Notice of Meeting

CITY COUNCIL WORK SESSION

Tuesday, May 3, 2022

at or about 6:00 p.m. at City Hall – Council Chambers – 6131 Taylorsville Road

Huber Heights Mayor Jeff Gore has scheduled a City Council Work Session to discuss:

- City Manager Report/Water Infrastructure Update
- Fire Division Staffing Levels
- City Liability Insurance Renewal
- 2023 BWC Group Experience Rating Program
- City Salaries/Wage Levels
- Landscape Revitalization Plan – Specified City Properties – Solicit Bids
- Roadway Guardrail Repair/Replacement – Specified City Properties – Solicit Bids
- ZC CBDP 22-11 – Campbell Berling Huber Heights, LLC – Rezoning/Combined Basic And Detailed Development Plan – Bellefontaine Road
- Case BDP 22-13 – Hartman I, LLC – Rezoning/Basic Development Plan – 7611 Old Troy Pike
- Case MJC 22-14 – Parveen Wadhwa – Major Change To Basic Development Plan/Detailed Development Plan – 6025 Taylorsville Road
- OneOhio Opioid Funding Distribution – Region 8 Governance Structure
- Brandt Pike Revitalization Project
- Liquor Permit Objection – Marathon – 7851 Old Troy Pike
- Liquor Permit – Casey's General Store – 8000 Brandt Pike

Please Note:

The meeting will be viewable by the public on live stream available at www.hhoh.org

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Distributed – April 28, 2022

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CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session

May 3, 2022
6:00 P.M.
City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**

2. **Approval of Minutes**

   A. April 7, 2022

   B. April 19, 2022

3. **Work Session Topics Of Discussion**

   A. City Manager Report/Water Infrastructure Update

   B. Fire Division Staffing Levels

   C. City Liability Insurance Renewal

   D. 2023 BWC Group Experience Rating Program

   E. City Salaries/Wage Levels

F. Landscape Revitalization Plan - Specified City Properties - Solicit Bids

G. Roadway Guardrail Repair/Replacement - Specified City Properties - Solicit Bids

H. ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

I. Case BDP 22-13 - Hartman I, LLC - Rezoning/Basic Development Plan - 7611 Old Troy Pike

J. Case MJC 22-14 - Parveen Wadhwa - Major Change To Basic Development Plan/Detailed Development Plan - 6025 Taylorsville Road

K. OneOhio Opioid Funding Distribution - Region 8 Governance Structure

L. Brandt Pike Revitalization Project

M. Liquor Permit Objection - Marathon - 7851 Old Troy Pike

N. Liquor Permit #13139450105 - Casey's General Store - 8000 Brandt Pike

4. **Adjournment**

CITY OF HUBER HEIGHTS
STATE OF OHIO

Council Work Session Meeting Minutes

Name of Body: Council Work Session

Date: May 3, 2022

Time: 6:00 P.M.

Place: City Hall – 6131 Taylorsville Road – Council Chambers

Members Present:

Kathleen Baker, Councilmember
Mark Campbell, Councilmember
Anita Kitchen, Councilmember
Ed Lyons, Councilmember
Glenn Otto, Councilmember
Richard Shaw, Councilmember
Don Webb, Councilmember
Jeff Gore, Mayor

Guests Present:

City Staff Present: Bryan Chodkowski, Katie Knisley, Keith Knisley, Mark Haun, Mike Gray, Gerald McDonald, and Anthony Rodgers.

Topics of Discussion:

- City Manager Report/Water Infrastructure Update
- Fire Division Staffing Levels
- City Liability Insurance Renewal
- 2023 BWC Group Experience Rating Program

- City Salaries/Wage Levels
- Landscape Revitalization Plan – Specified City Properties – Solicit Bids
- Roadway Guardrail Repair/Replacement – Specified City Properties – Solicit Bids
- ZC CBDP 22-11 – Campbell Berling Huber Heights, LLC – Rezoning/Combined Basic and Detailed Development Plan – Bellefontaine Road
- Case BDP 22-13 – Hartman I, LLC – Rezoning/Basic Development Plan – 7611 Old Troy Pike
- Case MJC 22-14 – Parveen Wadhwa – Major Change To Basic Development Plan/Detailed Development Plan – 6025 Taylorsville Road
- OneOhio Opioid Funding Distribution – Region 8 Governance Structure
- Brandt Pike Revitalization Project
- Liquor Permit Objection – Marathon – 7851 Old Troy Pike
- Liquor Permit – Casey's General Store – 8000 Brandt Pike

1. **Call Meeting To Order/Roll Call**

Mayor Jeff Gore convened the Council Work Session at 6:00 P.M.

Anthony Rodgers took Roll Call.

2. **Approval of Minutes**

There were no minutes for approval at this meeting.

This Council Work Session was recorded by the City and the recording of this meeting will be posted to the City's website and will also be maintained by the City consistent with the City's records retention schedule.

3. **Work Session Topics Of Discussion**

City Manager Report/Water Infrastructure Update

Bryan Chodkowski said City Staff are preparing for the upcoming 2022 season at the Kroger Aquatic Center by completing maintenance work, painting the slides, and hiring lifeguards and staff. He said the playground equipment at the Eichelberger Amphitheater will be completely installed in the next several weeks and then the installation of the playground equipment at Community Park will begin. He said the Huber Heights Farmers' Market will begin its season this Saturday at the Eichelberger Amphitheater. He said the solicitation of bids for the 2022 Water Main Replacement Project will go out next week. He said the East Water Main Extension Project design works has been submitted to the Ohio EPA for comments and feedback from the Ohio EPA is expected next week. He said a check with Burgess & Niple regarding the ongoing Water Distribution Integrity Study indicated that everything is on schedule.

Fire Division Staffing Levels

Fire Chief Keith Knisley provided some additional follow up comments from the PowerPoint presentation on the Huber Heights Fire Division Staffing Plan for 2023-2024 he provided at the last Council Work Session. He provided some additional clarification to his previous comments regarding employee fatigue and restated his position that his requests for staffing increases in the Fire Division were not needed until 2023 and that the staffing recommendations he made in the presentation were for 2023 and 2024. He also addressed some issues regarding mutual aid and other topics.

Firefighter Mark Haun, representing the I.A.F.F. Local 2926, said the union supported the Fire Chief's staffing plan for the Huber Heights Fire Division as presented.

There was a lengthy discussion among the City Council and City Staff regarding staffing issues in the Fire Division, call demand, call times, employee fatigue, mutual aid, hiring processes and timelines, staffing issues in other City departments/divisions, budgeting issues, and other related issues.

After discussion, the City Council recommended that the supplemental appropriations legislation to add funding for four (4) positions in the Fire Division for the second half of 2023 would continue to a second reading on the agenda at the May 9, 2022 City Council Meeting as non-emergency legislation for consideration without a recommendation.

City Liability Insurance Renewal

Katie Knisley distributed information regarding the City's liability insurance renewal (see attached). She said the City's current insurance policy for property and casualty is set to expire May 11, 2022. She said the needed legislation will authorize the City Manager to enter into an agreement with an insurance company for the continuation of insurance coverage for general liability, property, boiler and machinery, inland marine, automobile, crime, law enforcement liability, public official liability and other necessary insurance coverage for the City of Huber Heights. She said the insurance broker and the insurance company have not yet provided the final premium information. She said the estimated premium indicated a 13% increase over last year's premium. She said she hoped to have the final information and the legislation prepared for the May 9, 2022 City Council Meeting.

After discussion, the City Council agreed to recommend approval of the necessary legislation to approve the renewal of the City's liability insurance and requested that the necessary legislation be prepared and placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

2023 BWC Group Experience Rating Program

Katie Knisley distributed information and proposed legislation to authorize participation in the 2023 BWC Group Experience Rating Program administered by CompManagement, Inc. (see attached). She

said the City has been invited back to join the Bureau of Workers' Compensation (BWC) Group Experience Rating Program for policy year 2023 through the Ohio Association of Public Treasurers Group. She said this group rating program will guarantee an upfront discount of 36% on the group premium for 2023. She said this legislation authorizes the City Manager to enter into agreements with the Ohio Public Treasurers and the City's Third Party Administrator, CompManagement, Inc., in order to assist in controlling the City's exposure to risk by potentially reducing BWC premiums.

After discussion, the City Council agreed to recommend approval of the proposed legislation to authorize participation in the 2023 BWC Group Experience Rating Program administered by CompManagement, Inc. and requested that the proposed legislation be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

City Salaries/Wage Levels

Katie Knisley distributed information and proposed legislation to authorize an increase in the salary ranges and wage levels for seasonal laborers at the City (see attached). She said this legislation authorizes the salary ranges and wage levels for all non-bargaining employees of the City of Huber Heights. She said amendments to this legislation include an increase in the maximum wage for the seasonal laborers. She said this increase will allow the City to continue to stay competitive in the market for hiring seasonal laborers for the Rose Music Center.

After discussion, the City Council agreed to recommend approval of the proposed legislation to authorize an increase in the salary ranges and wage levels for seasonal laborers at the City and requested that the proposed legislation be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

Landscape Revitalization Plan – Specified City Properties – Solicit Bids

Mike Gray distributed information and proposed legislation to solicit bids for a Landscape Revitalization Plan for specified City properties (see attached). He said the Public Works Division requests the authorization to solicit bids for the landscape revitalization of specified City properties

After discussion, the City Council agreed to recommend approval of the proposed legislation to solicit bids for a Landscape Revitalization Plan for specified City properties and requested that the proposed legislation be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

Roadway Guardrail Repair/Replacement – Specified City Properties – Solicit Bids

Mike Gray distributed information and proposed legislation to solicit bids to repair and replace roadway guardrail on specified City properties (see attached). He said the Public Works Division requests the authorization to solicit bids to repair and replace roadway guardrail on specified City properties.

After discussion, the City Council agreed to recommend approval of the proposed legislation to solicit bids to repair and replace roadway guardrail on specified City properties and requested that the proposed legislation be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

ZC CBDP 22-11 – Campbell Berling Huber Heights, LLC – Rezoning/Combined Basic and Detailed Development Plan – Bellefontaine Road

Bryan Chodkowskidistributed information and proposed legislation to approve a Rezoning and a Combined Basic and Detailed Development Plan for Campbell Berling Huber Heights, LLC for property located on Bellefontaine Road in ZC CBDP 22-11 (see attached). He said ZC CBDP 22-11 had been discussed at the last Council Work Session. He said the applicant is requesting approval of a Combined Basic and

Detailed Development Plan and a Rezoning to Planned Residential (PR) for a residential subdivision.

After lengthy discussion, the City Council recommended that the proposed legislation to approve a Rezoning and a Combined Basic and Detailed Development Plan for Campbell Berling Huber Heights, LLC for property located on Bellefontaine Road in ZC CBDP 22-11 be placed on the agenda at the May 9, 2022 City Council Meeting for a second reading as non-emergency legislation for consideration without recommendation. The City Council also requested that an amended ordinance for ZC CBDP 22-11 to separate the Basic Development Plan and the Detailed Development Plan be prepared for consideration at the May 9, 2022 City Council Meeting with the consent of the applicant.

Case BDP 22-13 – Hartman I, LLC – Rezoning/Basic Development Plan – 7611 Old Troy Pike

Bryan Chodkowski distributed information and proposed legislation to approve a Rezoning and a Basic Development Plan for Hartman I, LLC for property located at 7611 Old Troy Pike in Case BDP 22-13 (see attached). He gave a PowerPoint presentation on Case BDP 22-13 (see attached). He said the applicant is requesting approval of a Basic Development Plan and a Rezoning to Planned Office (PO) to construct an emergency medical facility.

After discussion, the City Council recommended that the proposed legislation to approve a Rezoning and a Basic Development Plan for Hartman I, LLC for property located at 7611 Old Troy Pike in Case BDP 22-13 be placed on hold to allow for further discussion at the next Council Work Session. The City Council also recommended that the public hearing for Case BDP 22-13 scheduled for the May 9, 2022 City Council Meeting continue as planned.

Case MJC 22-14 – Parveen Wadhwa – Major Change To Basic Development Plan/Detailed Development Plan – 6025 Taylorsville Road

Bryan Chodkowski distributed information and proposed legislation to approve a Major Change to the Basic Development Plan and a Detailed Development Plan for Parveen Wadhwa for property located at 6025 Taylorsville Road in Case MJC 22-14 (see attached). He gave a

PowerPoint presentation on Case MJC 22-14 (see attached). He said the applicant is requesting approval of a Major Change to the Basic Development Plan and approval of a Detailed Development Plan for a retail/commercial building with a drive thru.

After discussion, the City Council agreed to request that the proposed legislation to approve a Major Change to the Basic Development Plan and a Detailed Development Plan for Parveen Wadhwa for property located at 6025 Taylorsville Road in Case MJC 22-14 be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with a second reading and consideration of adoption of the legislation at the May 23, 2022 City Council Meeting pending the public hearing on this matter.

