

Book _____ Page 201200039089 Parcel Number(s) P70040030039 P70040030074

Current Zoning: A - Agricultural Proposed Zoning: Planned Mixed Use

Property Owner's Name: Francis and Mary Marsico Telephone: _____

Address: 8901 Swinging Gate Dayton, Ohio 45424

Total acres included in this application: 58.263 Acres

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

Brief description of application request:
The proposed development will consist of 199 single family residential 45'x125' lots and one commercial lot.

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

Name of Engineer: Choice One Engineering Telephone: 937-497-0200

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 ______________

N/A

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Francis and Mary Marsico
Address: 8901 Swinging Gate
Dayton, Ohio 45424
Phone:
Fax:
Email:

AGENT

Name:
Address:
Phone:
Fax:
Email:

ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

DEVELOPER

Name: Oakes Tree Development
Address: 8534 Yankee Street
Dayton, OH 45458
Phone: 937-272-1100
Fax:
Email: lance.oakes@oakestreedev.com

LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

ENGINEER

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365
Phone: 937-497-0200
Fax:
Email: rjl@choiceoneengineering.com

LANDSCAPE ARCHITECT

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365
Phone: 937-497-0200
Fax:
Email: jlh@choiceoneengineering.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.

David Earles
Witness

By: _____
Applicant's Signature

_____
Witness

Date: 5-18-2026

Project: Marsico Property

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 Oakes Tree Development LLC 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.

F.W. Marsico
Owner's Signature

_____
Owner's Signature

F.W. MARSICO
Printed Name

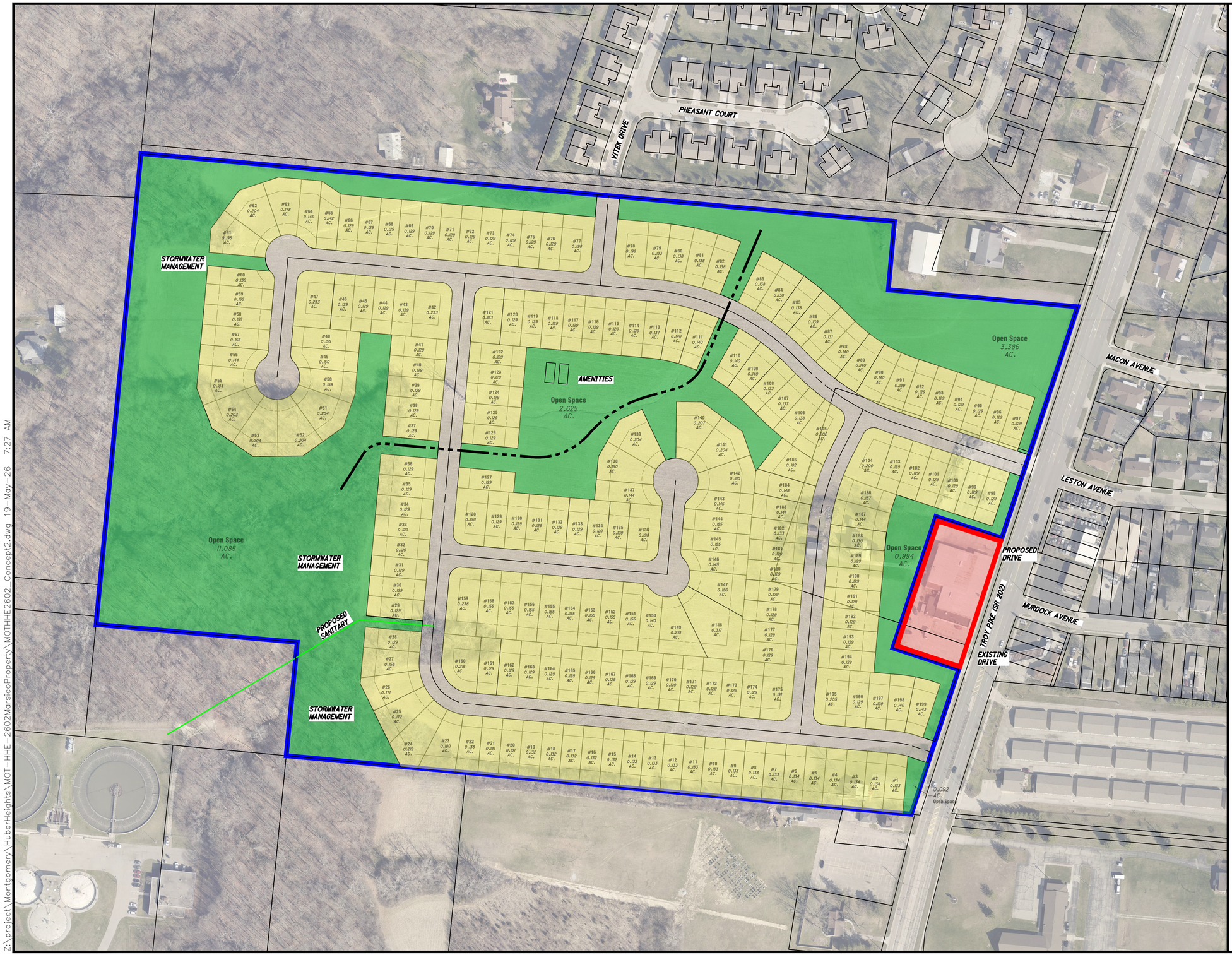
_____
Printed Name

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

Maria Lopez on this 18 day of May, 2026.

MARIA SUZANNE LOPEZ
Notary Public
State of Ohio
My Comm. Expires
October 29, 2028

Maria Lopez
Notary Public



AREA A - SINGLE FAMILY RESIDENTIAL

SITE DATA:

TOTAL ACREAGE: 53.40 Ac.

OPEN SPACE: 18.19 Ac. / 34.1%

SETBACKS:
FRONT: 25'
REAR: 30'
SIDE: 5'

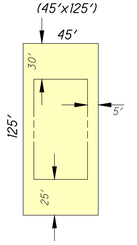
LOT COUNT:
(199) 45'x125'

3.73 UNITS / ACRE

NEW STREETS: 5,694 LF

R/W WIDTH: 50'

TYPICAL LOT LAYOUT
(45'x125')



OPEN SPACE

AREA B - COMMERCIAL

SITE DATA:

TOTAL ACREAGE: 4.863 Ac.

OVERALL SITE DATA:

TOTAL ACREAGE: 58.263 Ac.

EXISTING ZONING: A-AGRICULTURAL

PROPOSED ZONING: PLANNED MIXED USE

SCALE IN FEET
0 50 100 200

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

MARSICO PROPERTY
CITY OF HUBER HEIGHTS
BASIC DEVELOPMENT PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MOTHHE2602
DATE	05-18-2026
SHEET NUMBER	1 OF 1

Z:\project\Montgomery\HuberHeights\MOT-HHE-2602MarsicoProperty\MOTHHE2602_Concept2.dwg 19-May-26 7:27 AM

Streetscape Rendering

Business Use Only - NVR

Simply Ryan Homes



Rosewood Exterior Renderings

Business Use Only - NVR

Simply Ryan Homes



Elevation K

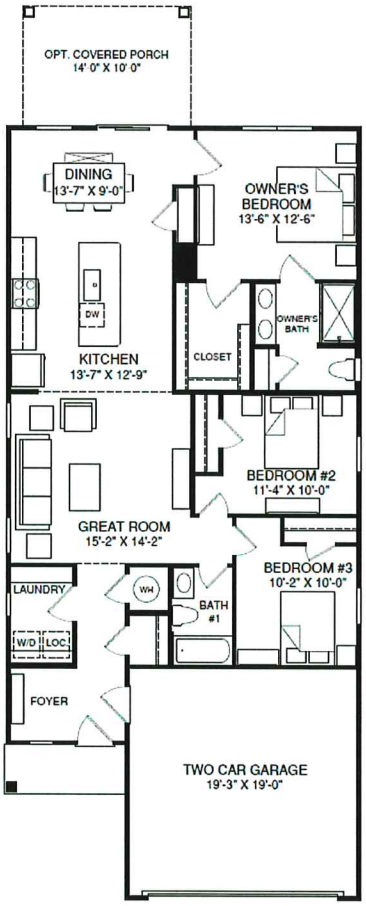


Elevation L

Business Use Only - NVR

Rosewood Floorplan

Ranch
3 Bedroom / 2 Bath
1434 square feet
Opt. Rear Covered Porch



Main Level

[Link to Product Success Page]

Sequoia Exterior Renderings

Business Use Only - NVR

Simply Ryan Homes



Elevation K



Elevation L

Business Use Only - NVR

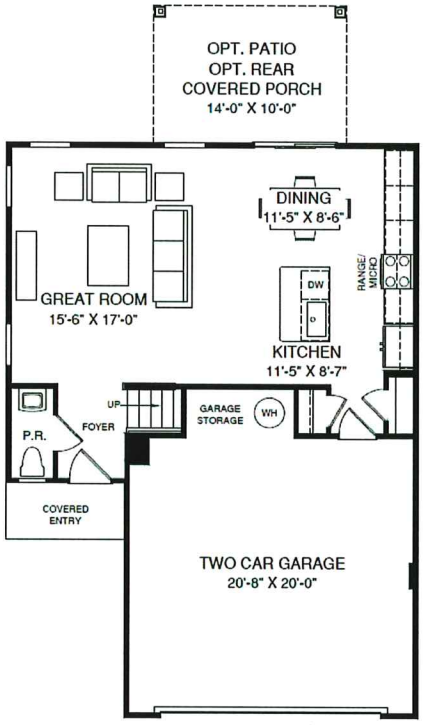
Sequoia Floorplan

Two Story

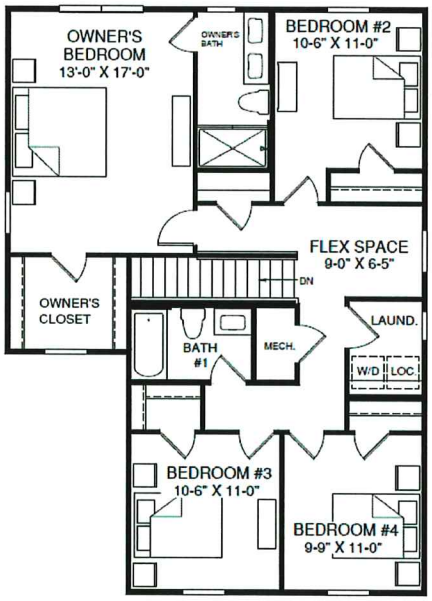
4 Bedroom / 2.5 Bath

1749 square feet

Loft



Main Level



Upper Level

[Link to Product Success Page]

Fairview Exterior Renderings

Business Use Only - NVR

Simply Ryan Homes



Elevation K



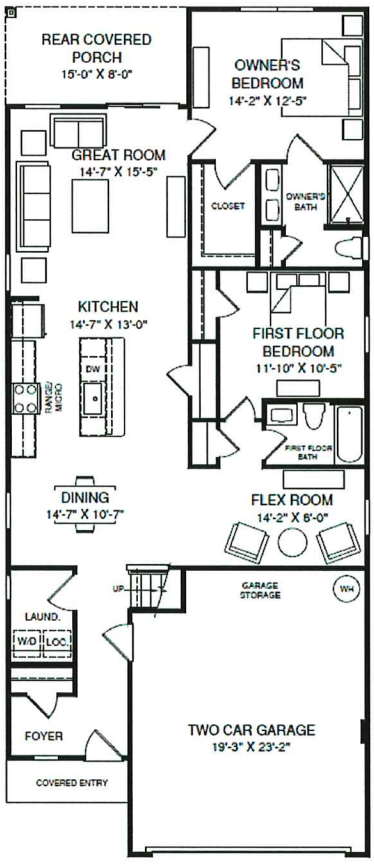
Elevation L

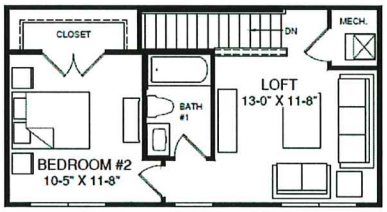
Business Use Only - NVR

Simply Ryan Homes

Fairview Floorplan

Two-Story Ranch
First Floor Owner's Suite
3 Bedroom / 3 Bath
1927 square feet
Flex Room
Loft
Rear Covered Porch