OneOhio Opioid Funding Distribution – Region 8 Governance Structure

Bryan Chodkowski distributed information and proposed legislation to approve participation in the Region 8 Governance Structure under the OneOhio Memorandum of Understanding (see attached). He said, in association with the State of Ohio's settlement of opioid-related litigation, funds will be made available throughout the State of Ohio for distribution to qualifying organizations; Huber Heights being a qualifying organization. To provide for the accurate and orderly distribution of funds, he said the State of Ohio has been divided into various regions with each region being responsible for determining the manner and method of funding distribution. He said Montgomery County is its own region, Region 8, and the legislation being proposed would establish the structure of how Region 8 would be governed. He said this legislation is related to Resolution No. 2021-R-7033 adopted by City Council on September 14, 2021, as well as the resolution establishing the City's OneOhio Fund which was introduced to City Council during the April 19, 2022 Council Work Session and adopted at the April 25, 2022 City Council Meeting.

Kathleen Baker and Anita Kitchen made suggested uses for the OneOhio Opioid Settlement Distribution funds in Huber Heights and Montgomery County.

After discussion, the City Council agreed to recommend approval of the proposed legislation to approve participation in the Region 8 Governance

Structure under the OneOhio Memorandum of Understanding and requested that the proposed legislation be placed on the agenda at the May 9, 2022 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the May 9, 2022, City Council Meeting.

Brandt Pike Revitalization Project

Bryan Chodkowski said two bids were received for the renovation/façade improvements for the CR Dayton property but both bids were more than 10% over the City Engineer's estimate for the project. He said the City is going to reject those bids and re-bid the project. He said the architects met with representatives of the Huber Heights Senior Center and City Staff as part of a space needs assessment process to begin a conceptual assessment of space needs for a new senior center facility and new City administrative space planned at The Meadows at The Heights. He said the Miami Valley Regional Planning Commission (MVRPC) had reached out to the City for information about projects related to the Brandt Pike Revitalization Project that MVRPC might assist with grant funding. He said City Staff have provided the requested information to MVRPC and he expects more information on this opportunity by August, 2022.

Liquor Permit Objection – Marathon – 7851 Old Troy Pike

Gerald McDonald distributed information regarding the City's objection to the liquor permit renewal for the Marathon gas station at 7851 Old Troy Pike (see attached). He said he filed the objection as directed with the Ohio Division of Liquor Control on April 29, 2022 prior to the May 2, 2022 filing deadline. He said no hearing date has been set yet. He said he also did some initial research into the issue of voter approval of local liquor options, but he said his initial findings were that local liquor options of this nature are very limited.

Liquor Permit – Casey's General Store – 8000 Brandt Pike

Anthony Rodgers distributed information regarding a new liquor permit for Casey's General Store at 8000 Brandt Pike (see attached). He said that there was a new liquor permit #13139450105 for approval for Casey's General Store at 8000 Brandt Pike. He said the Police Division

and Fire Division have reviewed the liquor permit application and have no objection to the approval of this new liquor permit.

After discussion, the City Council agreed to recommend that a motion to authorize the Clerk of Council to respond to the Ohio Division of Liquor Control with no objections to the approval of a new liquor permit #13139450105 for Casey's General Store at 8000 Brandt Pike be prepared and placed on the agenda for the May 9, 2022 City Council Meeting for approval.

Executive Session – To Consider The Purchase Of Property For Public Purposes/To Consider The Appointment And Employment Of A Public Employee

Anita Kitchen made a motion to go into Executive Session to consider the purchase of property for public purposes and to consider the appointment and employment of a public employee at 8:14 P.M. Mark Campbell seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passed 7-0. The Council Work Session went into Executive Session at 8:14 P.M.

The Council Work Session adjourned from Executive Session at 10:08 P.M.

No other actions were taken or decisions made following the Executive Session by the Council Work Session.

Other Business

There was no other business conducted at the Council Work Session.

4. **Adjournment**

Mayor Jeff Gore adjourned the Council Work Session at 10:08 P.M.

AI-8388 **Topics of Discussion** C.

Council Work Session

Meeting Date: 05/03/2022

City Liability Insurance Renewal

Submitted By: Katie Knisley

Department: Human Resources

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

City Liability Insurance Renewal

Purpose and Background

The City's current insurance policy for property and casualty is set to expire May 11, 2022. This legislation will authorize the City Manager to enter into an agreement with an insurance company for the continuation of insurance coverage for general liability, property, boiler and machinery, inland marine, automobile, crime, law enforcement liability, public official liability and other necessary insurance coverage for the City of Huber Heights.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-8385 **Topics of Discussion** D.

Council Work Session

Meeting Date: 05/03/2022

2023 BWC Group Experience Rating Program

Submitted By: Katie Knisley

Department: Human Resources

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

2023 BWC Group Experience Rating Program

Purpose and Background

The City has been invited back to join the Bureau of Workers' Compensation (BWC) Group Experience Rating Program for policy year 2023 through the Ohio Association of Public Treasurers Group. This group rating program will guarantee an up front discount of 36% on the group premium for 2023. This legislation authorizes the City Manager to enter into agreements with the Ohio Public Treasurers and the City's Third Party Administrator, CompManagement, in order to assist in controlling the City's exposure to risk potentially reducing BWC premiums.

Fiscal Impact

Source of Funds: Various Funds

Cost: $156,340

Recurring Cost? (Yes/No): Yes

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

The CompManagement fee for policy year 2023 is $7,615 and the estimated cost for the 2023 BWC premium is $148,725.

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE CITY MANAGER TO PARTICIPATE IN THE OHIO ASSOCIATION OF PUBLIC TREASURERS 2023 WORKERS' COMPENSATION GROUP EXPERIENCE RATING PROGRAM ADMINISTERED BY COMPMANAGEMENT INC.

WHEREAS, the City of Huber Heights has determined it is in the best interest of the City to participate in a workers' compensation group experience rating program in order to control the City's risk exposure while potentially reducing workers' compensation premiums; and

WHEREAS, the City of Huber Heights has been invited to participate in the Ohio Association of Public Treasurers 2023 Workers' Compensation Group Experience Rating Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to participate in the Ohio Association of Public Treasurers Workers' Compensation Group Experience Rating Program and to enter into the necessary agreements with the Ohio Public Treasurers and to continue with its third-party administrator, CompManagement to participate in said group experience rating program with the Ohio BWC.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8386 **Topics of Discussion** E.

Council Work Session

Meeting Date: 05/03/2022

City Salaries/Wage Levels

Submitted By: Katie Knisley

Department: Human Resources

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

City Salaries/Wage Levels

Purpose and Background

This legislation authorizes the salary ranges and wage levels for all non-bargaining employees of the City of Huber Heights. Amendments to this legislation include an increase in the maximum wage for seasonal laborer. This increase will allow the City to continue to stay competitive in the market for hiring seasonal laborers.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

ESTABLISHING AND/OR AMENDING THE SALARY RANGES AND WAGE LEVELS FOR EMPLOYEES OF THE CITY OF HUBER HEIGHTS, OHIO.

WHEREAS, the citizens of Huber Heights require efficient and effective delivery of municipal services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The pay ranges, compensation procedures, and administrative rules for non-bargaining employees as established hereafter shall be effective for the pay period beginning December 19, 2021, through the pay period ending December 17, 2022.

Section 2. City Council shall be responsible for establishing the actual salaries for the City Manager, the Clerk of Council, and the Deputy Clerk of Council. The salary ranges of the City Manager, the Clerk of Council, and the Deputy Clerk of Council are set forth in the following plan document.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

THE CITY OF HUBER HEIGHTS

PERFORMANCE COMPENSATION PLAN FOR NON-BARGAINING EMPLOYEES

1. Compensation Philosophy

It is the City's philosophy to support and enhance organizational performance through a fair, objective, and equitable merit-based pay plan which will attract, retain, and motivate high performing non-bargaining employees.

2. General Administrative Responsibilities

The Human Resources Director, under the direction of the City Manager is responsible for the administration of the Performance Compensation Plan, including the processing of pay rate increases, the adjustment of pay for promotions, re-employments and reassignments, and the initiation of necessary revisions in pay ranges. The Human Resources Director is responsible for interpreting the application of the program to all pay issues which are not specifically covered by this ordinance, using the principles expressed herein as a policy guide.

3. Plan Administration

A. Market Surveys. The Human Resources Director shall conduct market surveys every three years or from time to time in order to collect updated comparable and competitive salary data, recommend revised pay structures and pay ranges as necessary, and recommend revised merit-based pay procedures. Such surveys and recommendations shall be conducted as positions become vacant, or upon request of a department/division head, or upon the initiation of the Human Resources Director when it is determined necessary for the effective administration of the Performance Compensation Plan.

B. Structure Adjustments. Periodically, the Human Resources Director may recommend pay range adjustments to the City Manager in keeping with labor market trends, who in turn may make appropriate recommendations to City Council. Pay ranges (except

for seasonal positions) shall include a minimum and maximum amount stated either as an annual salary or hourly rate.

C. Assignment of Positions to Pay Ranges. The Human Resources Director shall be responsible for assigning each City employment position to a pay range based on market data and the City Manager's determination of the strategic value of positions and/or employees to the organization. Strategic value considerations may involve turnover, skill needs, attraction and retention issues, supply and demand for qualified applicants for particular positions, the impact of specific positions and employees on the organization's mission, and/or other relevant factors.

4. Applicability

This Resolution and Performance Compensation Plan shall apply to and is the sole authority for setting rates of pay for the following categories of positions and employees: All regular full-time, regular part-time, provisional full-time, provisional part-time, hourly, temporary, and seasonal employees of the City of Huber Heights, Ohio except: the Mayor; members of City Council, the City Law Director; and all employees who are members of a collective bargaining unit recognized by the State Employment Relations Board.

5. Positions and Pay Ranges

Pay Grade	***Minimum Pay***	***Maximum Pay***
10	$13.8268	$20.5800
Custodian Administrative Assistant I Fire Fleet/Facility Management Clerk	$28,759.74	$42,806.40
20	$16.7304	$24.9000
Administrative Assistant II Public Records Technician Tax Technician	$34,799.23	$51,792.00
25	$16.7686	$27.3900
Account Technician Accounts Payable Technician Administrative Assistant III Deputy Clerk of Council Police Evidence/Fleet Management Clerk Senior Center Program Coordinator Code Enforcement Officer I	$34,878.69	$56,971.20
30	$18.4463	$30.1300
Police Accreditation Technician Payroll Technician Tax Analyst Fire Inspector Human Resources Assistant	$38,368.30	$62,670.40
35	$19.3719	$31.6440
GIS Technician Engineering Technician Code Enforcement Officer II Communications/Records Supervisor	$40,293.55	$65,819.52
40	$21.3058	$36.0900
Accounting Generalist Community Engagement Specialist Economic Development Coordinator Human Resources Specialist Fire Prevention Manager/Plans Review	$44,316.06	$75,067.20

45	$23.4381	$39.7000
Code Enforcement Manager Assistant Tax Administrator IT Systems Analyst Parks Manager Communications/Records Manager	$48,751.25	$82,576.00
50	$25.7852	$43.6800
Deputy Director of Finance Tax Administrator Public Works Supervisor Clerk of Council Civil Engineer	$53,633.22	$90,854.40
55	$30.9422	$52.4200
Assistant City Engineer City Planner	$64,359.78	$109,033.60
60	$$34.0331	$57.6500
Human Resources Director IT Director Public Works Manager Economic Development Director	$70,788.85	$119,912.00
65	$37.4381	$63.4200
City Engineer Director of Finance	$77,871.25	$131,913.60
70	$43.0579	$72.9400
Fire Chief Police Chief	$89,560.43	$151,715.20
75	$47.3637	$80.2300
Assistant City Manager of Administrative Services Assistant City Manager of Public Services Director of Public Safety	$98,516.50	$166,878.40
80	$52.0992	$85.1000
City Manager	$108,366.34	$177,008.00

Position	***Minimum Pay***	***Mid-point Pay***	***Maximum Pay***
Seasonal Laborer	N/A	N/A	$20.00

Public Safety (PS)		
	Step 1	**Step 2**
Battalion Chief	2% below Step 2	14% above top step Fire Lieutenant
Fire Captain	2% below Step 2	6% above top step Fire Lieutenant

Employees are paid bi-weekly on an hourly or salary basis. The bi-weekly pay rate for salaried employees is a calculation of the annual pay rate divided by 26 and the bi-weekly amount for hourly employees is a calculation of the annual pay rate divided by 2080 hours, to include those budget years with 27 pay periods. The bi-weekly amount for part-time/hourly employees, working less than a 40-hour week in a 2080 work year, is a calculation of the annual pay rate multiplied by the number of hours worked.

6. Compensation Adjustments

All of the following pay rate adjustments are subject to funding by City Council based upon the availability of funds and economic and budget projections and priorities.

A. New Hires. Newly hired employees shall be hired at a rate of pay between the minimum and maximum of the applicable pay range. The exact pay rate shall be based on the employee's education, experience, knowledge, skills, and abilities. Prior to the making of a conditional offer of employment to a prospective new or newly promoted employee, the department/division head shall recommend a starting rate of pay which shall be forwarded to the Human Resources Manager for review and then to the City Manager for final action.

B. Completion of Probation. Department/division heads may recommend a pay increase, not to exceed 2%, for newly hired or promoted employees upon the successful completion of probation or one year of employment. The department/division head should consider the employee's starting rate as related to their pay range, the pay of other employees in the position and in the employee's division, and the employee's performance in making this decision. Any such increase, upon approval by the City Manager, shall be paid from the division's regular payroll budget.