Main Level **Upper Level**

[Link to Product Success Page]

Note: Fairview 30' can be offered in a SR 40' Community

Torrey Exterior Renderings

Business Use Only - NVR

Simply Ryan Homes



Elevation K

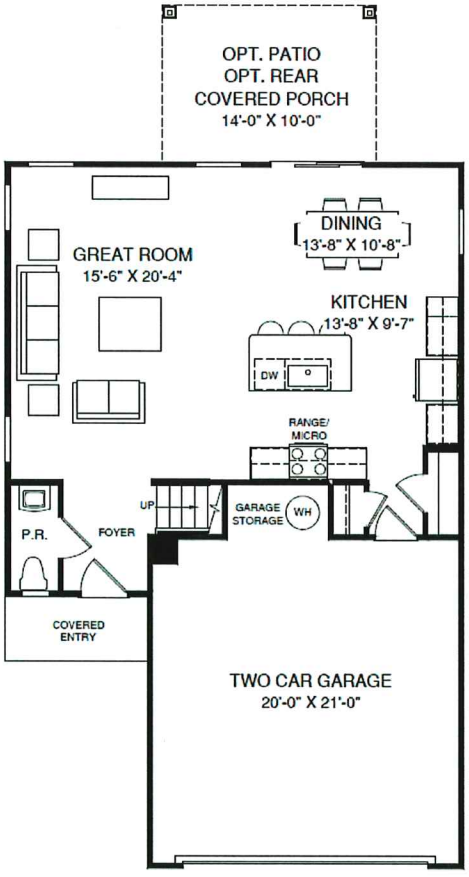


Elevation L

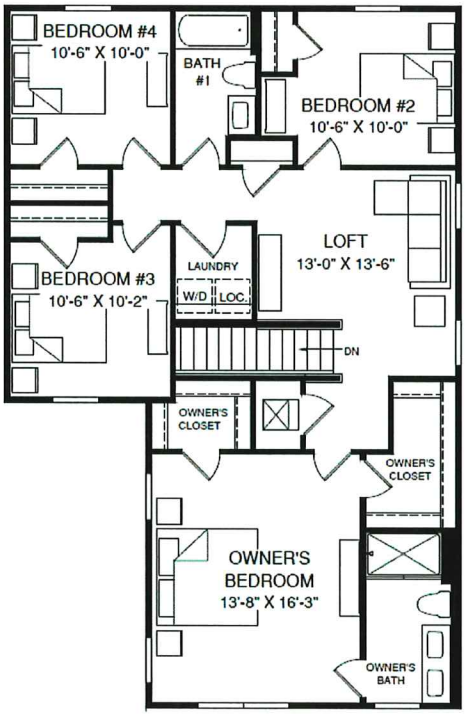
Business Use Only - NVR

Torrey Floorplan

Two Story
4 Bedroom / 2.5 Bath
1946 square feet
Loft



Main Level



Upper Level

[Link to Product Success Page]

Woodford Exterior Renderings

Business Use Only - NVR

Simply Ryan Homes



Elevation K

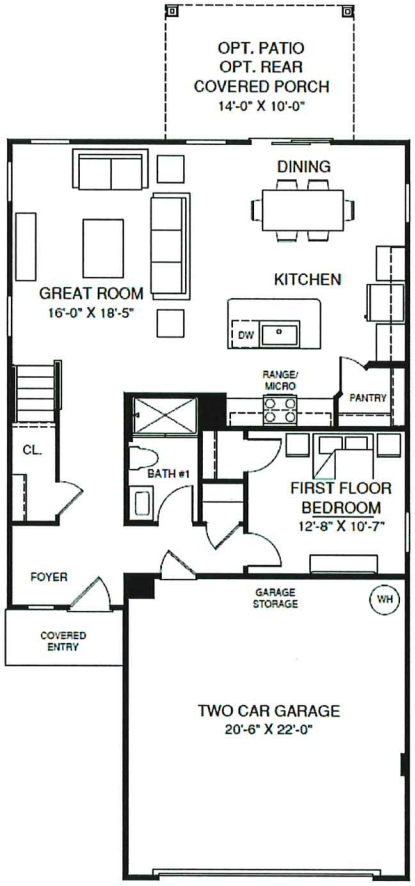


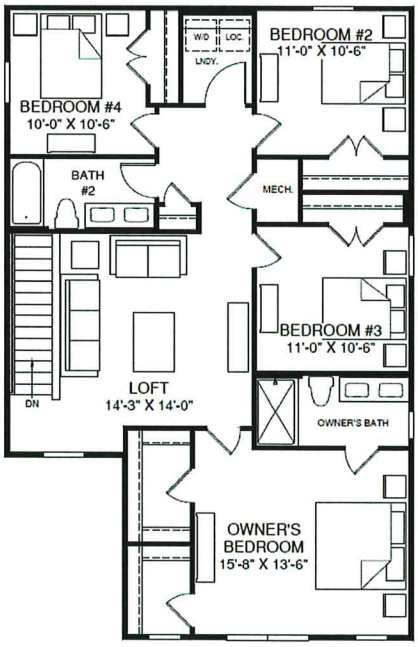
Elevation L

Business Use Only - NVR

Woodford Floorplan

Two Story
5 Bedroom / 3 Bath
2277 square feet
FFS Bedroom
Loft





Main Level

Upper Level

Link to Product Success Page

SR 30′ Wood Slab Product Summary

Product	Story	Square Footage	Footprint (rear outdoor living included)	Bed/ Bath	Additional Included Spaces	Outdoor Living
Rosewood V02	Ranch	1434	30′ x 65′	3/2		Opt. Rear Covered Porch 14′-0″ x 10′-0″
Sequoia	2 Story	1749	30′ x 41′	4/2.5	Flex Room	Opt. Patio/Opt. Rear Covered Porch 14′-0″ x 10′-0″
Fairview	2 Story Ranch	1927	30′ x 70′	3/3 + Loft	First Floor Owner's, First Floor Secondary Bedroom	Std. Rear Covered Porch 15′-0″ x 8′-0″
Torrey	2 Story	1946	30′ x 46′	4/2.5 + Loft		Opt. Patio/Opt. Rear Covered Porch 14′-0″ x 10′-0″
Woodford	2 Story	2275	30′ x 65′	5/3 + Loft	First Floor Secondary Bedroom	Opt. Patio/Opt. Rear Covered Porch 14′-0″ x 10′-0″

Click Here for the SR 30′ Wood Slab Feature Matrix

Note: Iris, Lily, and Marigold will continue to be available for SR 30′ Wood **Basement** communities

Huber Heights Fire Division

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

Occupancy Name:	Marsico Property
Occupancy Address:	5001 Old Troy Pike

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/26/2026

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2025 and Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2025)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Access and Loading: Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by the way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of the fire apparatus weight up to 75,000 pounds (34,050 kg)**
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure**

locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. *Utilities were not provided with drawings.*

- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.***

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**

- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***

- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown.**

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

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

AI-11574 **7. C.**

Planning Commission

Meeting Date: 06/09/2026

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, ROCKFORD HOMES, INC., is requesting approval of a Final Plat 39 building lots and associated retention basins and open space for Section 1 of the Creekstone Bluff Development. Property is located at 4460 Fishburg Road (FP 26-14).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of June 9, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2026

Subject: FP 26-14 Creekstone Bluff – Section 1
(Application dated May 19, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: Rockford Homes, Inc – Applicant/Owner

DEVELOPMENT NAME: Creekstone Bluff

ADDRESS/LOCATION: 4460 Fishburg

ZONING/ACREAGE: PR: Planned Residential / 17.39 acres.

EXISTING LAND USE: Vacant land (development under construction)

ZONING ADJACENT LAND:
North: R-1 / PR
East : R-1 / A
West: A
South: A

REQUEST: The applicant requests Final Plat approval for 39 building lots and associated retention basins and open space.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1107 – Final Plat

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview
This is the first plat of the Creekstone Bluff subdivision. The Planning Commission approved the Detailed Development Plan for this section on December 10, 2025.

Staff Analysis
Conformance with the Subdivision and Development Regulations
All front setbacks are 25 feet, consistent with the approved plans. All lot sizes and layouts are the same as approved through the Detailed Development Plan.

Additional Comments:

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

Recommendation
Planning staff recommends approval of the Final Plat for Creekstone Bluff – Section 1 submitted on May 19, 2026.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Final Plat with or without conditions;
2) Deny the Final Plat; or.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on May 19, 2026, the applicant ROCKFORD HOMES, INC, requested approval of a Final Plat for 39 building lots and associated retention basins and open space for Section 1 of the Creekstone Bluff Development. Property located at 4460 Fishburg Road, Parcel Number P70 04007 0009 of the Montgomery County, Ohio Records (FP 26-14), and;

WHEREAS, on June 9, 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, Rockford Homes, Inc, for approval of a Final Plat. Property is located at Fishburg Road (Case FP 26-14), in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAY 19 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number FP 26-14 Date Filed 5/19/26
Receipt Number _____ Amount Paid 696.00

TYPE OF ACTION REQUESTED

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

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

June 9, 20

APPLICANT INFORMATION

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

	APPLICANT		CONTACT PERSON
Name	Rockford Homes, Inc.	Name	Corey Theuerkauf
Address	440 Polaris Parkway, Suite 500 Westerville, OH 43082	Address	440 Polaris Parkway, Suite 500 Westerville, OH 43082
Phone	(614) 785-0015	Phone	(614) 785-0015
Fax		Fax	
Email	ctheuerkauf@rockfordhomes.com	Email	ctheuerkauf@rockfordhomes.com

PROPERTY INFORMATION

Project Name: Creekstone Bluff Section 1

Location of property: Fishburg Road

Book _____ Page _____ Parcel Number(s) P70 04007 0009

Current Zoning: PR Proposed Zoning: PR

Property Owner's Name: Rockford Homes, Inc. Telephone: (614) 785-0015

Address: 440 Polaris Parkway, Suite 500, Westerville, OH 43082

Total acres included in this application: 17.39-acres

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

Brief description of application request:
Requesting Final Plat Approval for Section 1 of the Creekstone Bluff Development

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

Name of Engineer: CESO, Inc. Telephone: (937) 435-8584

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

Applicant's Signature

Applicant's Signature:

Corey Thenerkauf
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 15th day of May, 2026.

Kimberly J Wilcheck
Notary Public, State of Ohio
Commission #: 2017-RE-685932
My Commission Expires 12-05-2027

NOTARY PUBLIC

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

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Rockford Homes, Inc.
Address: 440 Polaris Parkway, Suite 500
Westerville, OH 43082

Phone: (614) 785-0015
Fax:
Email: ctheuerkauf@rockfordhomes.com

AGENT

Name:
Address:

Phone:
Fax:
Email:

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name: Rockford Homes, Inc.
Address: 440 Polaris Parkway, Suite 500
Westerville, OH 43082

Phone: (614) 785-0015
Fax:
Email: ctheuerkauf@rockfordhomes.com

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: CESO, Inc.
Address: 3601 Rigby Road, Suite 300
Miamisburg, OH 45342

Phone: (937) 435-8584
Fax:
Email: jon.buchanan@cesoinc.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Pat Olding
Witness Pat Olding

By: [signature]
Applicant's Signature

[signature]
Witness Heather Summers

Date: 5/15/26

Project: Creekstone Bluff Sec 2

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.

[signature]
Owner's Signature

Owner's Signature

Corey ThenerKauf
Printed Name

Printed Name

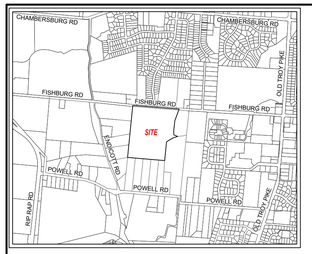
Sworn to before me and subscribed in my presence by the said

Corey ThenerKauf on this 15th day of May, 2026.