C. Promotion. Employees who are promoted to positions with a higher level of duties and responsibilities shall be placed at a rate of pay between the minimum and maximum of the applicable pay range.

D. Demotion. Employees who are demoted to positions with a lower level of duties and responsibilities because of less than satisfactory performance, failure to meet job requirements, or for disciplinary reasons shall be placed at the minimum of the new range, or receive a pay decrease not to exceed 10%, whichever results in the least loss of pay.

E. Reassignment. Employees who are reassigned to positions with a lower pay grade through no fault of their own (i.e., reorganization, job abolishment, reduction-in-force, or market/technological factors, etc.), shall remain at their current rate of pay, or shall be placed at the maximum of the pay range, whichever is less. An employee who voluntarily requests and is granted a reassignment to a position with a lower pay grade will have their pay adjusted between the minimum and maximum of the lower pay grade.

F. Temporary Upgrade to a Higher Position. Employees who are temporarily assigned (for a minimum of 7 consecutive calendar days) to perform all of the duties and assume all of the responsibilities of a position due to a position vacancy or an approved leave of absence of a position incumbent shall be receive a pay increase not to exceed 5%. Temporary upgrades shall be recommended to the Human Resources Manager and approved by the City Manager in advance.

G. Modification of Pay Ranges. When a position's pay range is modified upward, based on market data and/or strategic value, and the position is occupied, the incumbent shall retain his/her existing pay rate or be placed at the minimum of the new pay range, whichever is greater. When a position's pay range is modified downward, and the position is occupied, the incumbent shall remain at his/her current rate of pay.

H. Transfers. Employees who transfer to another job in an identical pay range or to an identical position in another division in the same pay range, there will be no change in the employee's rate of pay.

I. Transitional and Paid Intern Positions: In cases deemed necessary and appropriate by the City Manager, an appointment to a position in the non-exempt service which is not yet vacated, but which position incumbent has provided the City Manager with a written notice of resignation or retirement on a date certain, which date is within 90 days following the date of such appointment. In cases deemed necessary and appropriate by the City Manager, an appointment of a student intern may be made based on skill, experience, and the scope of the project to be completed.

7. Compensation Increases

The compensation of each employee shall be reviewed annually by the department director/division manager, or Mayor and Council, for the purpose of determining which employees may be entitled to a performance-based increase. All personnel records, performance, and experience shall be considered in making recommendations with major emphasis placed on the evaluation. The City Manager or Mayor and Council is authorized to pay non-union employees a performance-based increase provided that said increase is within the approved salary range for the respective position. The performance-based increase may also be provided in the form of a bonus. The annual performance-based increase is determined upon the availability of funds and economic and budget projections and priorities.

Providing the Collective Bargaining Agreements receive an annual increase, the City shall adjust the compensation of all non-union employees, to include employees of the City Council, to reflect the same annual increase within the respective year.

To be eligible for a performance-based increase, an employee must be employed with at least six months of continuous service before the merit award date.

An employee whose pay is at the maximum of the compensation range may not be granted an increase that would cause the base compensation to exceed the maximum of the range for that position. The employee would continue to be eligible for an annual increase and performance bonus, with a lump sum increase based upon the percentage increase. The pay range, however, does not change until a new market study is conducted, every three years, and a recommendation is made to revise pay structures and pay ranges as necessary.

Passed by Council on the ____ day of _____, 2022;
____ Yeas; ___ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8345 **Topics of Discussion** F.

Council Work Session

Meeting Date: 05/03/2022

Landscape Revitalization Plan - Specified City Properties - Solicit Bids

Submitted By: Linda Garrett

Department:	Public Works	**Division:**	Public Works
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	05/03/2022
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Landscape Revitalization Plan - Specified City Properties - Solicit Bids

Purpose and Background

The Public Works Division requests the authorization to solicit bids and award a contract for landscape revitalization of specified City properties

Fiscal Impact

Source of Funds:	Public Works Division Budget
Cost:	$250,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	No
Financial Implications:	

Attachments

Resolution
Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS FOR A LANDSCAPE REVITALIZATION PLAN OF SPECIFIED CITY PROPERTIES.

WHEREAS, the City is required to mow and maintain public rights-of-way and specified property; and

WHEREAS, the City has determined that outsourcing portions of the required maintenance would allow the Public Works Division to maximize the amount of work spent performing street repairs and other pertinent City infrastructure related work; and

WHEREAS, a competitive bidding process would be utilized to obtain a reputable firm to provide these services.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit bids through a Request For Proposals (RFP) as attached hereto in Exhibit A and award a contract from a reputable contractor for landscape revitalization plan of specified City properties.

Section 2. The amount of these contract services shall not exceed $250,000.00.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provide by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council	Mayor
Date	Date

City of Huber Heights
6131 Taylorsville Rd.
Huber Heights, OH 45424

937.233.1423
937.233.1272 fax

www.hhoh.org

EXHIBIT A
REQUEST FOR PROPOSALS
And
INSTRUCTIONS
RFP

City of Huber Heights
Providing a Detailed Landscape Revitalization Plan of Specified City Properties

The City of Huber Heights, a municipal corporation, is soliciting professional services in creation of providing a detailed landscape revitalization plan of specified City properties for 2022. This should include a detailed price list for the specified properties.

Attached to this RFP are the listed Instructions for Bidders/Offerors in the first eleven (11) pages of this document. All potential bidders must thoroughly review and certify their understanding of the Instructions and this RFP process.

HUBER HEIGHTS

GENERAL INSTRUCTIONS TO BIDDERS/OFFERORS

For the purposes of this Document, the terms "Bid" and Proposal" have the same meaning, and the terms "Bidder, Offeror, Contractor, Vendor" are intended to mean the company or firm who is the respondent Bidder for this RFP.

- The following instructions are to be considered an integral part of this proposal. Unless otherwise requested, three (3) complete copies of the written proposal need be submitted. The person signing the bid/proposal form must initial any changes or corrections made to this proposal.
- No proposal may be withdrawn or modified in any way after the bid/proposal-opening deadline. ***Quotes must remain valid for ninety (90) days after the quote date.*** Quotes submitted with a less than ninety (90) day validity will be found non-responsive and will not be considered.
- All bids/proposals must be a final cost.
- Bids/Proposals will be received no later than 2:00 PM EST **May 27, 2022** at the City of Huber Heights 6131 Taylorsville Rd. Huber Heights, Ohio 45424 at which time they will be opened and publicly read aloud. Bids/proposals received after the above date and time, or in any other location other than the City of Huber Heights City Hall as noted above will not be considered.
- A Request for Proposal packet may be obtained from the City of Huber Heights 6131 Taylorsville Rd. Huber Heights, Ohio 45424 or from http://www.hhoh.org/businesses/bid.html
- If descriptive literature is attached to the bid/proposal, bidder's name must appear on all sheets.
- A cover letter must be attached in the form of a standard business letter containing the Contractor's name, address and telephone number and must be signed with an original signature, in ink, by an individual authorized to legally bind the Contractor. The letter must contain the following information:
    - A statement describing the Contractor's legal structure (e.g. corporation, partnership) and providing federal tax identification number and principle place of business.
    - A statement that the person signing the quote certifies that he or she is the person in the Contractor's organization who has actual authority to make decisions as to matters relating to this RFP and to bind the Contractor.
    - A statement that the quote meets the minimum qualifications set forth in this RFP and accepts all requirements and terms and conditions contained in this RFP.

- A statement that the Contractor does not discriminate in its employment practice with regard to race, color, age, religion, sex, veteran status, sexual preference, national origin, or disability
- A statement that no attempt has been made or will be made by the Contractor to induce any other person or firm to submit or not submit a quote.
- A statement that indicates whether the Contractor or any of its agents has a possible conflict of interest with any city employee involved in the RFP and any ensuing Contract(s) or any other conflict of interest and, if so, an explanation of the conflict must be given.

- **Communication:** If there is any question whatsoever regarding any portion of the instructions or specifications, it shall be the bidder's responsibility to seek clarification immediately from the City of Huber Heights **No later than close of business on May 20, 2022** unless otherwise stated in the documents.

All questions shall be submitted in writing or via e-mail to the attention of Michael Gray at mgray@hhoh.org If mailed, the address is as follows: City of Huber Heights ATTN: RFP Michael Gray, 6131 Taylorsville Rd., Huber Heights, OH 45424. Answer(s) to all questions will be answered after the deadline for questions has expired, and posted to the City's web site, if applicable and feasible.

It shall be the bidder's responsibility to check the City's website (www.hhoh.org) for any and all addendums or modifications.

Under no circumstances should respondents contact City personnel or officials outside of the opportunity provided herein.

- **Proprietary Information**: Any information contained in the RFP response that is proprietary must be clearly designated. Marking of the entire response as proprietary will neither be accepted nor honored. The City cannot guarantee that all such material noted remains proprietary, particularly if it becomes a significant consideration in contract award. Information will be kept confidential only to the extent allowed by Public Records Laws of Ohio.

- Any variation from the specifications must be clearly stated by the bidder in writing and submitted with his/her proposal.

- The apparent silence of any specifications or any supplement specifications to any details or the omission of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail, and that only materials of first quality and correct type, size and design are to be used. All workmanship is to be of first quality. All interpretations of this specification shall be made upon the basis of this statement.

- The following bid shall be awarded to one bidder based on the specifications as provided for in Chapter 171 of the Codified Ordinances of Huber Heights so the City can determine the "lowest and best proposal". An award shall be made to

one vendor for the total bid. Unit prices and extensions will be verified and total checked. Unit price extension and net total must be shown. Unit price shall prevail unless otherwise stated in the proposal.

- Section 171.04 of the Codified Ordinances of Huber Heights provides for a process and description for opening, tabulating and awarding responses to RFP/bids as stated in reference:

  (a) In the case of sealed competitive bids, the bids shall be opened and tabulated publicly by the Purchasing Agent. An investigation of the responsibility of the bidders and the responsiveness of the bid shall be made as the Purchasing Agent deems necessary. The Purchasing Agent shall determine the lowest and best bid. The Purchasing Agent may reject all bids if the Purchasing Agent determines that it is in the best interest of the City to do so.

  (b) In the case of competitive proposals, the responses shall be opened publicly by the Purchasing Agent. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and best proposal. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as Purchasing Agent deems necessary. The Purchasing Agent shall determine the lowest and best proposal. The Purchasing Agent may reject all proposals if the Purchasing Agent determines that it is in the best interest of the City to do so.

  (c) In the case of two-step competitive proposals, the technical responses shall be opened publicly by the Purchasing Agent. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine qualified proposers. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as the Purchasing Agent deems necessary.

  The Purchasing Agent shall determine the qualified proposers. The qualified proposers shall then be invited to submit price proposals which shall be opened publicly by the Purchasing Agent. The City may discuss responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and best proposal. If appropriate, the City may request best and final offers. The Purchasing Agent shall then determine the lowest and best proposal. The Purchasing Agent may reject all proposals if the Purchasing Agent determines that is in the best interest of the City to do so.

- The City of Huber Heights reserves the right to accept, reject or waive any irregularities in the proposal and/or any and all bids received for the work contemplated herein and to accept or reject any or all proposals and/or bids. The proposal and/or bids will be compared on the basis of the total cost of the project and the award will be made to the lowest and best bidder (or bidders), provided the proposal and/or bid is reasonable and is in the best interest of the City (owner) to accept. In determining the lowest and best bid the City (owner), in its sole discretion, may consider factors, including but not limited to, the bidder's work history, (including work done under other names), experience, conduct and performance on previous contracts, management skills, ability to execute the contract properly, customer satisfaction, work on comparable projects, ability to timely complete the work in accordance with the contract documents, the

Bidder's financial condition and facilities, and the Bidder's compliance with federal, state, and local laws, rules, and regulations, (including but not limited to the Prevailing Wage Laws, Occupational Safety and Health Act, and the State of Ohio's Equal Employment Opportunity Commission requirements, as may be applicable).

- The City desires delivery of the material or services specified at the earliest possible time after the date of award. An unreasonable delivery proposal may be cause for disqualifying a bid. Each bidder shall state a definite time and avoid using terms such as "ASAP" or "approximately so many days".

- **Insurance:** The Contractor will maintain the following insurance from insurer(s) rated A- or better by A.M. Best in amounts sufficient to protect the Contractor and Owner from claims under Workers Compensation Acts and any other claims for property damage and/or bodily injury, including death, which may arise from the performance of the Work under this Subcontract, whether the Work is performed by the Subcontractor, its subcontractor, or anyone directly or indirectly employed by either of them.

  Limits of coverage to be as follows:

(a)	Workers' Compensation	Statutory
	Employers Liability/Ohio Stop Gap	$ 1,000,000
(b)	Commercial General Liability:	
	Bodily injury/property damage per occurrence	$ 1,000,000
	General Aggregate	$ 2,000,000
	Products/Completed Operations Aggregate	$ 2,000,000
(c)	Commercial Automobile Liability:	
	Combined Single Limit (including Owned, Hired, and Non-Owned Autos)	$1,000,000
(d)	Excess/Umbrella Liability (over Employer's Liability, General Liability, and Auto)	$ 1,000,000

Liability policy requirements. The General Liability policy must be written on the current edition of ISO form CG 00 01 or equivalent. The policy shall have no modifications limiting coverage for contractual liability, damage to work performed by subcontractors, residential construction, earth movement, explosion, collapse, or underground damage. The policy shall be endorsed to provide that the General Aggregate Limit applies separately to each of the insured Contractor's projects. The Owner (including its officers, directors and employees) shall be named as Additional Insured on the General Liability policy on ISO form CG 20 10 11 85 or its equivalent, affording coverage to Additional Insured(s) for claims arising out of both ongoing and completed operations. Owner shall also receive coverage as an additional insured Contractor's Auto Liability policy. Contractor's policies shall be primary insurance as respects Owner, and any other insurance policy that Owner may have in effect shall be

deemed excess and not contributory. The General Liability policy affording coverage to Owner as Additional Insured must be maintained for three (3) years after completion of the project. If any of the Work is performed by subcontractors, Contractor shall be responsible for ensuring subcontractors comply with these insurance requirements and extend coverage to both Contractor and Owner as additionally insured.