Kimberly J Wilcheck
Notary Public, State of Ohio
Commission #: 2017-RE-685932
My Commission Expires 12-05-2027

[signature]
Notary Public

RECORD PLAN
CREEKSTONE BLUFF
SECTION ONE
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 17.3941 TOTAL ACRES
APRIL 2026



VICINITY MAP
NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE "UTILITY EASEMENTS" ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

20____ BY _____, _____OF _____, A _____, ON

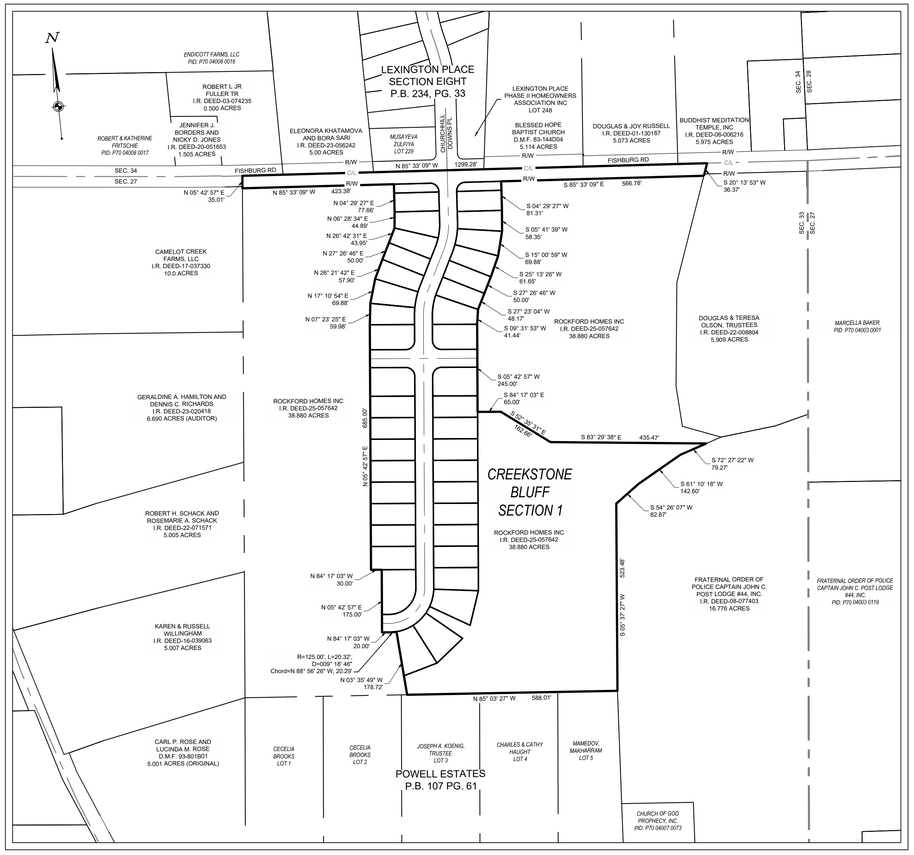
BEHALF OF _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



INDEX MAP

200 0 200 400
GRAPHIC SCALE (IN FEET)
1 in. = 200 ft.

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON

THIS ____ DAY OF _____, 2025.

_____
CHAIRPERSON

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED-20-051653
I.R. DEED-23-056242
D.M.F. 83-144D04
I.R. DEED-01-130187
I.R. DEED-06-006216
I.R. DEED-17-037330
I.R. DEED-25-057642
D.M.F. 93-801B01
I.R. DEED-08-077403
I.R. DEED-16-039063
I.R. DEED-22-071571
I.R. DEED-23-020418
I.R. DEED-22-008804

RECORD PLATS

POWELL ESTATES
P.B. 107 PG. 61

LEXINGTON PLACE SEC 8
P.B. 234 PG. 33 & 33A

DESCRIPTION:

SITUATED IN SECTION 33, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 17.3941 ACRES OUT OF A 38.880 ACRE TRACT CONVEYED TO ROCKFORD HOMES INC., AS RECORDED IN I.R. DEED-25-057642, RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON A PORTION OF THE CENTERLINE OF FISHBURG ROAD (SOUTH 85°33'09" EAST) OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN MAY OF 2025. SCALED TO GROUND AT A LAT. N39°50' 30.86601", LONG. W84°09'09.44900" AT A PROJECT HEIGHT OF 741.280 FEET AND A SCALE FACTOR OF 1.00006771277856. AS SHOWN ON A SURVEY PREPARED BY CESO INC. IN SEPTEMBER 2025, FILED IN VOLUME 2025, PAGE 263 OF THE MONTGOMERY COUNTY ENGINEER'S RECORDS.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2025 JOB# 2025-0332RE

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

_____ _____
CHECKED BY DATE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

_____ _____
JOSHUA R. COTTINGIM, P.S. DATE:
OHIO PROFESSIONAL SURVEYOR #8911

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JOSHUA R. COTTINGIM, P.S.
EMAIL: JOSHUA.COTTINGIM@CESOINC.COM

OWNER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
SECTION ONE
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

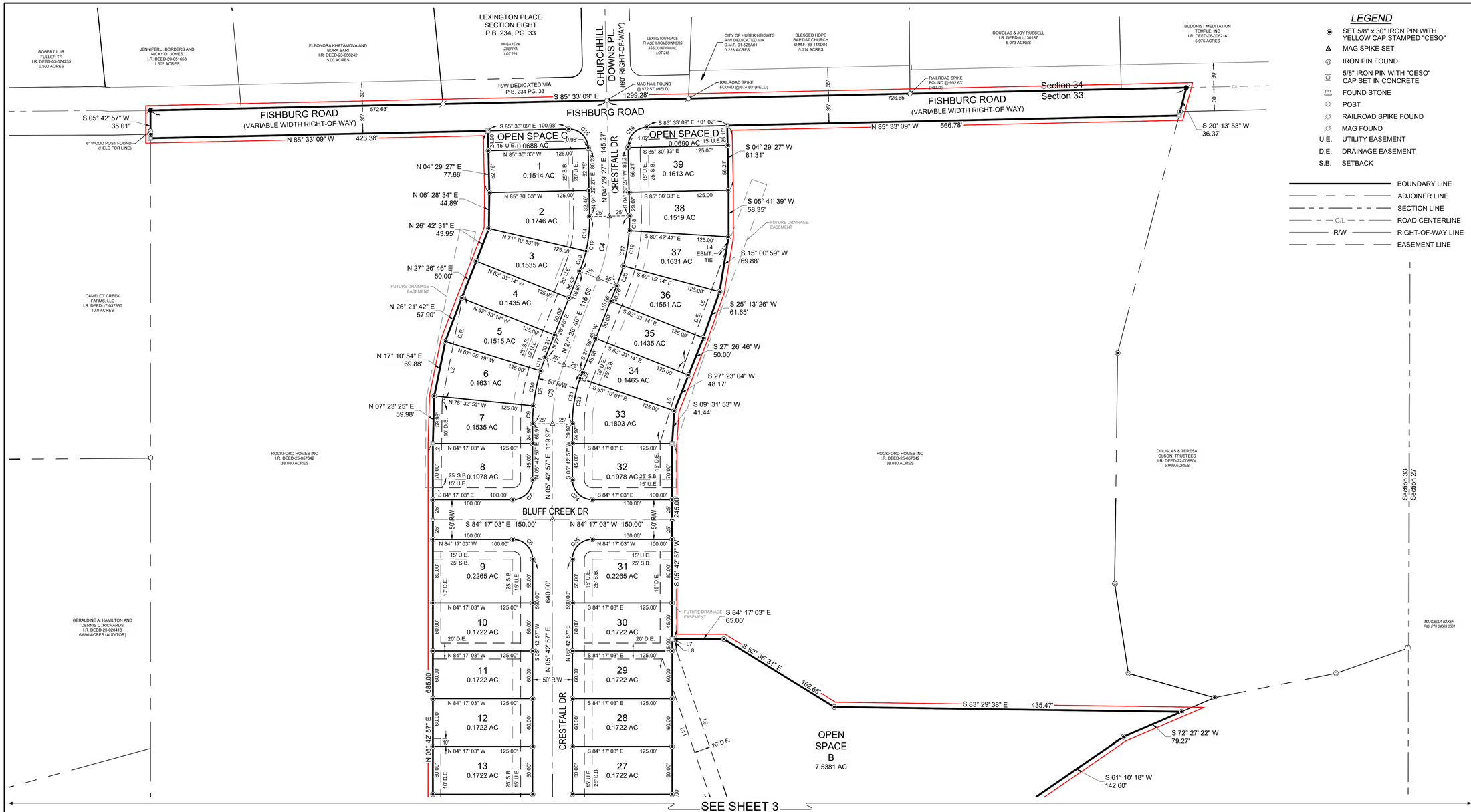
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	5/4/2026
Issue:	

Drawing Title:
RECORD PLAN



LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- FOUND STONE
- POST
- RAILROAD SPIKE FOUND
- MAG FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.B. SETBACK

BOUNDARY LINE
ADJOINER LINE
SECTION LINE
C/L ROAD CENTERLINE
R/W RIGHT-OF-WAY LINE
EASEMENT LINE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	21° 43' 49"	200.00'	75.85'	N16° 34' 52"E, 75.40'
C4	22° 57' 19"	200.00'	80.13'	N15° 58' 06"E, 79.59'
C6	90° 00' 00"	25.00'	39.27'	N39° 17' 03"W, 35.36'
C7	90° 00' 00"	25.00'	39.27'	N50° 42' 57"E, 35.36'
C8	21° 43' 49"	225.00'	85.33'	N16° 34' 52"E, 84.82'
C9	05° 44' 09"	225.00'	22.52'	S08° 35' 01"W, 22.51'
C10	11° 27' 33"	225.00'	45.00'	N17° 10' 54"E, 44.93'
C11	04° 32' 05"	225.00'	17.81'	N25° 10' 43"E, 17.80'
C12	22° 57' 19"	175.00'	70.11'	N15° 58' 06"E, 69.65'
C13	08° 37' 39"	175.00'	26.35'	N23° 07' 57"E, 26.33'
C14	14° 19' 40"	175.00'	43.76'	N11° 39' 17"E, 43.65'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	90° 02' 36"	24.00'	37.72'	N40° 31' 51"W, 33.95'
C16	89° 57' 24"	24.00'	37.68'	S49° 28' 09"W, 33.93'
C17	22° 57' 19"	225.00'	90.15'	S15° 58' 06"W, 89.54'
C18	04° 47' 48"	225.00'	18.84'	N06° 53' 21"E, 18.83'
C19	11° 27' 33"	225.00'	45.00'	S15° 00' 59"W, 44.93'
C20	06° 42' 00"	225.00'	26.31'	S24° 05' 46"W, 26.30'
C21	21° 43' 49"	175.00'	66.37'	S16° 34' 52"W, 65.97'
C22	02° 36' 47"	175.00'	7.98'	S26° 08' 23"W, 7.98'
C23	19° 07' 02"	175.00'	58.39'	S15° 16' 28"W, 58.12'
C24	90° 00' 00"	25.00'	39.27'	S39° 17' 03"E, 35.36'
C25	90° 00' 00"	25.00'	39.27'	S50° 42' 57"W, 35.36'

LINE TABLE		
Line #	Direction	Length
L1	N84° 17' 03"W	10.30'
L2	N06° 24' 00"E	108.97'
L3	N16° 56' 54"E	137.41'
L4	N15° 00' 59"E	14.66'
L5	N25° 48' 39"E	150.21'
L6	N23° 01' 15"E	107.44'
L7	N84° 17' 03"W	5.00'
L8	N05° 42' 57"E	13.32'
L9	N13° 21' 10"W	195.58'
L11	S13° 21' 10"E	190.14'

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

39 LOTS AREA =	6.8578 ACRES
3 OPEN SPACE =	7.6759 ACRES
RIGHT-OF-WAY =	2.8604 ACRES
TOTAL AREA =	17.3941 ACRES

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION ONE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

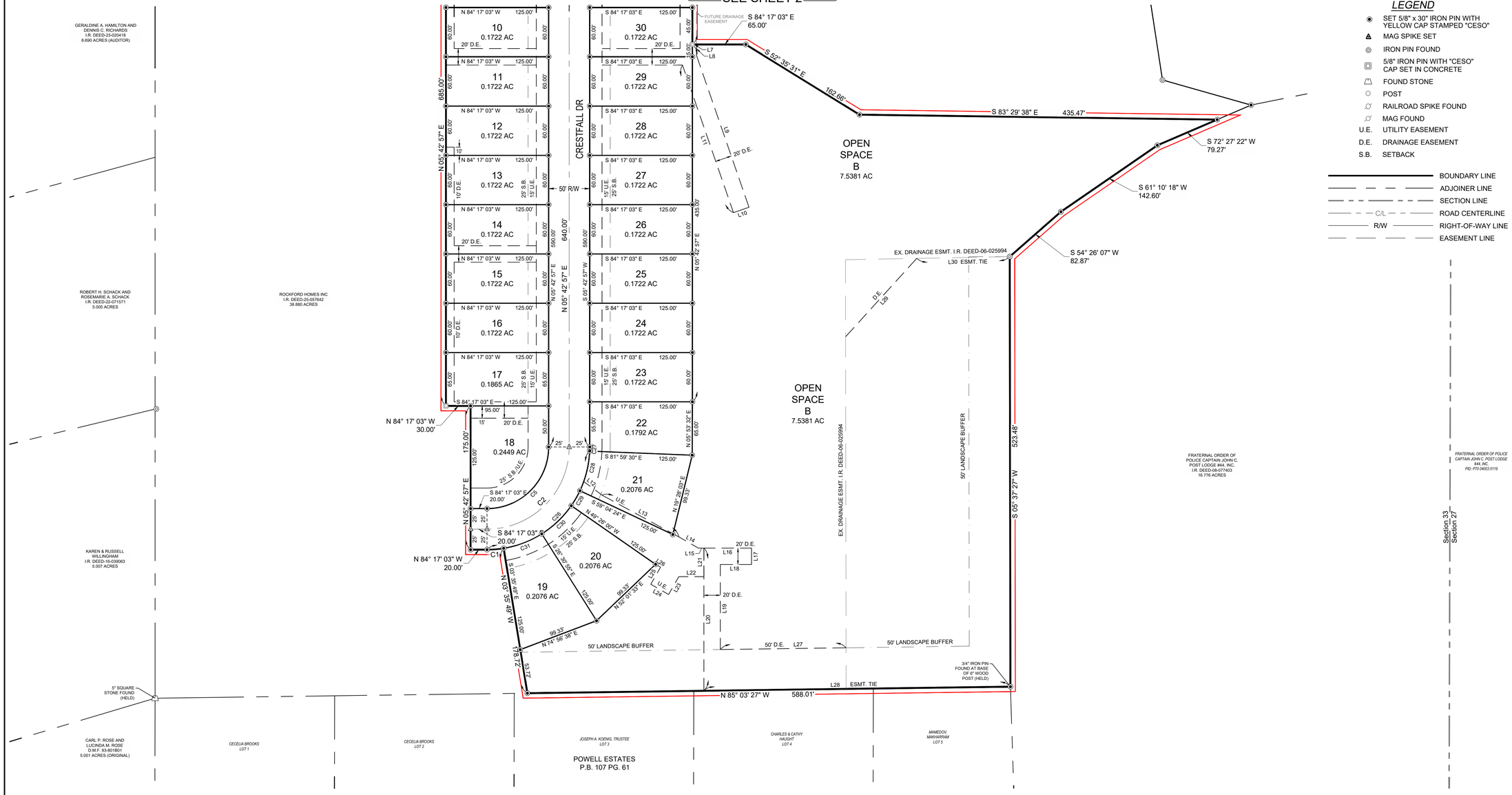
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	5/4/2026
Issue:	

Drawing Title:
RECORD PLAN



LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- FOUND STONE
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- S.B. SETBACK

BOUNDARY LINE
ADJOINER LINE
SECTION LINE
C/L ROAD CENTERLINE
R/W RIGHT-OF-WAY LINE
EASEMENT LINE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	09° 18' 46"	125.00'	20.32'	N88° 56' 26"W, 20.29'
C2	90° 00' 00"	100.00'	157.08'	N50° 42' 57"E, 141.42'
C5	90° 00' 00"	75.00'	117.81'	N50° 42' 57"E, 106.07'
C26	90° 00' 00"	125.00'	196.35'	S50° 42' 57"W, 176.78'
C27	02° 17' 33"	125.00'	5.00'	S06° 51' 43"W, 5.00'
C28	22° 55' 06"	125.00'	50.00'	S19° 28' 03"W, 49.67'
C29	09° 38' 24"	125.00'	21.03'	N35° 44' 48"E, 21.01'
C30	22° 55' 06"	125.00'	50.00'	S52° 01' 33"W, 49.67'
C31	22° 55' 06"	125.00'	50.00'	S74° 56' 38"W, 49.67'

LINE TABLE		
Line #	Direction	Length
L7	N84° 17' 03"W	5.00'
L8	N05° 42' 57"E	13.32'
L9	N13° 21' 10"W	195.58'
L10	N76° 38' 50"E	20.00'
L11	S13° 21' 10"E	190.14'
L13	N55° 43' 26"W	106.54'
L14	N54° 29' 20"W	27.40'
L15	N84° 17' 03"W	6.72'
L16	N84° 17' 03"W	58.00'
L17	N05° 42' 57"E	20.00'

LINE TABLE		
Line #	Direction	Length
L18	S84° 17' 03"E	38.00'
L19	N05° 42' 57"E	103.46'
L20	S05° 42' 57"W	173.47'
L21	N05° 42' 57"E	34.76'
L22	S84° 17' 03"E	30.54'
L23	N35° 30' 42"E	25.00'
L24	S54° 29' 18"E	25.00'
L25	S35° 30' 42"W	23.91'
L26	S54° 15' 12"E	7.00'
L27	S85° 03' 27"E	153.06'

LINE TABLE		
Line #	Direction	Length
L28	S85° 00' 58"E	373.14'
L29	N47° 57' 17"E	128.88'
L30	S85° 21' 33"E	113.20'

ROADWAY LENGTHS:

CRESTFALL DRIVE:	1354.96 FT
BLUFF CREEK DR:	300.00 FT

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

39 LOTS AREA =	6.8578 ACRES
3 OPEN SPACE =	7.6759 ACRES
RIGHT-OF-WAY =	2.8604 ACRES
TOTAL AREA =	17.3941 ACRES

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
SECTION ONE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	5/4/2026
Issue:	

Drawing Title:
RECORD PLAN

Huber Heights Fire Division

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

Occupancy Name:	Creekstone Bluff Section 1
Occupancy Address:	Fishburg Road

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/27/2026

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. 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:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2025)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. It is hard to distinguish locations of hydrants on some drawings. A larger symbol shall be used.**
- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**

- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.***

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**

- **Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by the way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050kg) Ohio Fire Code Appendix D102.1**

- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***

- **Fire lane signs as specified in Ohio Fire Code D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. *Ohio Fire Code D103.6.2*. (Signs should be located on the side with fire hydrants.)**

- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown but no details are provided on size and surface type.**

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **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 statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-11575 **7. D.**

Planning Commission

Meeting Date: 06/09/2026

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, GREYFOX CREEKSIDE, LLC, is requesting approval of a Final Plat for 50 building lots and associated retention basins and open space for Creekside Woods Phase 1A. Property is located at 5425 Charlesgate Road (FP 26-15).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of June 9, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2026

Subject: FP 26-15 Creekside Woods Phase 1A
(Application dated May 19, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: GreyFoxCreekside LLC – Applicant/Owner

DEVELOPMENT NAME: Creekside Woods

ADDRESS/LOCATION: 5425 Charlesgate Road

ZONING/ACREAGE: PR: Planned Residential / 10.318 acres.

EXISTING LAND USE: Vacant land (development under construction)

ZONING ADJACENT LAND:
North: R-2 / R-6
East : PP
West: A
South: A

REQUEST: The applicant requests Final Plat approval for 50 building lots and associated retention basins and open space.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1107 – Final Plat

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

STAFF ANALYSIS AND RECOMMENDATION:

Overview
This is the first plat of the Creekside Woods subdivision. The Planning Commission approved the Detailed Development Plan for this section on February 11, 2025.

Staff Analysis
Conformance with the Subdivision and Development Regulations
All front setbacks are 20 feet from the back of the sidewalk (15 feet from the right-of-way), consistent with the approved plans. All lot sizes are the same as approved through the Detailed Development Plan.

Additional Comments:

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

Recommendation
Planning staff recommends approval of the Final Plat for Creekside Woods Phase 1A submitted on May 19, 2026.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Final Plat with or without conditions;
2) Deny the Final Plat; or.
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on May 19, 2026, the applicant GREYFOX CREEKSIDE, LLC, requested approval of a Final Plat for 50 building lots and associated retention basins and open space. Property located at 5425 Charlesgate Road, Parcel Number P70 01924 0003 of the Montgomery County, Ohio Records (FP 26-15), and;

WHEREAS, on June 9, 2026, 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, Greyfox Creekside, LLC, for approval of a Final Plat. Property is located at 5425 Charlesgate Road (Case FP 26-15), in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAY 19 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number FP 26-15 Date Filed 5-19-25
Receipt Number 535125 Amount Paid 412.80

TYPE OF ACTION REQUESTED

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

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

June 9, 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.

	APPLICANT		CONTACT PERSON
Name	GreyFoxCreekside LLC	Name	Drew Cook
Address	6161 Oak Tree Boulevard, Suite 250 Cleveland, OH 44131	Address	6161 Oak Tree Boulevard, Suite 250 Cleveland, OH 44131
Phone	(919) 210-9763	Phone	(919) 210-9763
Fax		Fax	
Email	drew.cook@greyfoxre.com	Email	drew.cook@greyfoxre.com

PROPERTY INFORMATION

Project Name: Creekside Woods Phase 1A

Location of property: 5425 Charlesgate Road

Book _____ Page _____ Parcel Number(s) P70 01924 0003

Current Zoning: PR Proposed Zoning: PR

Property Owner's Name: GreyFoxCreekside, LLC Telephone: (919) 210-9763

Address: 6161 Oak Tree Boulevard, Suite 250, Cleveland, OH 44131

Total acres included in this application: 10.32-acres

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

Brief description of application request:
Requesting Final Plat Approval for Phase 1A of the Creekside Woods Development

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

Name of Engineer: CESO, Inc. Telephone: (937) 435-8584

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

Applicant's Signature

Applicant's Signature:

Drew Cook

Printed Name:

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

Drew Cook

OWNER

Subscribed and sworn to before me this 18 day of MAY, 2026.

SUSAN OCONNOR
Notary Public
State of Ohio
My Comm. Expires
November 20, 2028

Susan O'Connor

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: GreyFoxCreekside LLC
Address: 6161 Oak Tree Boulevard, Suite 250
Cleveland, OH 44131

Phone: (919) 210-9763
Fax:
Email: drew.cook@greyfoxre.com

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: GreyFoxCreekside LLC
Address: 6161 Oak Tree Boulevard, Suite 250
Cleveland, OH 44131

Phone: (919) 210-9763
Fax:
Email: drew.cook@greyfoxre.com

ENGINEER

Name: CESO, Inc.
Address: 3601 Rigby Road, Suite 300
Miamisburg, OH 45342

Phone: (937) 435-8584
Fax:
Email: jon.buchanan@cesoinc.com

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Witness

Witness

By: _____
Applicant's Signature

Date: 5/18/2026

Project: Creeks de Wind phase 1A

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

Drew Cook
Printed Name

n/a
Owner's Signature

n/a
Printed Name

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

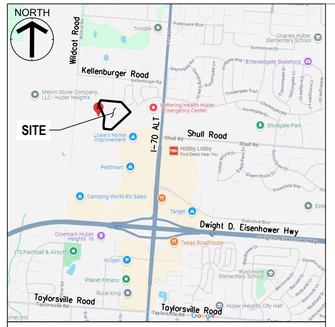
OWNER on this 18 day of MAY, 2026.