Installation Floater. Contractor shall purchase and maintain an Installation Floater, covering loss or damage to materials and/or equipment suffered during the course of the Work. This insurance shall include the interests of the Owner, Contractor and any Subcontractors. The policy shall be written on special form and shall cover all materials specified for the job, whether onsite, offsite or in transit.

The Contractor will submit to the Owner certificates of insurance (including a certificate of compliance from the Ohio Bureau of Workers' Compensation for Ohio subcontractors) certifying that the insurance policies required by this agreement are in force and shall be maintained for the duration of the Project. Contractor shall also provide copies of additional insured endorsement(s) as required herein. Full copies of policies shall be provided upon Owner's request. Certificates shall reflect Owner's status as an additional insured and shall provide that Owner is to be provided thirty (30) days advance written notice in the case of cancellation or nonrenewal of the required policies (10 days if cancelled due to nonpayment of premium).

Until said certificate of insurance is properly executed and delivered to the City, the Contractor shall not move its equipment or laborers onto the premises or begin performance of the work specified under an awarded agreement. If the Contractor fails to provide the required insurance, the City of Huber Heights shall have the right to disqualify the Contractor. **Proof of insurance should be included in the submitted bid documents.**

- **References**: Contractor must provide five (5) references of customers with successful implementations of similar size and scope with work performed within the past five (5)years. Please include name, address, contact and phone number. If sub-contractors or business partners will be used in conjunction with the installation or maintenance of this project, please provide references as stipulated above. **References should be included in bid documents**

- **Inspection**: It is understood within this agreement that any problems such as equipment failure, unspecified maintenance, lack of performance and any other conditions outlined in the scope of service not performed by the Contractor will be under immediate review by the City of Huber Heights.

- **License and Permits**: It shall be the responsibility of the successful bidder to obtain all licenses and permits required to perform this service at no additional cost to the City of Huber Heights.

- **Timeline**: Provide an estimated, standard timeline for installation, implementation of maintenance service. **Timeline should be included in**

bid documents.

- **Configuration and Pricing**: Bidder must itemize all charges for individually identifiable components of the proposed properties, including all associated installation, programming, and training if applicable. Bidder must include charges for all components required to connect any applicable applications.

RFP Checklist:

Please review and check off these 10 most important items to consider when responding to an RFP for the City of Huber Heights:

	Read the *entire* document. Note critical items such as: mandatory requirements; supplies/services required; submittal dates; number of copies required for submittal; contract requirements (i.e., contract performance, insurance requirements, performance and/or reporting requirements, etc.).
	Note the procedures for communication with the City during the RFP process. All communication during the RFP process must be in writing. Offerors should not contact City personnel or officials outside of the opportunity provided in the document.
	Attend the pre-proposal conference if one is offered. These conferences provide an opportunity to ask clarifying questions, obtain a better understanding of the project, or to notify the City of any ambiguities, inconsistencies, or errors in the RFP.
	Take advantage of the "question and answer" period. Submit your questions by the due date listed and view the answers given in the formal "addenda" issued for the RFP. All addenda issued for an RFP are posted on the City's website and will include all questions asked and answered concerning the RFP.
	Follow the format required in the RFP when preparing your response. Provide point-by-point responses to all sections in a clear and concise manner.
	Provide complete answers/descriptions. Read and answer **all** questions and requirements. Don't assume the City or the evaluating staff will know what your company capabilities are or what items/services you can provide, even if you have previously contracted with the City of Huber Heights. The proposals are evaluated based solely on the information and materials provided in your response.
	Use the forms provided, if any. e.g., bidders submittal page, reference forms, attachment forms, etc.
	Before submitting your response, check the City's website at: www.hhoh.org to see whether any addenda were issued for the RFP.
	Review and read the RFP document again to make sure that you have addressed all requirements. Your original response and the requested copies must be identical

	and be complete. The copies are provided to the evaluating staff members and will be used to score your response.
	Submit your response on time. Note all the dates and times listed in the RFP and be sure to submit all required items on time. Late proposal responses are ***never*** accepted.

Please Note:

All potential contractors are strongly urged to submit supporting documentation as to their qualifications to perform the Scope of Work.

Certificate of Insurance, Reference List and Timeline must be attached.

If additional comments or conditions are desired, please attach a separate sheet providing details.

Include all proposed equipment specifications, showing manufacturer name, model, etc. depicting unit specifications and other pertinent information.

Certification:

The undersigned on the Bid Proposal certifies that the Instructions to Bidder has been carefully examined, is thoroughly familiar with the terms and specifications applicable to and made part of this Request for Proposal, and understands and is capable of meeting the provisions within to the quality, type and grade of work requested. The undersigned further certifies the prices shown in the schedule of items contained within the Proposal/Bid are in accordance with the conditions, terms and specifications of the proposal and that any exception taken thereto may disqualify the bid.

_____ _____
Signature Date

_____ _____
Print Name Title

_____ _____
Email Address Phone

_____
Company Name

Advertised as:

City of Huber Heights

Providing a Detailed Landscape Revitalization of Specified City Properties

Release Date: May 13, 2022 **Closing Date: May 27, 2022**

The City of Huber Heights, a municipal corporation, is soliciting professional services in providing a detailed landscape revitalization plan of specified properties for 2022. This RFP may be extended for the period of one year. This should include a detailed price list for each property.

1. General Information

1.1. The City of Huber Heights invites qualified firms to submit proposals for Providing a Detailed Landscape Revitalization Plan of Specified City Properties. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in this formal "Request for Proposals." The Contract that will result from this "Request for Proposals" will include what is indicated in Section 4 "Scope of Work" of this RFP.

1.2. A City Review and Selection Committee will evaluate the proposals submitted.

1.3. During evaluation, the City Review and Selection Committee reserves the right, where it may serve the City's best interest, to request additional information or clarification from the Offeror, or to allow corrections of errors or omissions. Oral interviews may be conducted by the City Review and Selection Committee for the Contractors who submit a Proposal and were short listed.

1.4. Submission of a proposal indicates acceptance by the Offeror of the conditions contained in this Request for Proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the resultant contract between the City of Huber Heights and the Contractor selected.

1.5. There is no expressed or implied intent or obligation for the City of Huber Heights to reimburse responding firms for any expenses incurred in preparing proposals, as well as, travel expenses during interviews in response to this Request for Proposals.

1.6. The City of Huber Heights shall reserve the right to terminate any agreement resultant from this solicitation and subsequent action for cause but not limited to inadequacy of performance.

1.7. Until the receipt and opening of proposals, the proposers' principal contact with the City of Huber Heights will be as listed below. All questions are to be submitted in writing and potential Bidders will receive copies of all questions and answers except for the questions that are considered proprietary. Questions will only be received through

City of Huber Heights
ATTN: Michael Gray
6131 Taylorsville Rd.
Huber Heights, Ohio
45424
937-233-1423
Email: mgray@hhoh.org

1.8. All contacts and communication regarding the proposal should be with the above named individual only. Bidders contacting other City Staff or Officials may be disqualified for doing so.

2. Background Information

2.1. The City of Huber Heights, a municipal corporation, will be selecting a professional lawn and landscape contractor for the development of providing a detailed landscape revitalization plan of specified City properties. All properties listed will be maintained to a high standard level of aesthetically appealing landscape maintenance.

3. Scope of Work

3.1. The following is a list of provisions and requirements falling under the expected Scope of Work:

3.2. Extent of Work

a) Provide a detailed revitalization plan for landscaped ornamental bedding areas identified below. This plan will include a guaranteed life expectancy or replacement of all newly or added vegetation for three years or the remaining time of the service agreement. The work described in this proposal shall include detailed drawings and/or descriptions of each location. The plans shall include replacing/re-utilizing a combination of existing healthy growing landscape areas and replacing the older less aesthetically appealing grass, plants, flowers, trees, shrubbery and hardscapes. It shall include year around plans for maintenance by the bidder or current contract agreement to include the properties requiring a minimum maintenance schedule of every 7 to 10 days. All properties should be visually inspected prior to bidding.

b) Traffic Control: The bidder shall provide all necessary traffic control when working in the public right-of-way or conditions are applicable. When applicable the bidder will be permitted to close traffic lanes with prior permission from the Public Works Manager. The bidder will be responsible to provide all traffic control devices and manpower as required by ODOT specifications.

HUBER HEIGHTS

3.3 Locations

a) State Route 202 South Portal Entrance: to include east and west of road right-of-ways, island, all ornamental landscape. Irrigation system included.

b) South State Route 202 Boulevards: boulevards on east and west side of road between Chambersburg Road and Taylorsville Road

c) State Route 202 & I-70: all grass areas in right-of-ways on I-70 entrance and exit ramps, all grass and ornamental landscape from the curb on 202 to grass area of entrance and exit ramps. Irrigation system included

d) State Route 201 and Shull Rd: all grass and ornamental beds around pump station and 1500 feet west on Shull

e) State Route 201 and I-70: eight corners of entrance/exit right-of-ways

f) State Route 201 north of I-70: Islands ornamental beds and grass, public right-of-ways north to city limit

g) Executive Boulevard: Island ornamental beds and grass at State routes 201 and 202

h) City properties surrounding City Hall, Police Department, and Municipal Court Buildings: to include all grass and ornamental bed maintenance

c) RFP Requirements:

a. Submitting RFP Proposal packages:

i. Offeror will submit a comprehensive and thorough written plan for a detailed landscape revitalization plan of specified City properties. Pricing must be listed on the proposal, each property should be listed and bid separately, and no sales tax should be included.

d) Evaluation of Proposals and Required Information

a. Proposals submitted will be evaluated by the City Review and Selection Committee.

b. The Committee may call for oral interviews. The City reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether or not said proposal is selected.

c. The evaluation factors considered in the selection process will weigh heavily into the City's decision-making process. These evaluation requirements are minimum requirements. More points may be awarded for exceeding the minimum requirements.

e) Right to Reject Proposals

a. Submission of proposals indicates acceptance by the Offering Firm of the Conditions contained in this RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the subsequent Agreement between the City of Huber Heights and the selected firm.

b. The City of Huber Heights reserves the right to reject any or all proposals and to award to the proposer the City determines to be most qualified and whose award of the contract will be in the best interests of the City.

c. Late proposals will not be accepted. Offerors are held responsible that their proposals arrive at the City of Huber Heights on or before the designated date and time.

f) Withdrawal of Proposals

a. Requests to withdraw proposals received after the date and time set for bid opening will not be considered. Only requests to withdraw proposals prior to that date and time will be considered.

g) Contract Termination

a. The City of Huber Heights reserves the right to terminate any subsequent Agreement or Contract as a result of this RFP if the Contractor does not perform as required by the Terms and Conditions therein.

**END OF DOCUMENT

AI-8346 **Topics of Discussion** G.

Council Work Session

Meeting Date: 05/03/2022

Roadway Guardrail Repair/Replacement - Specified City Properties - Solicit Bids

Submitted By: Linda Garrett

Department: Public Works **Division:** Public Works

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Roadway Guardrail Repair/Replacement - Specified City Properties - Solicit Bids

Purpose and Background

The Public Works Division requests the authorization to solicit bids and award a contract to repair and replace roadway guardrail.

Fiscal Impact

Source of Funds:	Public Works Division Budget
Cost:	$67,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	No
Financial Implications:	

Attachments

Resolution

Exhibit A

City of Huber Heights
6131 Taylorsville Rd.
Huber Heights, OH 45424

937.233.1423
937.233.1272 fax

www.hhoh.org

EXHIBIT A
REQUEST FOR PROPOSALS
And
INSTRUCTIONS
RFP

City of Huber Heights
Providing Services for Roadway Guardrail Repair and Replacement of Specified City Properties

The City of Huber Heights, a municipal corporation, is soliciting professional services for Roadway Guardrail Repair and Replacement of Specified City Properties for 2022. This RFP will be on an annual renewal basis and may be extend for the period of one year. This should include a detailed price list for the specified properties.

Attached to this RFP are the listed Instructions for Bidders/Offerors in the first twenty-seven (27) pages of this document. All potential bidders must thoroughly review and certify their understanding of the Instructions and this RFP process.

HUBER HEIGHTS

GENERAL INSTRUCTIONS TO BIDDERS/OFFERORS

For the purposes of this Document, the terms "Bid" and Proposal" have the same meaning, and the terms "Bidder, Offeror, Contractor, Vendor" are intended to mean the company or firm who is the respondent Bidder for this RFP.