SUSAN OCONNOR
Notary Public
State of Ohio
My Comm. Expires
November 20, 2028

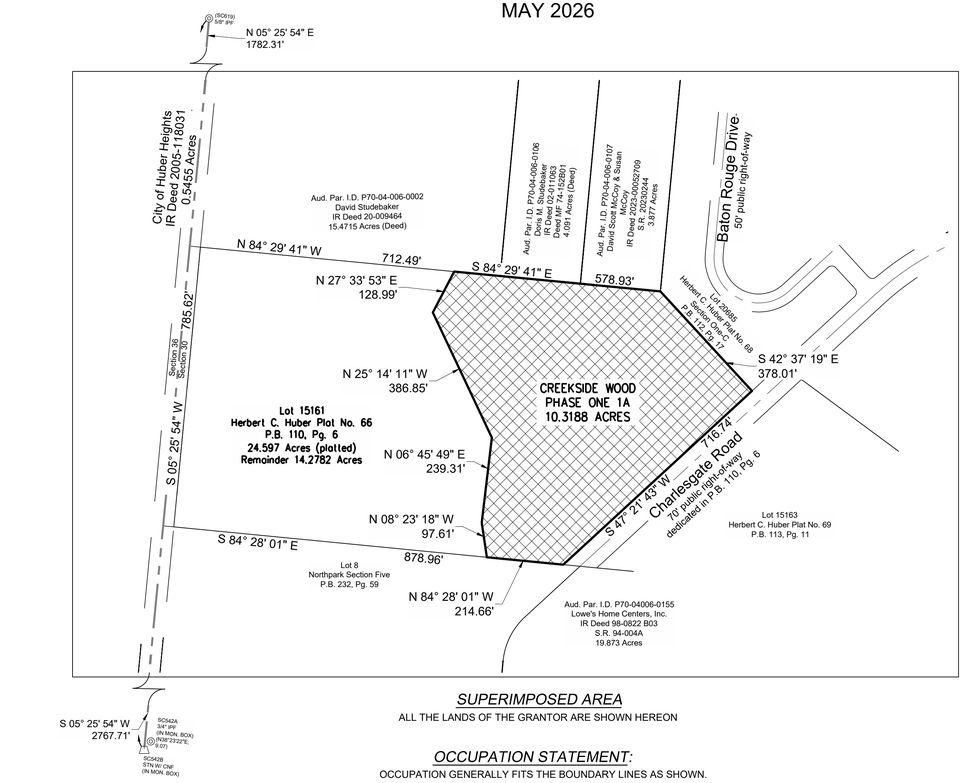
Susan O Connor
Notary Public

RECORD PLAN
CREEKSIDE WOODS
PHASE 1A

SECTION 30, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 10.3188 TOTAL ACRES
MAY 2026



VICINITY MAP - NOT TO SCALE



SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS
I.R. DEED 20-009464 DMF 98-822B03
I.R. DEED 23-052709 DMF 74-152B01
I.R. DEED 02-011063

RECORD PLATS
P.B. 110, PG. 6
P.B. 112, PG. 17
P.B. 113, PG. 11
P.B. 232, PG. 59

DESCRIPTION:

SITUATED IN PART OF SECTION 30, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 10.3188 ACRES ALL OUT OF THE LANDS CONVEYED TO GREYFOXCREEKSIDE LLC. DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 25-022087 RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)
)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20____ BY _____ OF GREYFOXCREEKSIDE LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

DEVELOPER / OWNER:

GREY FOX CAPITAL
6161 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH ZONE, NAD 83 AND THE CENTERLINE OF CHARLESGATE ROAD, BEING (S47° 21' 43" W) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN SEPTEMBER OF 2024.

EASEMENTS/ENCROACHMENTS

IN THE EVENT THAT A SINGLE-FAMILY STRUCTURE IS ERECTED ON MORE THAN ONE LOT, EACH SUCH LOT SHALL HAVE THE BENEFIT OF MUTUAL EASEMENTS ACROSS THE OTHER LOTS UPON WHICH SAID STRUCTURE IS LOCATED AND THROUGH THE STRUCTURE, AND EACH SUCH LOT SHALL BE SUBJECT TO EASEMENTS ACROSS IT AND THROUGH THE STRUCTURE ERECTED THEREON FOR THE BENEFIT OF THE OTHER LOTS UPON WHICH SAID STRUCTURE IS LOCATED, FOR THE MAINTENANCE, CONTINUATION AND UPKEEP OF UTILITY WIRES AND LINES SERVING THE INDIVIDUAL LOTS AND DWELLING UNITS LOCATED THEREON.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2026 JOB# 0000-0000RE

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

_____ _____
CHECKED BY DATE

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026.

_____
CHAIRPERSON

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

_____ _____
SEAN T. BROOKS, P.S. DATE:
OHIO P.S. NO. 8828

CESO
WWW.CESOINC.COM

PREPARED BY:

GREY FOX CAPITAL

CREEKSIDE WOODS
PHASE 1A

CHARLESGATE ROAD
HUBER HEIGHTS, OH 45424

ID	Revisions / Submissions	
	Description	Date

© 2026 CESO, INC.

Project Number:	765054
Drawn By:	DAS
Checked By:	JRC
Date:	5-19-2026
Issue:	

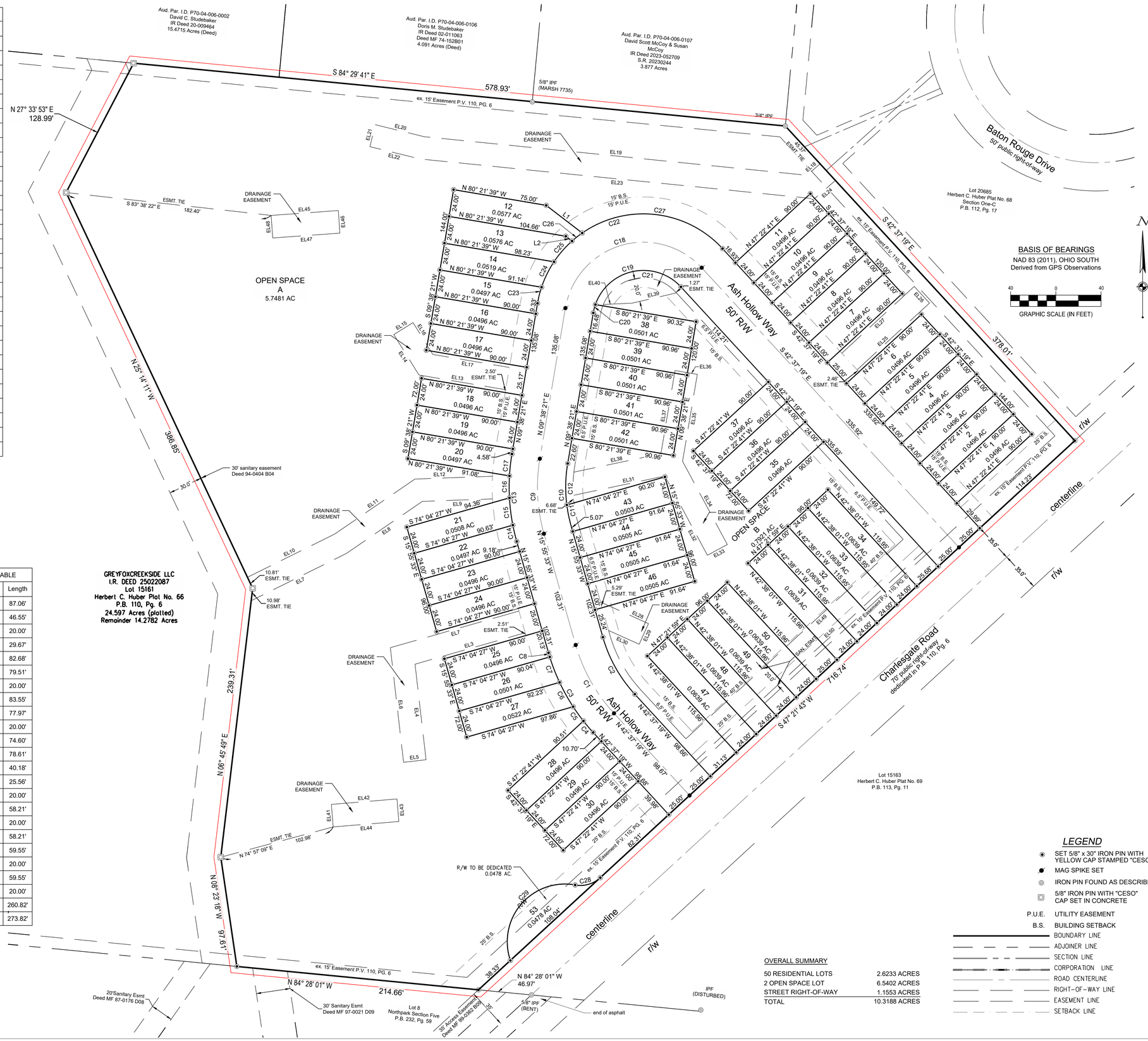
Drawing Title:
RECORD PLAN

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	26° 41' 46"	150.00'	69.89'	N29° 16' 26"W, 69.26'
C2	26° 41' 46"	125.00'	58.24'	N29° 16' 26"W, 57.72'
C3	26° 41' 46"	175.00'	81.54'	N29° 16' 26"W, 80.80'
C4	4° 21' 37"	175.00'	13.32'	N40° 26' 31"W, 13.31'
C5	5° 05' 44"	175.00'	15.56'	N35° 42' 51"W, 15.56'
C6	8° 04' 40"	175.00'	24.67'	N29° 07' 39"W, 24.65'
C7	7° 53' 48"	175.00'	24.12'	N21° 08' 25"W, 24.10'
C8	1° 15' 58"	175.00'	3.87'	N16° 33' 32"W, 3.87'
C9	25° 33' 54"	150.00'	66.93'	N3° 08' 36"W, 66.38'
C10	25° 33' 54"	125.00'	55.77'	N3° 08' 36"W, 55.31'
C11	8° 42' 30"	125.00'	19.00'	N11° 34' 18"W, 18.98'
C12	16° 51' 24"	125.00'	36.78'	N1° 12' 39"E, 36.64'
C13	25° 33' 54"	175.00'	78.08'	N3° 08' 36"W, 77.44'
C14	4° 51' 33"	175.00'	14.84'	N13° 29' 47"W, 14.84'
C15	7° 57' 31"	175.00'	24.31'	N7° 05' 15"W, 24.29'
C16	6° 22' 31"	175.00'	19.47'	N0° 04' 46"E, 19.46'
C17	6° 22' 20"	175.00'	19.46'	N6° 27' 11"E, 19.45'
C18	127° 44' 20"	70.00'	156.06'	N73° 30' 31"E, 125.69'
C19	127° 44' 20"	45.00'	100.33'	N73° 30' 31"E, 80.80'
C20	9° 37' 28"	45.00'	7.56'	N14° 27' 05"E, 7.55'
C21	118° 06' 51"	45.00'	92.77'	N78° 19' 15"E, 77.19'
C22	127° 44' 20"	95.00'	211.80'	N73° 30' 31"E, 170.58'
C23	127° 44' 20"	95.00'	211.80'	N73° 30' 31"E, 170.58'
C24	15° 08' 13"	95.00'	25.10'	N26° 05' 37"E, 25.02'
C25	14° 40' 37"	95.00'	24.34'	N41° 00' 01"E, 24.27'
C26	6° 55' 44"	95.00'	11.49'	N51° 48' 12"E, 11.48'
C27	82° 06' 37"	95.00'	136.14'	S83° 40' 38"E, 124.79'
C28	52° 49' 41"	26.00'	23.97'	S73° 46' 34"W, 23.13'
C29	119° 05' 52"	51.00'	106.01'	S40° 38' 28"W, 87.93'

LINE TABLE		
Line #	Direction	Length
L1	N52° 29' 50"W	40.15'
L2	N52° 29' 50"W	7.01'

EASEMENT LINE TABLE		
Line #	Direction	Length
EL3	S74° 05' 30"W	101.27'
EL4	S06° 34' 54"E	85.03'
EL5	S83° 25' 06"W	20.00'
EL6	N06° 34' 54"W	102.01'
EL7	N74° 05' 30"E	118.24'
EL7	N63° 37' 33"E	93.77'
EL8	N55° 34' 15"E	81.59'
EL9	N87° 57' 56"E	62.13'
EL10	N63° 37' 33"E	86.15'
EL11	N55° 34' 15"E	85.99'
EL12	N87° 57' 56"E	68.61'
EL13	N80° 21' 39"W	77.75'
EL14	N31° 52' 33"W	42.10'
EL15	N58° 07' 27"E	20.00'
EL16	S31° 52' 33"E	33.10'
EL17	S80° 21' 39"E	68.75'
EL18	S48° 48' 55"W	15.22'
EL19	N84° 14' 33"W	340.13'
EL20	N76° 16' 03"W	44.58'
EL21	S13° 43' 57"W	20.00'
EL22	S76° 16' 03"E	45.97'
EL23	S84° 14' 33"E	350.21'
EL24	N48° 48' 55"E	23.90'
EL25	N47° 20' 06"E	87.07'
EL26	N42° 39' 54"W	20.00'

EASEMENT LINE TABLE		
Line #	Direction	Length
EL27	S47° 20' 06"W	87.06'
EL28	S65° 46' 04"E	46.55'
EL29	S24° 13' 56"W	20.00'
EL30	N65° 46' 04"W	29.67'
EL31	N78° 06' 03"E	82.68'
EL32	S28° 17' 43"E	79.51'
EL33	N61° 42' 17"E	20.00'
EL34	N28° 17' 43"W	83.55'
EL35	N09° 38' 02"E	77.97'
EL36	N80° 21' 58"W	20.00'
EL37	S09° 38' 02"W	74.60'
EL38	S78° 06' 03"W	78.61'
EL39	S76° 59' 52"W	40.18'
EL40	S87° 21' 46"W	25.56'
EL41	N04° 43' 12"W	20.00'
EL42	N85° 16' 48"E	58.21'
EL43	S04° 43' 12"E	20.00'
EL44	S85° 16' 48"W	58.21'
EL45	N85° 52' 25"E	59.55'
EL46	S04° 07' 35"E	20.00'
EL47	S85° 52' 25"W	59.55'
EL48	N04° 07' 35"W	20.00'
EL49	S47° 26' 56"W	260.82'
EL50	S47° 26' 56"W	273.82'



OVERALL SUMMARY	
50 RESIDENTIAL LOTS	2.6233 ACRES
2 OPEN SPACE LOT	6.5402 ACRES
STREET RIGHT-OF-WAY	1.1553 ACRES
TOTAL	10.3188 ACRES

LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND AS DESCRIBED
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- P.U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- CORPORATION LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE

CESO
WWW.CESOINC.COM

PREPARED BY:

GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1A

CHARLESGATE RD. & WILDCAT RD
HUBER HEIGHTS, OH 45424

ID	Revisions / Submissions	
	Description	Date

© 2026 CESO, INC.

Project Number:	765054
Drawn By:	DAS
Checked By:	JRC
Date:	5-19-2026
Issue:	

Drawing Title:
RECORD PLAN

Huber Heights Fire Division

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

Occupancy Name:	Creekside Woods Site Plan
Occupancy Address:	5425 Charlesgate

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/26/2026

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. 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:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.**
- **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, five inch diameter steamer nozzles. These steamer nozzles shall have a five inch STORTZ quick connection and one steamer shall have a four inch STORTZ connection approved by the Code Official.**

- **If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).**

- **Turn radius for fire department vehicle access shall meet the requirements for Huber Heights Fire Division. Refer to Ohio Fire Code Appendix D103.3 and 503.2.4.**

- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed.**

- **If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.**

- **Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.**

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 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 statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-11576 **7. E.**

Planning Commission

Meeting Date: 06/09/2026

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC. is requesting approval of a Final Plat for 45 building lots and associated retention basins and open space. Property is located at Chambersburg Road and Endicott Road (North side) (FP 26-16).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of June 9, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: June 2, 2026

Subject: FP 26-16 Canal Heights Section 2
(Application dated May 19, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Forestar (USA) Real Estate Group – Applicant/Owner
DEVELOPMENT NAME:	Canal Heights
ADDRESS/LOCATION:	Chambersburg Rd. & Endicott Road (North side)
ZONING/ACREAGE:	PR: Planned Residential / 30.24 acres.
EXISTING LAND USE:	Vacant land (development under construction)
ZONING ADJACENT LAND:	PP/PC
REQUEST:	The applicant requests Final Plat approval for 45 building lots and associated retention basins and open space.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107 – Final Plat
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
This is the second 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.

Staff Analysis
Conformance with the Subdivision and Development Regulations
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.

Additional Comments:

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

Recommendation
Planning staff recommends approval of the Final Plat for Canal Heights Section 2 submitted on May19, 2026.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Final Plat with or without conditions;
2) Deny the Final Plat; or.
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on May 19, 2026, the applicant FORESTAR (USA) REAL ESTATE GROUP, INC, requested approval of a Final Plat for 45 building lots and associated retention basins and open space. Property located at Chambersburg Road and Endicott Road (North side), Parcel Numbers P70 04008 0006 and P70 04008 0178 of the Montgomery County, Ohio Records (FP 26-16), and;

WHEREAS, on June 9, 2026, 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, Forestar (USA) Real Estate Group, Inc, for approval of a Final Plat. Property is located at Chambersburg Road and Endicott Road (North side) (Case FP 26-16), in accordance with the recommendation of Staff's Memorandum dated June 2, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED
MAY 19 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number FP 26-16 Date Filed 5-19-25
Receipt Number 535126 Amount Paid 1153.20

TYPE OF ACTION REQUESTED

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

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

June 9, 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.

	APPLICANT		CONTACT PERSON
Name	Forestar (USA) Real Estate Group, Inc.	Name	Mark Connor
Address	8425 Pulsar Place, Suite 320 Columbus, OH 43240	Address	8425 Pulsar Place, Suite 320 Columbus, OH 43240
Phone	(317) 900-6643	Phone	(317) 900-6643
Fax		Fax	
Email	markconnor@forestar.com	Email	markconnor@forestar.com

PROPERTY INFORMATION

Project Name: Canal Heights Section 2

Location of property: Chambersburg Road

Book _____ Page _____ Parcel Number(s) P70 04008 0006 & P70 04008 0178

Current Zoning: PR Proposed Zoning: PR

Property Owner's Name: Forestar (USA) Real Estate Group, Inc. Telephone: (317) 900-6643

Address: 8425 Pulsar Place, Suite 320, Columbus, OH 43240

Total acres included in this application: 30.24-acres

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

Brief description of application request:
Requesting Final Plat Approval for Section 2 of the Canal Heights Development

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

Name of Engineer: CESO, Inc. Telephone: (937) 435-8584

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

Applicant's Signature

Applicant's Signature:

Mark Connor

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 15 BL day of May, 2026.

NOTARY PUBLIC STATE OF OHIO

BRAXTEN LUTOMSKI
Notary Public
State of Ohio
My Comm. Expires
March 25, 2031

Braxten Lutomski

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: Forestar (USA) Real Estate Group, Inc.
Address: 8425 Pulsar Place, Suite 320
Columbus, OH 43240

Phone: (317) 900-6643
Fax:
Email: markconnor@forestar.com

AGENT

Name:
Address:

Phone:
Fax:
Email:

ATTORNEY

Name: Dinsmore & Shohl LLP
Address: 255 E. Fifth Street, Suite 1900
Cincinnati, OH 45202

Phone: (513) 977-8351
Fax:
Email: charles.baverman@dinsmore.com

DEVELOPER

Name: Forestar (USA) Real Estate Group, Inc.
Address: 8425 Pulsar Place, Suite 320
Columbus, OH 43240

Phone: (317) 900-6643
Fax:
Email: markconnor@forestar.com

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: CESO, Inc.
Address: 3601 Rigby Road, Suite 300
Miamisburg, OH 45342

Phone: (937) 435-8584
Fax:
Email: jon.buchanan@cesoinc.com

LANDSCAPE ARCHITECT

Name:
Address:

Phone:
Fax:
Email:

OTHER

Name:
Address:

Phone:
Fax:
Email:

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

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

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

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

Angela Connor
Witness

Elizabeth Freitas
Witness

By: _____
Applicant's Signature

Date: 5/15/26

Project: Canal Heights

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

Mark Connor
Printed Name

_____
Owner's Signature

_____
Printed Name

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

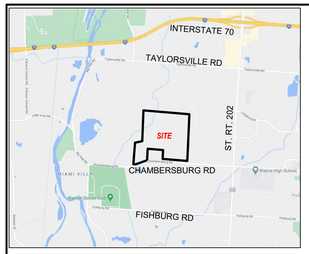
Mark Connor on this 15th day of May, 2026.

BRAXTEN LUTOMSKI
Notary Public
State of Ohio
My Comm. Expires
March 25, 2031

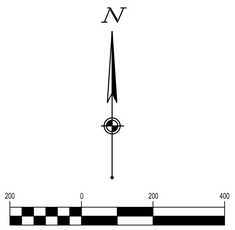
Braxten Lutomski
Notary Public

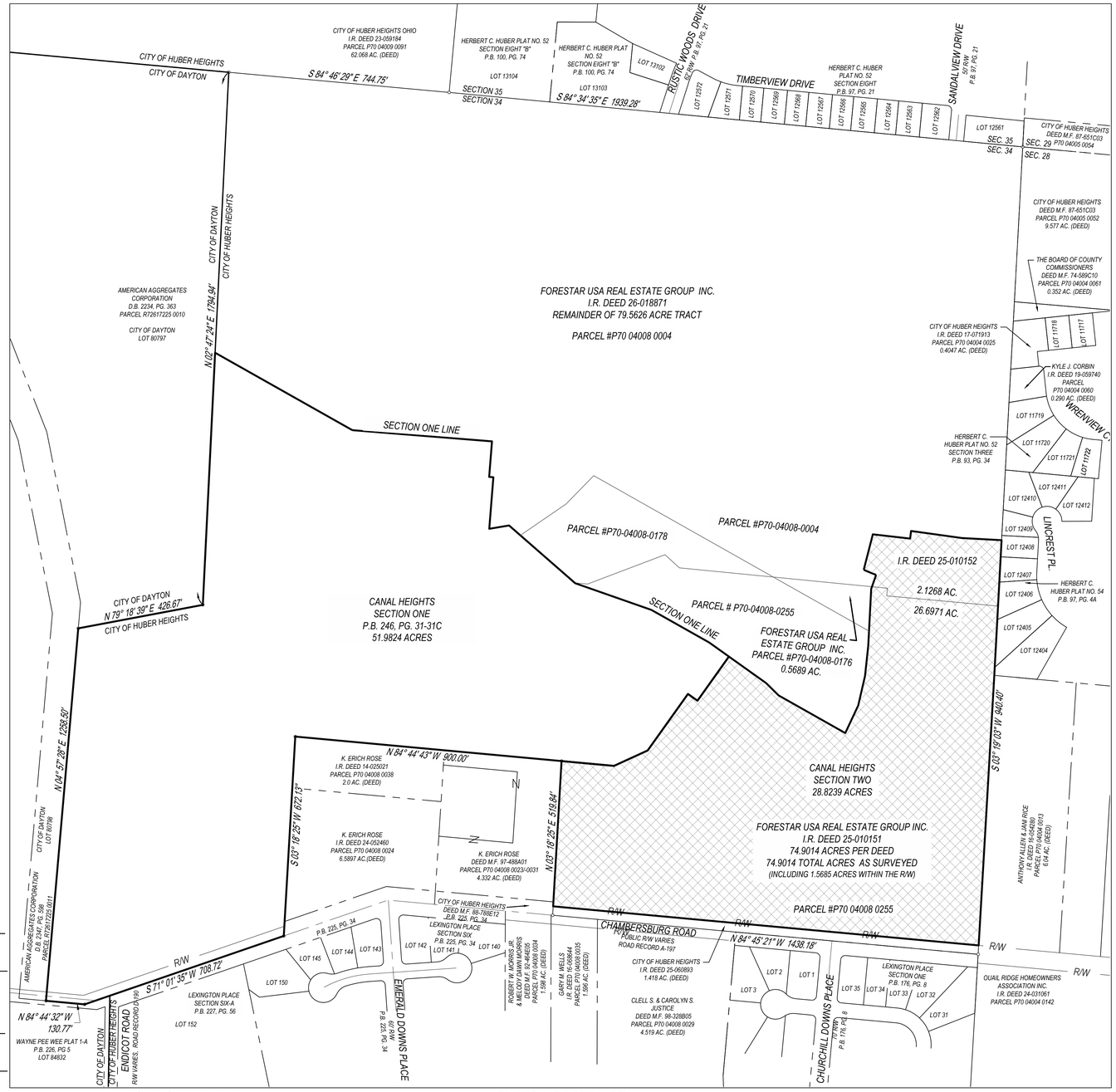
RECORD PLAN
CANAL HEIGHTS
SECTION TWO

SECTION 34, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 28.8239 TOTAL ACRES
MARCH 2026



VICINITY MAP
NOT TO SCALE





OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ WITNESS
_____ OWNER

_____ WITNESS
BY: _____
NAME:
TITLE:

AS TO ALL:

_____ WITNESS
_____ OWNER

_____ WITNESS
BY: _____
NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)
)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20_____ BY _____, _____OF _____, A _____, ON BEHALF OF THE _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOND STATEMENT:

A BOND OR OTHER SECURITY HAS BEEN FURNISHED ASSURING INSTALLATION AND INITIAL MAINTENANCE OF THE REQUIRED IMPROVEMENTS.