- The following instructions are to be considered an integral part of this proposal. Unless otherwise requested, three (3) complete copies of the written proposal need be submitted. The person signing the bid/proposal form must initial any changes or corrections made to this proposal.
- No proposal may be withdrawn or modified in any way after the bid/proposal-opening deadline. ***Quotes must remain valid for ninety (90) days after the quote date.*** Quotes submitted with a less than ninety (90) day validity will be found non-responsive and will not be considered.
- All bids/proposals must be a final cost.
- Bids/Proposals will be received no later than 2:30 PM EST **May 27th, 2022** at the City of Huber Heights 6131 Taylorsville Rd. Huber Heights, Ohio 45424 at which time they will be opened and publicly read aloud. Bids/proposals received after the above date and time, or in any other location other than the City of Huber Heights City Hall as noted above will not be considered.
- A Request for Proposal packet may be obtained from the City of Huber Heights 6131 Taylorsville Rd. Huber Heights, Ohio 45424 or from http://www.hhoh.org/businesses/bid.html
- If descriptive literature is attached to the bid/proposal, bidder's name must appear on all sheets.
- A cover letter must be attached in the form of a standard business letter containing the Contractor's name, address and telephone number and must be signed with an original signature, in ink, by an individual authorized to legally bind the Contractor. The letter must contain the following information:
    - A statement describing the Contractor's legal structure (e.g. corporation, partnership) and providing federal tax identification number and principle place of business.
    - A statement that the person signing the quote certifies that he or she is the person in the Contractor's organization who has actual authority to make decisions as to matters relating to this RFP and to bind the Contractor.
    - A statement that the quote meets the minimum qualifications set forth in this RFP and accepts all requirements and terms and conditions contained in this RFP.

- A statement that the Contractor does not discriminate in its employment practice with regard to race, color, age, religion, sex, veteran status, sexual preference, national origin, or disability
- A statement that no attempt has been made or will be made by the Contractor to induce any other person or firm to submit or not submit a quote.
- A statement that indicates whether the Contractor or any of its agents has a possible conflict of interest with any city employee involved in the RFP and any ensuing Contract(s) or any other conflict of interest and, if so, an explanation of the conflict must be given.

- **Communication:** If there is any question whatsoever regarding any portion of the instructions or specifications, it shall be the bidder's responsibility to seek clarification immediately from the City of Huber Heights **No later than close of business on May 20th, 2022** unless otherwise stated in the documents.

All questions shall be submitted in writing or via e-mail to the attention of Michael Gray at mgray@hhoh.org If mailed, the address is as follows: City of Huber Heights ATTN: RFP Michael Gray, 6131 Taylorsville Rd., Huber Heights, OH 45424. Answer(s) to all questions will be answered after the deadline for questions has expired, and posted to the City's web site, if applicable and feasible.

It shall be the bidder's responsibility to check the City's website (www.hhoh.org) for any and all addendums or modifications.

Under no circumstances should respondents contact City personnel or officials outside of the opportunity provided herein.

- **Proprietary Information**: Any information contained in the RFP response that is proprietary must be clearly designated. Marking of the entire response as proprietary will neither be accepted nor honored. The City cannot guarantee that all such material noted remains proprietary, particularly if it becomes a significant consideration in contract award. Information will be kept confidential only to the extent allowed by Public Records Laws of Ohio.

- Any variation from the specifications must be clearly stated by the bidder in writing and submitted with his/her proposal.

- The apparent silence of any specifications or any supplement specifications to any details or the omission of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail, and that only materials of first quality and correct type, size and design are to be used. All workmanship is to be of first quality. All interpretations of this specification shall be made upon the basis of this statement.

- The following bid shall be awarded to one bidder based on the specifications as provided for in Chapter 171 of the Codified Ordinances of Huber Heights so the City can determine the "lowest and best proposal". An award shall be made to

one vendor for the total bid. Unit prices and extensions will be verified and total checked. Unit price extension and net total must be shown. Unit price shall prevail unless otherwise stated in the proposal.

- Section 171.04 of the Codified Ordinances of Huber Heights provides for a process and description for opening, tabulating and awarding responses to RFP/bids as stated in reference:

  (a) In the case of sealed competitive bids, the bids shall be opened and tabulated publicly by the Purchasing Agent. An investigation of the responsibility of the bidders and the responsiveness of the bid shall be made as the Purchasing Agent deems necessary. The Purchasing Agent shall determine the lowest and best bid. The Purchasing Agent may reject all bids if the Purchasing Agent determines that it is in the best interest of the City to do so.

  (b) In the case of competitive proposals, the responses shall be opened publicly by the Purchasing Agent. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and best proposal. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as Purchasing Agent deems necessary. The Purchasing Agent shall determine the lowest and best proposal. The Purchasing Agent may reject all proposals if the Purchasing Agent determines that it is in the best interest of the City to do so.

  (c) In the case of two-step competitive proposals, the technical responses shall be opened publicly by the Purchasing Agent. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine qualified proposers. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as the Purchasing Agent deems necessary.

  The Purchasing Agent shall determine the qualified proposers. The qualified proposers shall then be invited to submit price proposals which shall be opened publicly by the Purchasing Agent. The City may discuss responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and best proposal. If appropriate, the City may request best and final offers. The Purchasing Agent shall then determine the lowest and best proposal. The Purchasing Agent may reject all proposals if the Purchasing Agent determines that is in the best interest of the City to do so.

- The City of Huber Heights reserves the right to accept, reject or waive any irregularities in the proposal and/or any and all bids received for the work contemplated herein and to accept or reject any or all proposals and/or bids. The proposal and/or bids will be compared on the basis of the total cost of the project and the award will be made to the lowest and best bidder (or bidders), provided the proposal and/or bid is reasonable and is in the best interest of the City (owner) to accept. In determining the lowest and best bid the City (owner), in its sole discretion, may consider factors, including but not limited to, the bidder's work history, (including work done under other names), experience, conduct and performance on previous contracts, management skills, ability to execute the contract properly, customer satisfaction, work on comparable projects, ability to timely complete the work in accordance with the contract documents, the

Bidder's financial condition and facilities, and the Bidder's compliance with federal, state, and local laws, rules, and regulations, (including but not limited to the Prevailing Wage Laws, Occupational Safety and Health Act, and the State of Ohio's Equal Employment Opportunity Commission requirements, as may be applicable).

- The City desires delivery of the material or services specified at the earliest possible time after the date of award. An unreasonable delivery proposal may be cause for disqualifying a bid. Each bidder shall state a definite time and avoid using terms such as "ASAP" or "approximately so many days".

- **Insurance:** The Contractor will maintain the following insurance from insurer(s) rated A- or better by A.M. Best in amounts sufficient to protect the Contractor and Owner from claims under Workers Compensation Acts and any other claims for property damage and/or bodily injury, including death, which may arise from the performance of the Work under this Subcontract, whether the Work is performed by the Subcontractor, its subcontractor, or anyone directly or indirectly employed by either of them.

  Limits of coverage to be as follows:

(a)	Workers' Compensation	Statutory
	Employers Liability/Ohio Stop Gap	$ 1,000,000
(b)	Commercial General Liability:	
	Bodily injury/property damage per occurrence	$ 1,000,000
	General Aggregate	$ 2,000,000
	Products/Completed Operations Aggregate	$ 2,000,000
(c)	Commercial Automobile Liability:	
	Combined Single Limit (including Owned, Hired, and Non-Owned Autos)	$1,000,000
(d)	Excess/Umbrella Liability (over Employer's Liability, General Liability, and Auto)	$ 1,000,000

Liability policy requirements. The General Liability policy must be written on the current edition of ISO form CG 00 01 or equivalent. The policy shall have no modifications limiting coverage for contractual liability, damage to work performed by subcontractors, residential construction, earth movement, explosion, collapse, or underground damage. The policy shall be endorsed to provide that the General Aggregate Limit applies separately to each of the insured Contractor's projects. The Owner (including its officers, directors and employees) shall be named as Additional Insured on the General Liability policy on ISO form CG 20 10 11 85 or its equivalent, affording coverage to Additional Insured(s) for claims arising out of both ongoing and completed operations. Owner shall also receive coverage as an additional insured Contractor's Auto Liability policy. Contractor's policies shall be primary insurance as respects Owner, and any other insurance policy that Owner may have in effect shall be

deemed excess and not contributory. The General Liability policy affording coverage to Owner as Additional Insured must be maintained for three (3) years after completion of the project. If any of the Work is performed by subcontractors, Contractor shall be responsible for ensuring subcontractors comply with these insurance requirements and extend coverage to both Contractor and Owner as additionally insured.

Installation Floater. Contractor shall purchase and maintain an Installation Floater, covering loss or damage to materials and/or equipment suffered during the course of the Work. This insurance shall include the interests of the Owner, Contractor and any Subcontractors. The policy shall be written on special form and shall cover all materials specified for the job, whether onsite, offsite or in transit.

The Contractor will submit to the Owner certificates of insurance (including a certificate of compliance from the Ohio Bureau of Workers' Compensation for Ohio subcontractors) certifying that the insurance policies required by this agreement are in force and shall be maintained for the duration of the Project. Contractor shall also provide copies of additional insured endorsement(s) as required herein. Full copies of policies shall be provided upon Owner's request. Certificates shall reflect Owner's status as an additional insured and shall provide that Owner is to be provided thirty (30) days advance written notice in the case of cancellation or nonrenewal of the required policies (10 days if cancelled due to nonpayment of premium).

Until said certificate of insurance is properly executed and delivered to the City, the Contractor shall not move its equipment or laborers onto the premises or begin performance of the work specified under an awarded agreement. If the Contractor fails to provide the required insurance, the City of Huber Heights shall have the right to disqualify the Contractor. **Proof of insurance should be included in the submitted bid documents.**

- **References**: Contractor must provide five (5) references of customers with successful implementations of similar size and scope with work performed within the past five (5)years. Please include name, address, contact and phone number. If sub-contractors or business partners will be used in conjunction with the installation or maintenance of this project, please provide references as stipulated above. **References should be included in bid documents**

- **Inspection**: It is understood within this agreement that any problems such as equipment failure, unspecified maintenance, lack of performance and any other conditions outlined in the scope of service not performed by the Contractor will be under immediate review by the City of Huber Heights.

- **License and Permits**: It shall be the responsibility of the successful bidder to obtain all licenses and permits required to perform this service at no additional cost to the City of Huber Heights.

- **Timeline**: Provide an estimated, standard timeline for installation, implementation of maintenance service. **Timeline should be included in**

bid documents.

- **Configuration and Pricing**: Bidder must itemize all charges for individually identifiable components of the proposed properties, including all associated installation, programming, and training if applicable. Bidder must include charges for all components required to connect any applicable applications.

RFP Checklist:

Please review and check off these 10 most important items to consider when responding to an RFP for the City of Huber Heights:

	Read the *entire* document. Note critical items such as: mandatory requirements; supplies/services required; submittal dates; number of copies required for submittal; contract requirements (i.e., contract performance, insurance requirements, performance and/or reporting requirements, etc.).
	Note the procedures for communication with the City during the RFP process. All communication during the RFP process must be in writing. Offerors should not contact City personnel or officials outside of the opportunity provided in the document.
	Attend the pre-proposal conference if one is offered. These conferences provide an opportunity to ask clarifying questions, obtain a better understanding of the project, or to notify the City of any ambiguities, inconsistencies, or errors in the RFP.
	Take advantage of the "question and answer" period. Submit your questions by the due date listed and view the answers given in the formal "addenda" issued for the RFP. All addenda issued for an RFP are posted on the City's website and will include all questions asked and answered concerning the RFP.
	Follow the format required in the RFP when preparing your response. Provide point-by-point responses to all sections in a clear and concise manner.
	Provide complete answers/descriptions. Read and answer **all** questions and requirements. Don't assume the City or the evaluating staff will know what your company capabilities are or what items/services you can provide, even if you have previously contracted with the City of Huber Heights. The proposals are evaluated based solely on the information and materials provided in your response.
	Use the forms provided, if any. e.g., bidders submittal page, reference forms, attachment forms, etc.
	Before submitting your response, check the City's website at: www.hhoh.org to see whether any addenda were issued for the RFP.
	Review and read the RFP document again to make sure that you have addressed all requirements. Your original response and the requested copies must be identical

	and be complete. The copies are provided to the evaluating staff members and will be used to score your response.
	Submit your response on time. Note all the dates and times listed in the RFP and be sure to submit all required items on time. Late proposal responses are ***never*** accepted.

Please Note:

All potential contractors are strongly urged to submit supporting documentation as to their qualifications to perform the Scope of Work.

Certificate of Insurance, Reference List and Timeline must be attached.

If additional comments or conditions are desired, please attach a separate sheet providing details.

Include all proposed equipment specifications, showing manufacturer name, model, etc. depicting unit specifications and other pertinent information.

Certification:

The undersigned on the Bid Proposal certifies that the Instructions to Bidder has been carefully examined, is thoroughly familiar with the terms and specifications applicable to and made part of this Request for Proposal, and understands and is capable of meeting the provisions within to the quality, type and grade of work requested. The undersigned further certifies the prices shown in the schedule of items contained within the Proposal/Bid are in accordance with the conditions, terms and specifications of the proposal and that any exception taken thereto may disqualify the bid.