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

ZONING NOTE:

AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED PR-PLANNED RESIDENTIAL, PER CITY OF HUBER HEIGHTS ZONING, MONTGOMERY COUNTY, OHIO.

ENGINEER/SURVEYOR

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

DEVELOPER:

FORESTAR USA REAL
ESTATE GROUP, INC.
9292 N. MERIDIAN ST., SUITE 211
INDIANAPOLIS, IN. 46260

MONTGOMERY COUNTY WATER SERVICES APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 2026.

_____
MONTGOMERY COUNTY SANITARY ENGINEER

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON THIS ____ DAY OF _____, 2026.

_____ CITY MANAGER
_____ MAYOR

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED 00-063692	I.R. DEED 25-060893	D.B. 2347, PG. 598
I.R. DEED 12-048830	I.R. DEED 25-010152	D.B. 2234, PG. 363
I.R. DEED 14-025021	I.R. DEED 26-018871	
I.R. DEED 14-015991	I.R. DEED 26-018872	
I.R. DEED 17-071913	DMF 97-488A01	
I.R. DEED 16-054280	DMF 85-496B01	
I.R. DEED 23-059184	DMF 87-651C03	
I.R. DEED 25-010152	DMF 74-589C10	

RECORD PLATS

CANAL HEIGHTS SECTION ONE, PB. 246, PG. 31

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT "B", PLAT BOOK 100, PAGE 74

HERBERT C. HUBER PLAT NO. 52 SECTION EIGHT, PLAT BOOK 97, PAGE 21

HERBERT C. HUBER PLAT NO. 52 SECTION THREE NO. 52, PLAT BOOK 93, PAGE 34

HERBERT C. HUBER PLAT NO. 54, PLAT BOOK 97, PAGE 4A

DESCRIPTION:

SITUATED IN PART OF SECTION 34, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 28.8239 ACRES AND BEING 2.1268 ACRES OUT OF A 171.0112 ACRE TRACT CONVEYED TO FORESTAR USA REAL ESTATE GROUP INC., DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 25-010152 AND BEING 26.6971 ACRES OUT OF A 75.4730 ACRE TRACT CONVEYED TO FORESTAR USA REAL ESTATE GROUP INC. DESCRIBED IN THE DEED OF RECORD IN I.R. DEED 25-010151 RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND THE NORTH LINE OF SECTION 34, BEING (S84° 34' 35" E) AS DERIVED FROM GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2021.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2026 JOB# 2026-0069RE

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

_____ CHECKED BY
_____ DATE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

_____ SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828
_____ DATE:

PREPARED BY:

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

RECORD PLAN
CANAL HEIGHTS SECTION TWO
CHAMBERSBURG ROAD

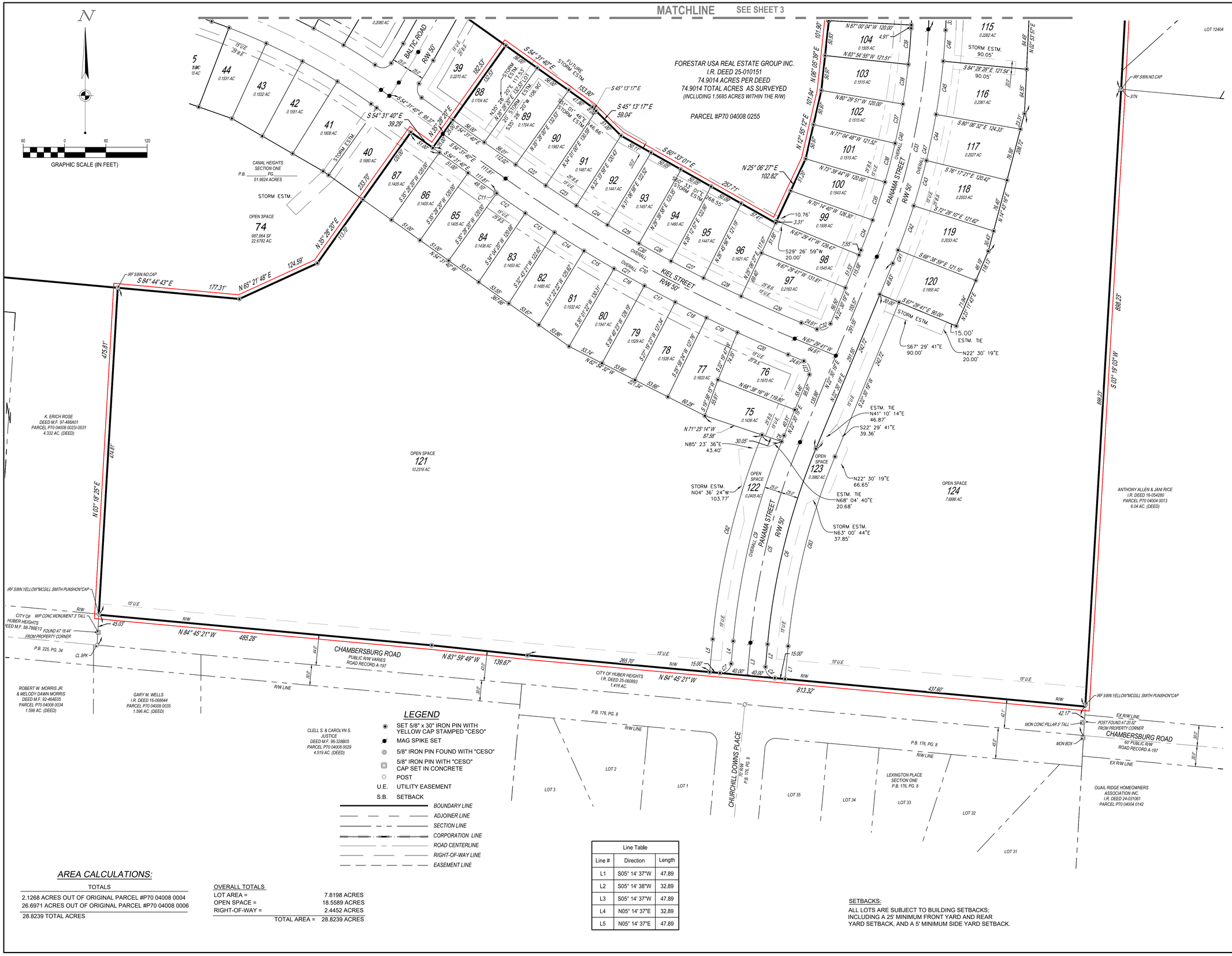
Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	763863-01
Scale:	1" = 200'
Drawn By:	CTT
Checked By:	JKH
Date:	05/19/2026
Issue:	1

Drawing Title:
RECORD PLAN



LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- 5/8" IRON PIN FOUND WITH "CESO"
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- POST
- U.E. UTILITY EASEMENT
- S.B. SETBACK

BOUNDARY LINE
ADJOINER LINE
SECTION LINE
CORPORATION LINE
ROAD CENTERLINE
RIGHT-OF-WAY LINE
EASEMENT LINE

AREA CALCULATIONS:

TOTALS

2.1268 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0004
26.6971 ACRES OUT OF ORIGINAL PARCEL #P70 04008 0006
28.8239 TOTAL ACRES

OVERALL TOTALS

LOT AREA =	7.8198 ACRES
OPEN SPACE =	18.5589 ACRES
RIGHT-OF-WAY =	2.4452 ACRES
TOTAL AREA =	28.8239 ACRES

Line Table		
Line #	Direction	Length
L1	S05° 14' 37"W	47.89
L2	S05° 14' 38"W	32.89
L3	S05° 14' 37"W	47.89
L4	N05° 14' 37"E	32.89
L5	N05° 14' 37"E	47.89

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

PREPARED BY:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

CANAL HEIGHTS SECTION TWO

CHAMBERSBURG ROAD

RECORD PLAN

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	763863-01
Scale:	1" = 60'
Drawn By:	CTT
Checked By:	JKH
Date:	05/19/2026
Issue:	1

Drawing Title:
RECORD PLAN

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	425.00'	45.00'	N67° 40' 59"W, 44.98'	006° 04' 00"	22.52'
C4	15.00'	23.56'	S39° 45' 24"E, 21.21'	089° 59' 58"	15.00'
C5	1000.00'	301.27'	N13° 52' 28"E, 300.13'	017° 15' 42"	151.79'
C6	975.00'	293.74'	S13° 52' 28"W, 292.63'	017° 15' 42"	147.99'
C8	1025.00'	9.38'	N22° 14' 35"E, 9.38'	000° 31' 27"	4.69'
C9	1025.00'	308.80'	S13° 52' 28"W, 307.64'	017° 15' 42"	155.58'
C10	2125.00'	480.92'	N61° 00' 41"W, 479.90'	012° 58' 01"	241.49'
C11	2150.00'	1.90'	N54° 33' 11"W, 1.90'	000° 03' 02"	0.95'
C12	2150.00'	50.63'	N55° 15' 11"W, 50.63'	001° 20' 57"	25.32'
C13	2150.00'	50.65'	N56° 36' 09"W, 50.65'	001° 20' 59"	25.33'
C14	2150.00'	50.65'	N57° 57' 09"W, 50.65'	001° 20' 59"	25.33'
C15	2150.00'	50.65'	N59° 18' 08"W, 50.65'	001° 20' 59"	25.33'
C16	2150.00'	50.65'	N60° 39' 08"W, 50.65'	001° 20' 59"	25.33'
C17	2150.00'	50.65'	N62° 00' 07"W, 50.65'	001° 20' 59"	25.33'
C18	2150.00'	50.65'	N63° 21' 07"W, 50.65'	001° 20' 59"	25.33'
C19	2150.00'	49.73'	N64° 41' 22"W, 49.73'	001° 19' 31"	24.87'
C20	2150.00'	80.41'	N66° 25' 24"W, 80.40'	002° 08' 34"	40.21'
C21	2150.00'	486.57'	N61° 00' 40"W, 485.53'	012° 58' 00"	244.33'
C22	2100.00'	53.15'	S55° 15' 30"E, 53.15'	001° 27' 01"	26.58'
C23	2100.00'	53.15'	S56° 42' 31"E, 53.15'	001° 27' 01"	26.58'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C24	2100.00'	53.15'	S58° 09' 31"E, 53.15'	001° 27' 01"	26.58'
C25	2100.00'	53.15'	S59° 36' 32"E, 53.15'	001° 27' 01"	26.58'
C26	2100.00'	53.15'	S61° 03' 33"E, 53.15'	001° 27' 01"	26.58'
C27	2100.00'	53.15'	S62° 30' 33"E, 53.15'	001° 27' 01"	26.58'
C28	2100.00'	60.77'	S64° 03' 48"E, 60.77'	001° 39' 29"	30.39'
C29	2100.00'	95.38'	S66° 11' 37"E, 95.37'	002° 36' 09"	47.70'
C30	2100.00'	475.05'	S61° 00' 50"E, 474.04'	012° 57' 41"	238.55'
C31	15.00'	23.56'	N22° 29' 41"W, 21.21'	090° 00' 00"	15.00'
C32	15.00'	23.56'	N67° 30' 19"E, 21.21'	090° 00' 00"	15.00'
C33	1000.00'	340.45'	N12° 45' 08"E, 338.81'	019° 30' 22"	171.89'
C34	975.00'	46.79'	N21° 07' 49"E, 46.79'	002° 44' 59"	23.40'
C35	975.00'	58.16'	N18° 02' 48"E, 58.15'	003° 25' 04"	29.09'
C36	975.00'	58.16'	N14° 37' 44"E, 58.15'	003° 25' 04"	29.09'
C37	975.00'	58.16'	N11° 12' 41"E, 58.15'	003° 25' 04"	29.09'
C38	975.00'	58.16'	N07° 47' 37"E, 58.15'	003° 25' 04"	29.09'
C39	975.00'	52.51'	N04° 32' 31"E, 52.51'	003° 05' 09"	26.26'
C40	975.00'	331.94'	N12° 45' 08"E, 330.34'	019° 30' 22"	167.59'
C41	1025.00'	20.66'	N21° 55' 40"E, 20.66'	001° 09' 18"	10.33'
C42	1025.00'	68.33'	N19° 26' 25"E, 68.32'	003° 49' 11"	34.18'
C43	1025.00'	68.33'	S15° 37' 14"W, 68.32'	003° 49' 11"	34.18'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C44	1025.00'	68.33'	S11° 48' 03"W, 68.32'	003° 49' 11"	34.18'
C45	1025.00'	78.10'	S07° 42' 30"W, 78.08'	004° 21' 55"	39.07'
C46	1025.00'	45.20'	S04° 15' 44"W, 45.20'	002° 31' 36"	22.60'
C47	1025.00'	348.95'	S12° 45' 09"W, 347.27'	019° 30' 20"	176.18'
C48	450.00'	113.93'	N77° 58' 09"W, 113.62'	014° 30' 20"	57.27'
C49	475.00'	107.66'	N77° 12' 34"W, 107.43'	012° 59' 10"	54.06'
C50	15.00'	22.70'	N40° 21' 06"W, 20.59'	086° 42' 05"	14.16'
C51	425.00'	136.54'	S73° 51' 11"E, 135.95'	018° 24' 25"	68.86'
C52	425.00'	91.54'	S76° 53' 14"E, 91.37'	012° 20' 29"	45.95'
C53	15.00'	24.59'	N49° 58' 14"E, 21.93'	093° 56' 35"	16.07'
C54	1025.00'	4.30'	N03° 07' 09"E, 4.30'	000° 14' 26"	2.15'
C55	1000.00'	86.37'	N05° 28' 24"E, 86.34'	004° 56' 54"	43.21'
C56	1025.00'	58.39'	N04° 52' 17"E, 58.38'	003° 15' 50"	29.20'
C57	1025.00'	88.52'	N05° 28' 23"E, 88.49'	004° 56' 52"	44.29'
C58	975.00'	4.38'	S03° 07' 40"W, 4.38'	000° 15' 27"	2.19'
C59	975.00'	79.82'	S05° 36' 07"W, 79.80'	004° 41' 27"	39.93'
C60	975.00'	84.20'	S05° 28' 23"W, 84.17'	004° 56' 52"	42.13'