_____ _____
Signature Date

_____ _____
Print Name Title

_____ _____
Email Address Phone

_____
Company Name

Advertised as:

City of Huber Heights

Providing Services for Roadway Guardrail Repair and Replacement of Specified City Properties

Release Date: May 13th, 2022 **Closing Date: May 27th, 2022**

The City of Huber Heights, a municipal corporation, is soliciting professional services for Roadway Guardrail Repair and Replacement of Specified City Properties. This should include a detailed price list for the specified properties.

1. General Information

1.1. The City of Huber Heights invites qualified firms to submit proposals for Providing Services for Roadway Guardrail Repair and Replacement of Specified City Properties. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in this formal "Request for Proposals." The Contract that will result from this "Request for Proposals" will include what is indicated in Section 3 "Scope of Work" of this RFP.

1.2. A City Review and Selection Committee will evaluate the proposals submitted.

1.3. During evaluation, the City Review and Selection Committee reserves the right, where it may serve the City's best interest, to request additional information or clarification from the Offeror, or to allow corrections of errors or omissions. Oral interviews may be conducted by the City Review and Selection Committee for the Contractors who submit a Proposal and were short listed.

1.4. Submission of a proposal indicates acceptance by the Offeror of the conditions contained in this Request for Proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the resultant contract between the City of Huber Heights and the Contractor selected.

1.5. There is no expressed or implied intent or obligation for the City of Huber Heights to reimburse responding firms for any expenses incurred in preparing proposals, as well as, travel expenses during interviews in response to this Request for Proposals.

1.6. The City of Huber Heights shall reserve the right to terminate any agreement resultant from this solicitation and subsequent action for cause but not limited to inadequacy of performance.

1.7. Until the receipt and opening of proposals, the proposers' principal contact with the City of Huber Heights will be as listed below. All questions are to be submitted in writing and potential Bidders will receive copies of all questions and answers except for the questions that are considered proprietary. Questions will only be received through

City of Huber Heights
ATTN: Michael Gray
6131 Taylorsville Rd.
Huber Heights, Ohio
45424
937-233-1423
Email: mgray@hhoh.org

1.8. All contacts and communication regarding the proposal should be with the above named individual only. Bidders contacting other City Staff or Officials may be disqualified for doing so.

2. Background Information

2.1. The City of Huber Heights, a municipal corporation, will be selecting a qualified professional contractor for providing services for roadway guardrail repair and replacement of specified city properties.

3. Scope of Work

3.1. The following is a list of provisions and requirements falling under the expected Scope of Work:

3.2. Extent of Work

a) Traffic Control: The bidder shall provide all necessary traffic control when working in the public right-of-way or conditions are applicable. When applicable the bidder will be permitted to close traffic lanes with prior permission from the Public Works Manager. The bidder will be responsible to provide all traffic control devices and manpower as required by ODOT specifications.

b) All properties should be visually inspected prior to bidding. All required measurements or estimated required material replacement/repaired shall be included in the bid and the responsibility of the bidder. Any bid contingencies will be agreed upon prior to work performed. See attachment photos for all locations.

3.3. Locations:

a) Bridgewater Rd and National Rd
b) Bridgewater Rd and National Rd
c) Bridgewater Bd and National Rd
d) Bridgewater Br and National Rd
e) SR 4 and Corner of Adams Rd

f) SR 4 south bound north of Adams Rd
g) SR 4 and Chambersburg Rd
h) SR 4 and Chambersburg Rd
i) SR 4 and Chambersburg Rd
j) East bound I-70 exit ramp from north bound SR 4
k) SR 4 south at New Carlise Pike

HUBER HEIGHTS

4. RFP Requirements:

4.1. Submitting RFP Proposal packages:

a) Offeror will submit a comprehensive and thorough written plan for Roadway Guardrail Repair and Replacement of Specified City Properties. Pricing must be listed on the proposal, and no sales tax should be included.

b) The attached bid sheet will be considered separate documents from the RFP and be bid on as follows:

- Bid Sheet 1 includes all Specified city Properties in the RFP

5. Evaluation of Proposals and Required Information

5.1. Proposals submitted will be evaluated by the City Review and Selection Committee.

5.2. The Committee may call for oral interviews. The City reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether or not said proposal is selected.

5.3. The evaluation factors considered in the selection process will weigh heavily into the City's decision-making process. These evaluation requirements are minimum requirements. More points may be awarded for exceeding the minimum requirements.

6. Right to Reject Proposals

6.1. Submission of proposals indicates acceptance by the Offering Firm of the Conditions contained in this RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the subsequent Agreement between the City of Huber Heights and the selected firm.

6.2. The City of Huber Heights reserves the right to reject any or all proposals and to award to the proposer the City determines to be most qualified and whose award of the contract will be in the best interests of the City.

6.3. Late proposals will not be accepted. Offerors are held responsible that their proposals arrive at the City of Huber Heights on or before the designated date and time.

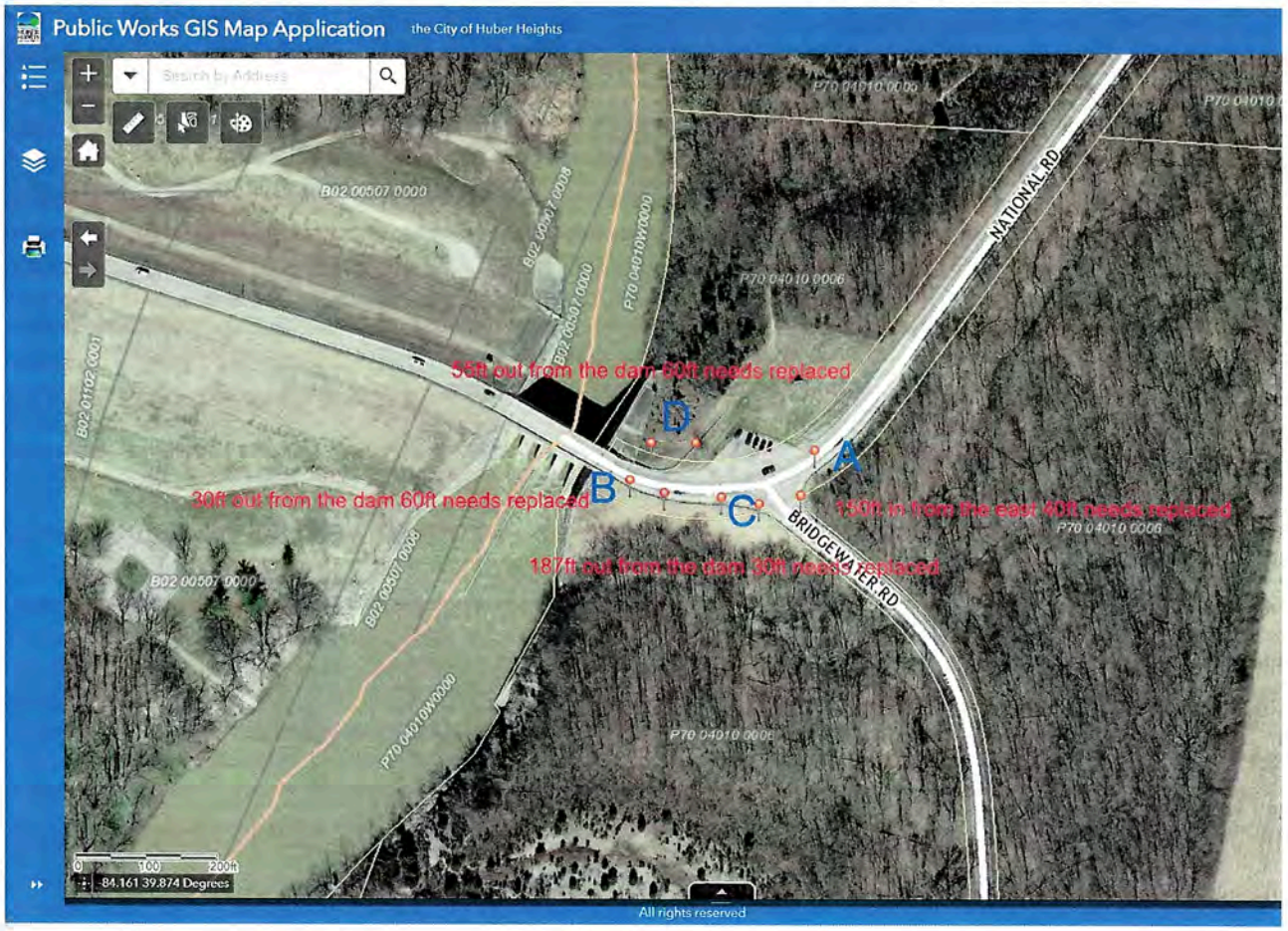
7. Withdrawal of Proposals

7.1. Requests to withdraw proposals received after the date and time set for bid opening will not be considered. Only requests to withdraw proposals prior to that date and time will be considered.

8. Contract Termination

8.1. The City of Huber Heights reserves the right to terminate any subsequent Agreement or Contract as a result of this RFP if the Contractor does not perform as required by the Terms and Conditions therein.

HUBER HEIGHTS
Come Grow With Us!



HUBER HEIGHTS



HUBER HEIGHTS

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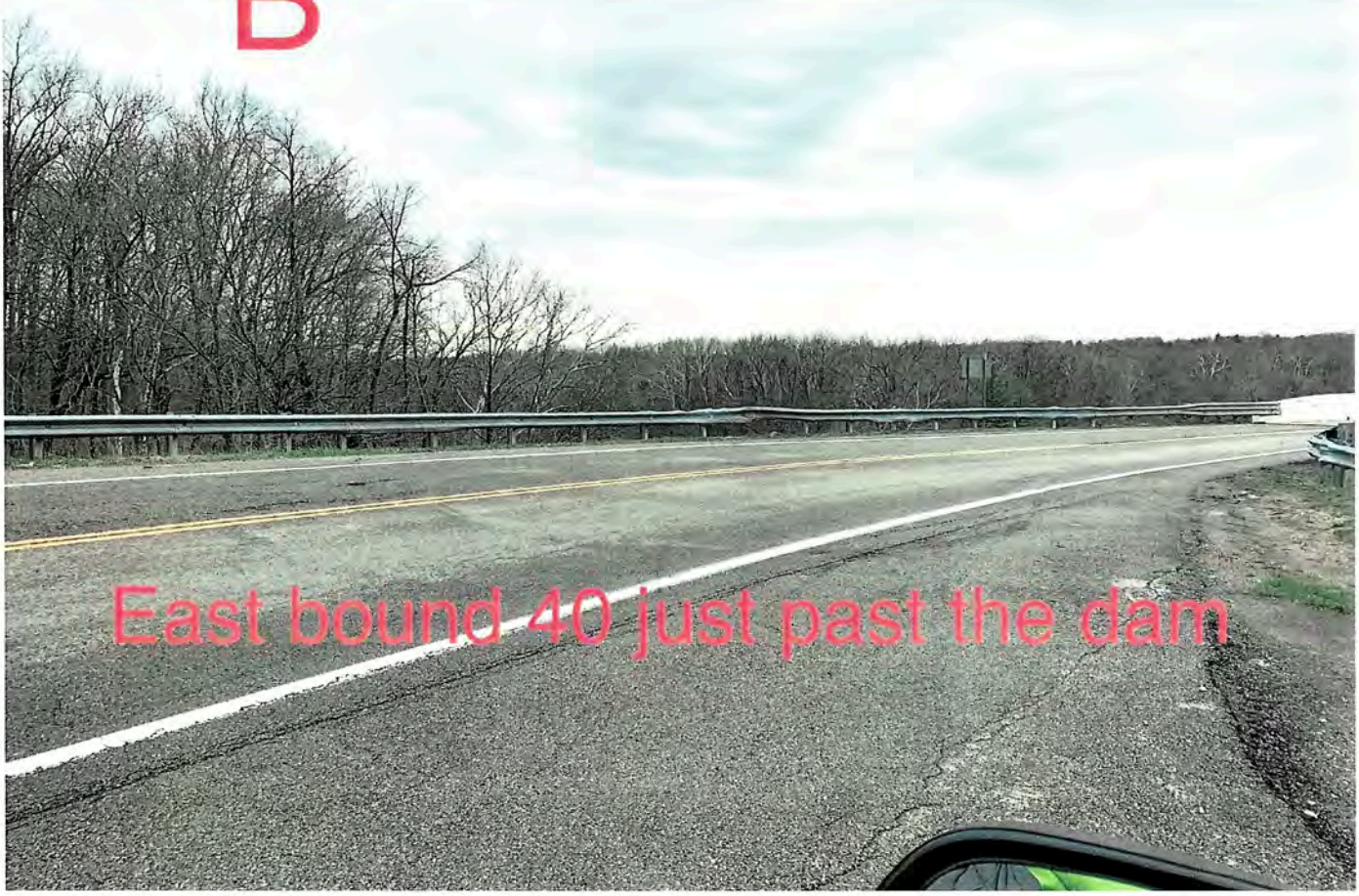
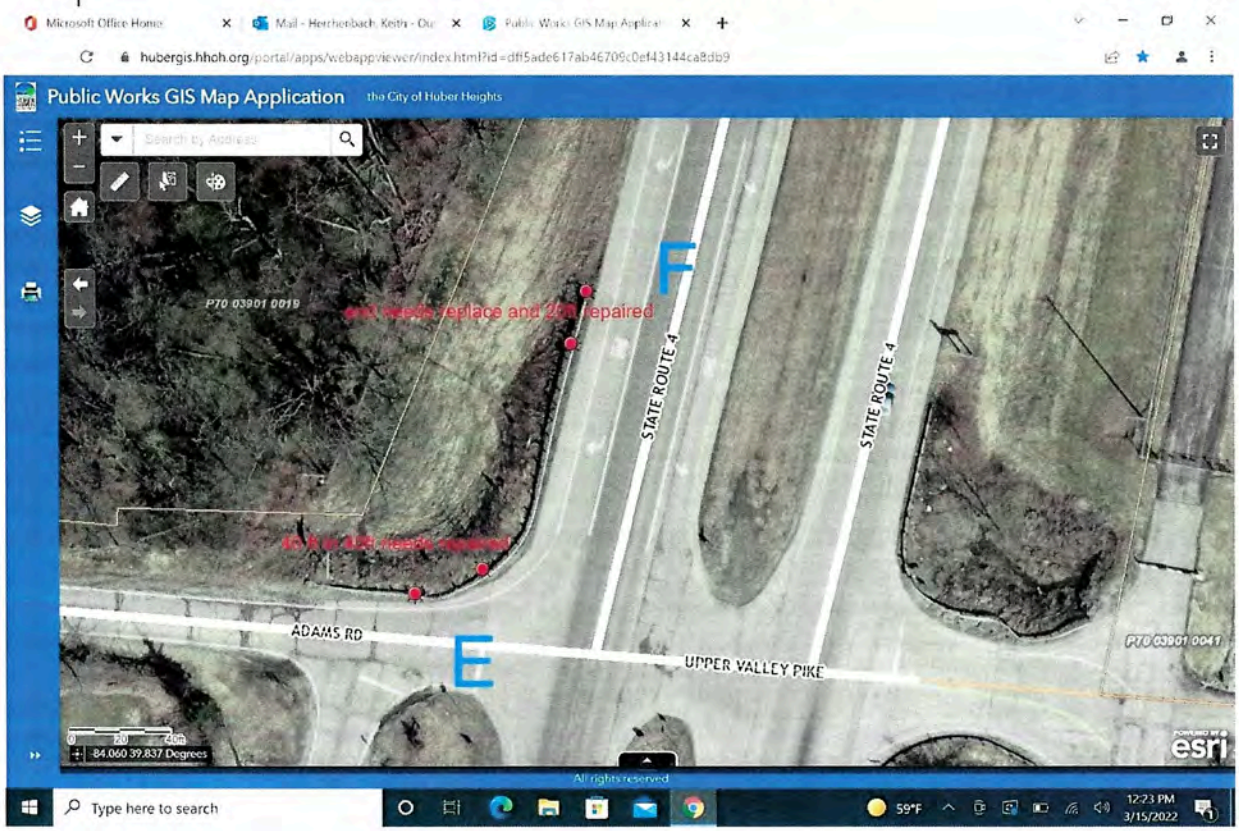



C
East bound rt40
At Bridgewater

D




Public Works GIS Map Application
the City of Huber Heights
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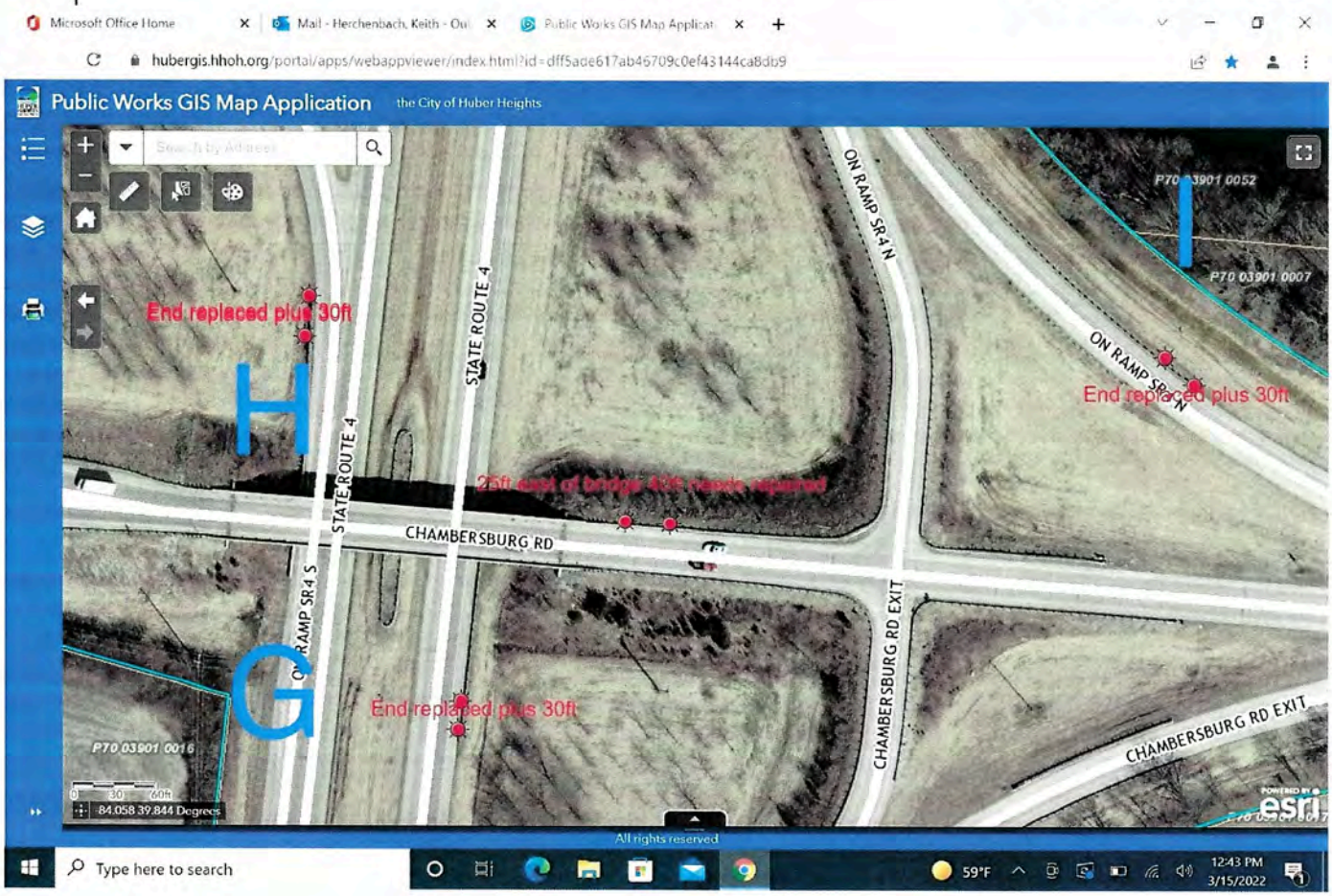
HUBER HEIGHTS



HUBER HEIGHTS

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the City of Huber Heights
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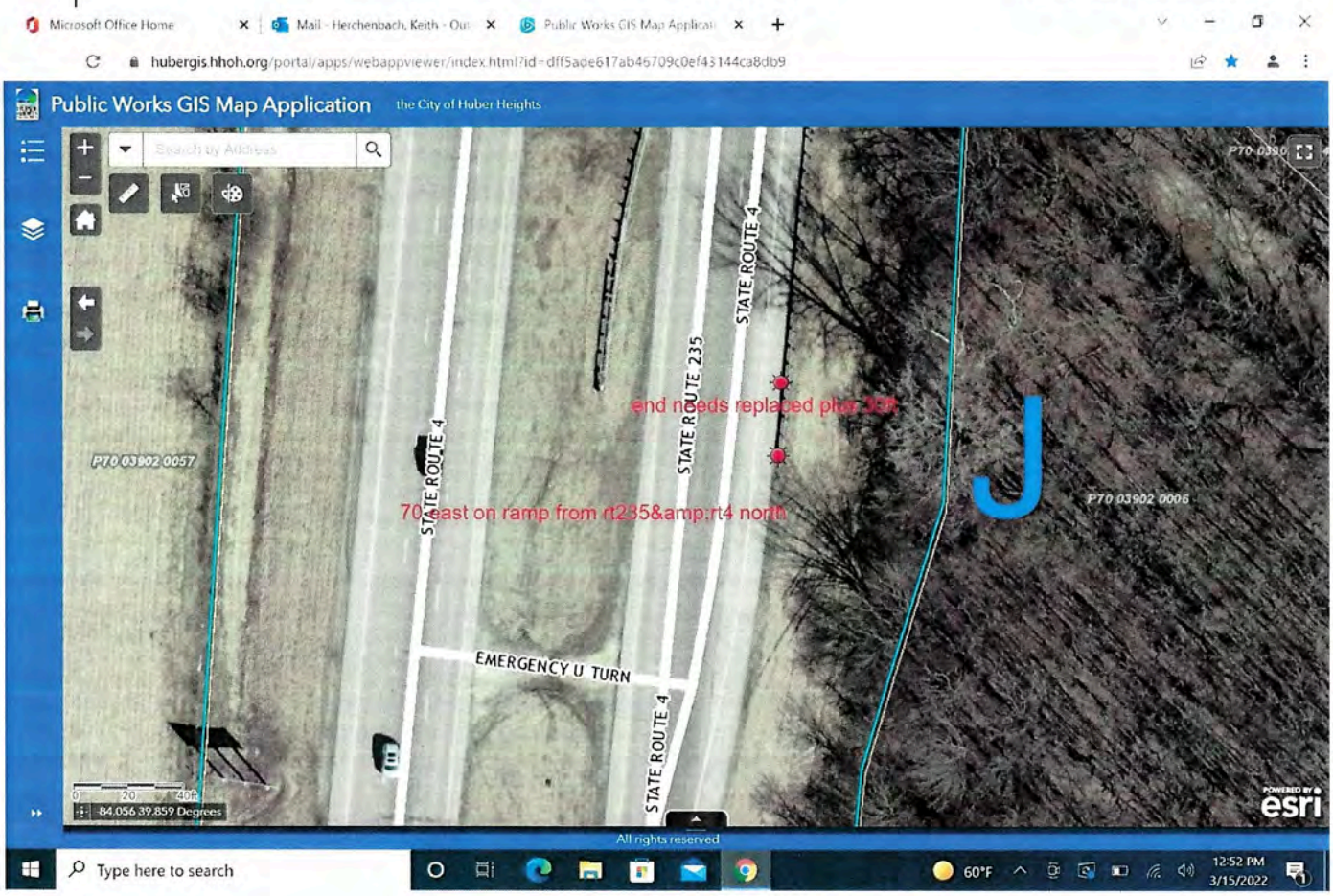
HUBER HEIGHTS




H
South bound rt4 north of Chambersburg bridge


On ramp to north rt4
From west bound
Chambersburg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Public Works GIS Map Application
the City of Huber Heights
Search by Address
P70 0390
STATE ROUTE 4
STATE ROUTE 235
STATE ROUTE 4
end needs replaced plus 30ft
P70 03902 0057
70 east on ramp from rt235&rt4 north
J
P70 03902 0006
EMERGENCY U TURN
STATE ROUTE 4
0 20 40ft
84.056 39.859 Degrees
All rights reserved
POWERED BY esri
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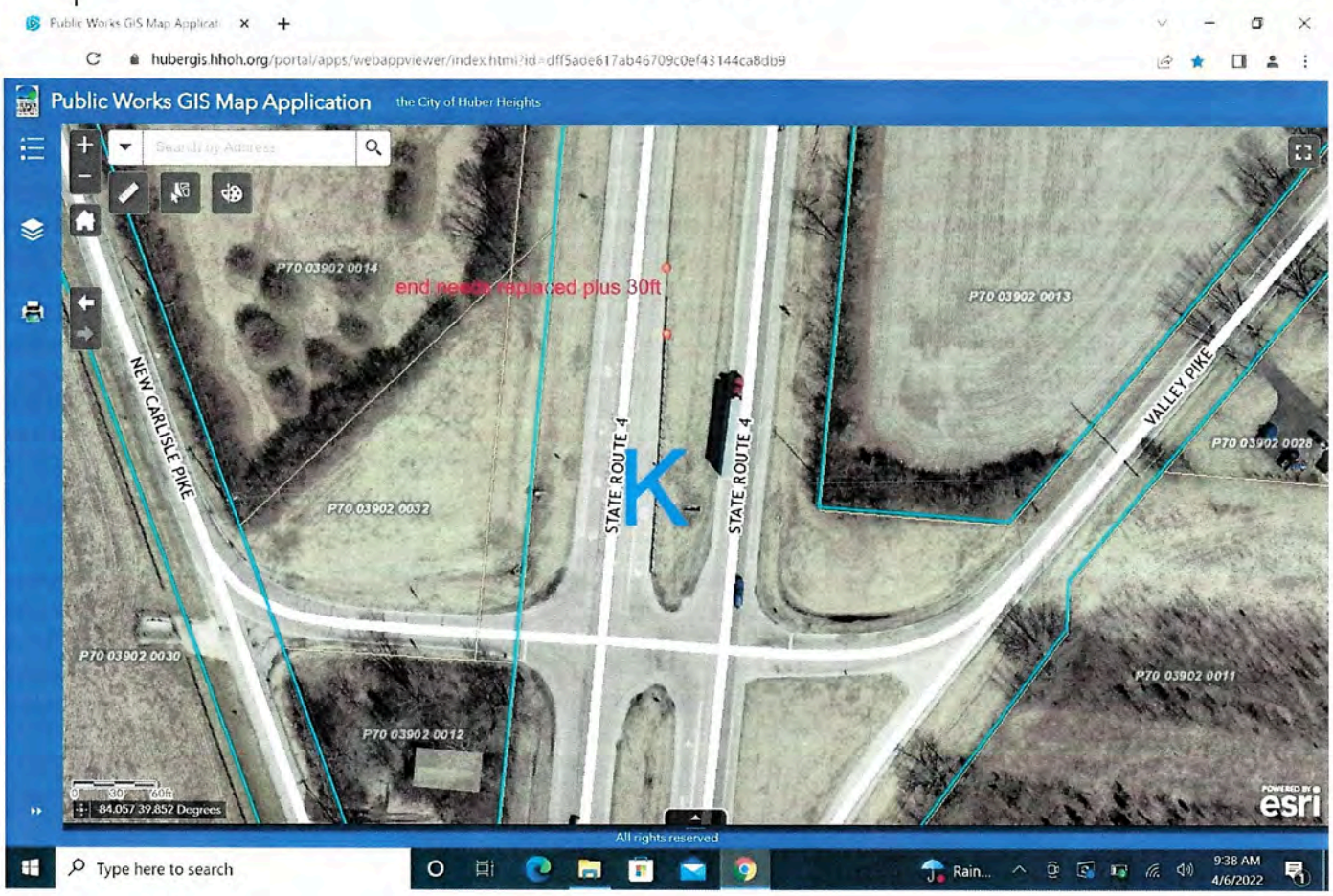
3/15/2022