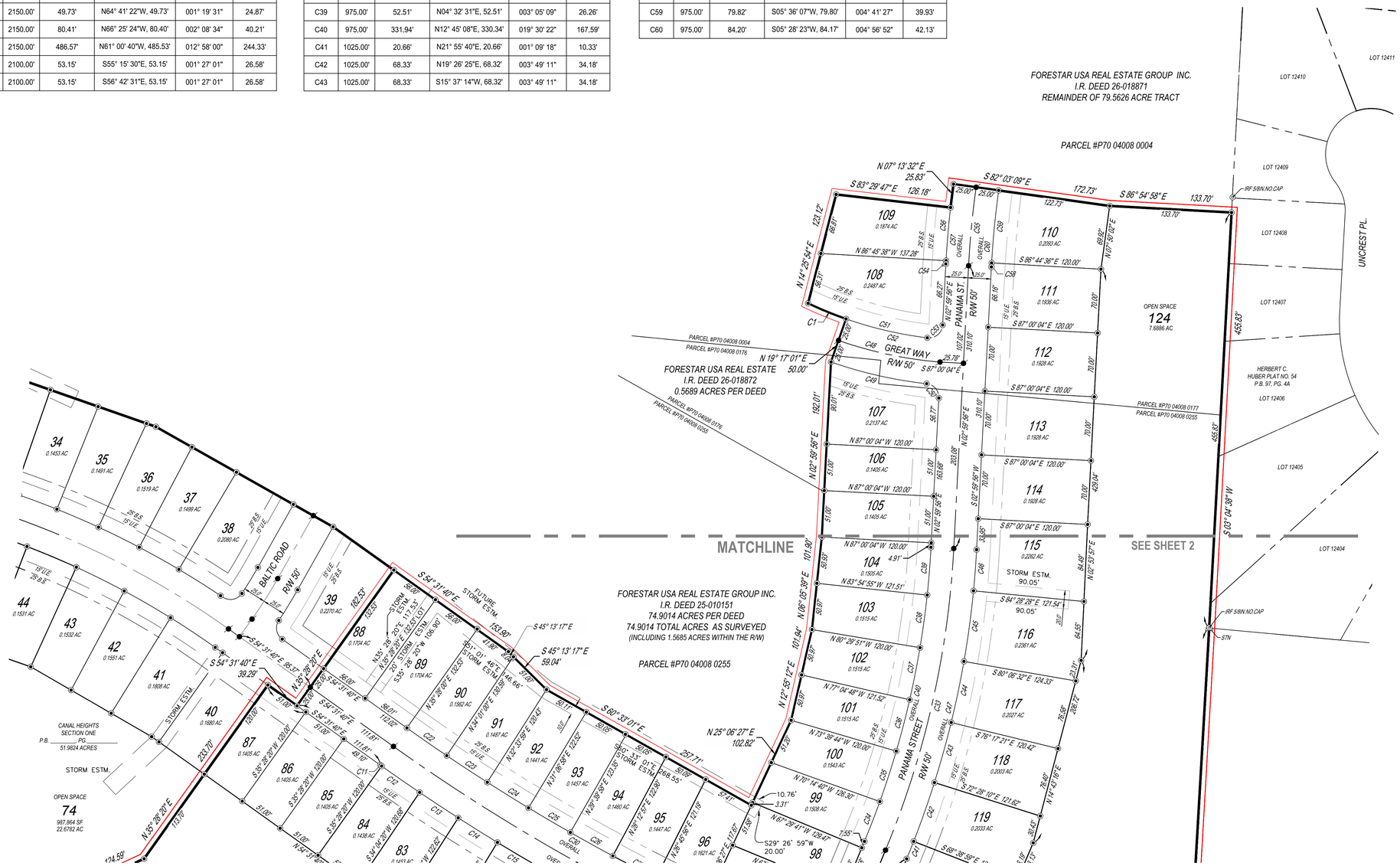
LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- 5/8" IRON PIN FOUND WITH "CESO"
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- POST
- U.E. UTILITY EASEMENT
- S.B. SETBACK
- *BOUNDARY LINE*
- *ADJOINER LINE*
- *SECTION LINE*
- *CORPORATION LINE*
- *ROAD CENTERLINE*
- *RIGHT-OF-WAY LINE*
- *EASEMENT LINE*

N

60 0 60 120

GRAPHIC SCALE (IN FEET)



SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

PREPARED BY:

CESO

WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

CANAL HEIGHTS SECTION TWO

CHAMBERSBURG ROAD

RECORD PLAN

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number:	763863-01
Scale:	1" = 60'
Drawn By:	CTT
Checked By:	JKH
Date:	05/19/2026
Issue:	1

Drawing Title:

RECORD PLAN

Huber Heights Fire Division

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

Occupancy Name:	Canal Heights Section 2
Occupancy Address:	Chambersburg Road

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:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/27/2026

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. 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:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2025)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. It is hard to distinguish locations of hydrants on some drawings. A larger symbol shall be used.**
- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**

- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.***

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**

- **Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by the way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050kg) Ohio Fire Code Appendix D102.1**

- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***

- **Fire lane signs as specified in Ohio Fire Code D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. *Ohio Fire Code D103.6.2*. (Signs should be located on the side with fire hydrants.)**

- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown but no details are provided on size and surface type.**

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

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **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 statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-11571 **9. A.**

Planning Commission

Meeting Date: 06/09/2026

Minutes

Information

Agenda Title

Without objection, the minutes of the May 12, 2026, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
May 12, 2026, 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. Johnson, Ms. Vargo, and Mr. Walton.

Absent: Mr. Shomper and Ms. Thomas

Staff Present: Aaron K. Sorrell, Assistant City Manager, 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. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN – The applicant, BLAZE PROPERTIES, is requesting approval of a Combined Basic and Detailed Development Plan for a Chipotle Mexican Grill. Property is located at Brandt Pike and Miami Valley Way (CBDP 26-11).**

   Mr. Sorrell said the applicant seeks approval for a combined development plan to construct an approximately 2,385 SF restaurant with a drive-up window. The restaurant's planned capacity is approximately 40 seats, with a small outdoor patio.

   The site is a flat, vacant parcel immediately south of an existing Cassano's. Both restaurants will share the existing drive entrance on Brandt Pike.

   The applicant proposes constructing a 2,385 square-foot Chipotle restaurant with a pick-up window. The restaurant seats approximately 40 and contains a small outdoor patio. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

   Uses: Restaurants are principally permitted in the district.

Development Standards:

- The BPO requires a 10-foot parking setback. The drive aisle along Brandt Pike and the parking along Miami Valley Way are set back 10 feet from the property lines.
- The building does not exceed the 35-foot maximum height limit outlined in the BPO.
- The existing Brandt Pike curb cut will be shared with Cassano's as required by the BPO.
- The open space requirement is 20%, the site plan conforms to this requirement.

Parking and Loading:

- The site plan illustrates 31 parking spaces (10 shared with Cassano's). The code requires 25 spaces, based on 40 seats and an estimated 10 employees during the busiest shift. Planning staff feels the parking provided is sufficient.

Building Materials:

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

Landscaping:

- The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing shade trees along the perimeter, along with a significant number of shrubs and perennials.

Staff directed the applicant to move the Brandt Pike street trees to the interior side of the sidewalk to prevent them from being damaged by trucks and buses. A revised landscape plan should be presented at the Planning Commission meeting.

Signs:

- A sign package was submitted with the application. The two wall signs comply with the sign code requirements. The proposed monument sign is rather modest in overall size (8' x 1'-1"). However, the 8-foot height exceeds the BPO height limit by one foot. Staff feels the sign height is acceptable as designed. The overall size is modest and is significantly smaller than the existing multi-tenant sign at the corner of Brandt and Miami Valley Way. Staff recommends approval of the sign package as submitted.

The proposal is consistent with the comprehensive plan and the thoroughfare plan, and conforms to the spirit and intent of the Brandt Pike Revitalization Overlay District. The site is located on an arterial street, and primary access is from an existing shared drive.

The landscaping plan meets the zoning code requirements.

The site is generally flat.

All utilities will be placed underground.

Staff does not anticipate any detrimental effects to the economic wealth of the community as a result of this development.

All proposed uses are consistent with the Planned Mixed Use District.

No rezoning is necessary.

The City Engineer has been working with the applicant to address stormwater issues, which are incorporated in the site plan. The engineer had no additional comments or concerns.

Staff recommends approval of the Combined Basic and Detailed Development Plan application submitted on April 21, 2026, with the following conditions:

1. The applicant shall install one bike rack, per the Brandt Pike Revitalization Overlay District requirements.
2. The applicant shall comply with all Fire Department Requirements.

Jonathan Evans from Evans Engineering was present and commented that they are looking forward to working with us.

Action

Mr. Johnson moved to approve the request by the applicant, Blaze Properties, for a Combined Basic and Detailed Development Plan (CBDP 26-11) in accordance

with the recommendation of Staff's Memorandum dated May 6, 2026, and the Planning Commission Decision Record.

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

VIII. Additional Business

1. Diagnostic Report from Zoneco

IX. Approval of the Minutes

Without objection, the minutes of the April 14, 2026, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

June 9, 2026
July 14, 2026

XII. Adjournment

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