J
East bound 70 on ramp
From NB Rt4


Public Works GIS Map Application
the City of Huber Heights
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end needs replaced plus 30ft
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All rights reserved
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4/6/2022

HUBER HEIGHTS

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**END OF DOUCMENT

□

AI-8391 **Topics of Discussion** H.

Council Work Session

Meeting Date: 05/03/2022

ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

Submitted By: Geri Hoskins

Department: Planning **Division:** Planning

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/19/2022 and 05/03/2022

Audio-Visual Needs: SmartBoard **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

ZC CBDP 22-11 - Campbell Berling Huber Heights, LLC - Rezoning/Combined Basic And Detailed Development Plan - Bellefontaine Road

Purpose and Background

The applicant, Campbell Berling Huber Heights, LLC, is requesting approval of a Combined Basic and Detailed Development Plan and a Rezoning to Planned Residential (PR). This ordinance had a first reading at the April 25, 2022 City Council Meeting and was passed to a second reading at the May 9, 2022 City Council Meeting. This agenda item is to allow for further discussion regarding ZC 22-11.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

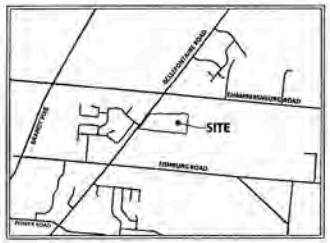
Attachments

Drawings
Entrance Drawings
Fire Assessment
Staff Report
Decision Record
Minutes
Correspondence
Ordinance

COMBINED BASIC & DETAILED DEVELOPMENT PLAN

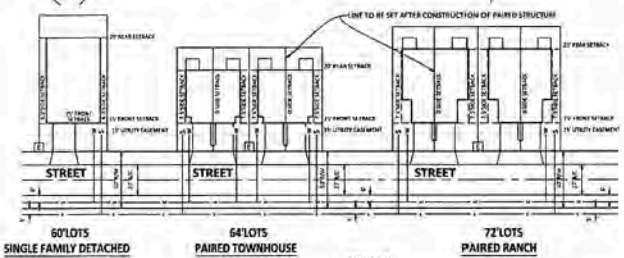
ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO



VICINITY MAP
N.T.S.





AREA OF DEVELOPMENT:	22.38 ACRES
PROPOSED ZONE:	PLANNED RESIDENTIAL
PROPOSED USE:	PAIRED RANCH/TOWNHOUSE
MIN LOT AREA:	5,000 SF (2 UNITS)
MIN LOT WIDTH:	64 FT (2 UNITS)
NUMBER OF 60' LOTS:	29
NUMBER OF 64' LOTS:	19
NUMBER OF 72' LOTS:	15
TOTAL NUMBER OF UNITS:	97
CENTERLINE LENGTH OF STREET:	2,656 FT

INDEX OF SHEETS

SHEET	DESCRIPTION
1	CONCEPT PLAN
2-3	IMPROVEMENT PLAN
4-5	GRADING PLAN
L1-L2	PLANTING PLAN

SCALE IN FEET
0 50 100 200 300

Ohio Utilities Protection Service
1-800-362-2764

MSP DESIGN
McGill Smith Punshon

Project Manager: RA
Drawn By: NAK
DWG: 20632004 IMP 04-2022
X-Ref(s): 20632003 IMS-00

Issue/Revision	No.	Date

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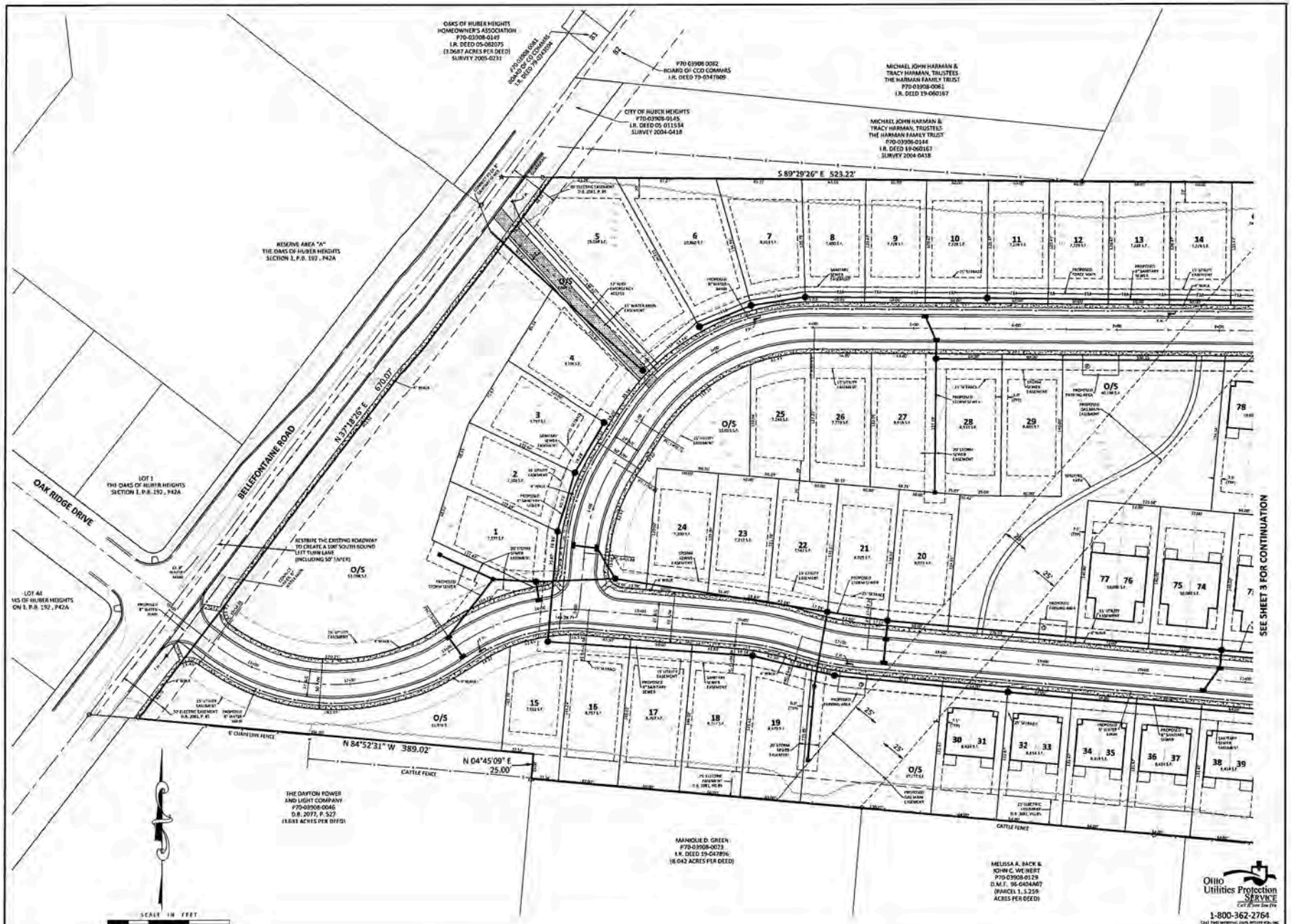
ADDINGTON
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

CONCEPT PLAN

Project Number	20632.00
Drawing Scale	1" = 100'
Sheet Number	1
File Number	20632



MSP DESIGN
McGill Smith Punshon
Architecture
Engineering
Landscape Architecture
Planning
Surveying
3300 Park 42 Drive
Suite 180B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	RA
Drawn By	MAK
DWG	20632004-IMP-04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

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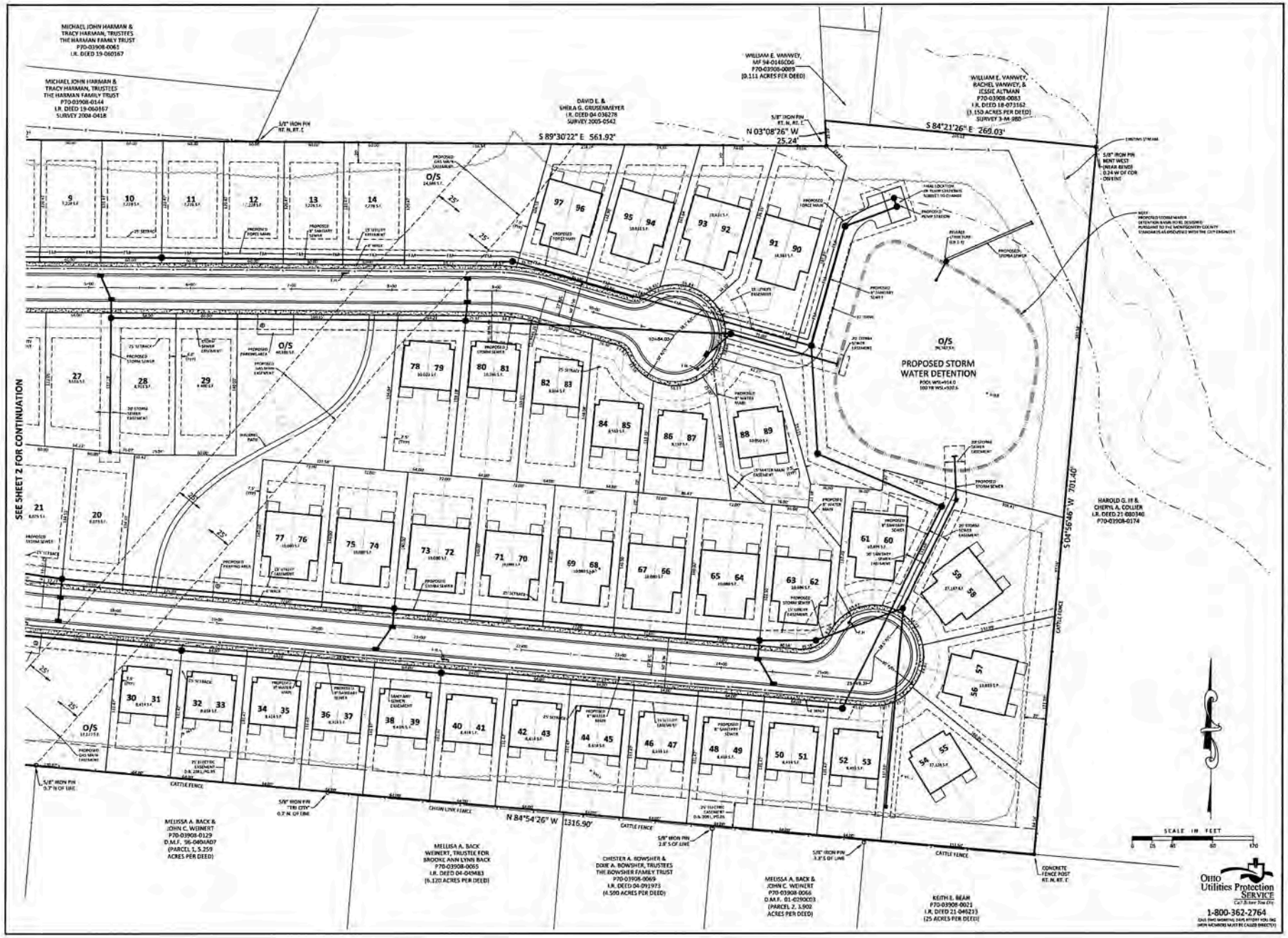
ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

IMPROVEMENT PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	2
File Number	20632



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Project Manager	RA
Drawn By	NAK
DWG	20632004 BMP 04-2022
X-Ref(s)	20632001 RAS-00

Issue/Revision	No.	Date

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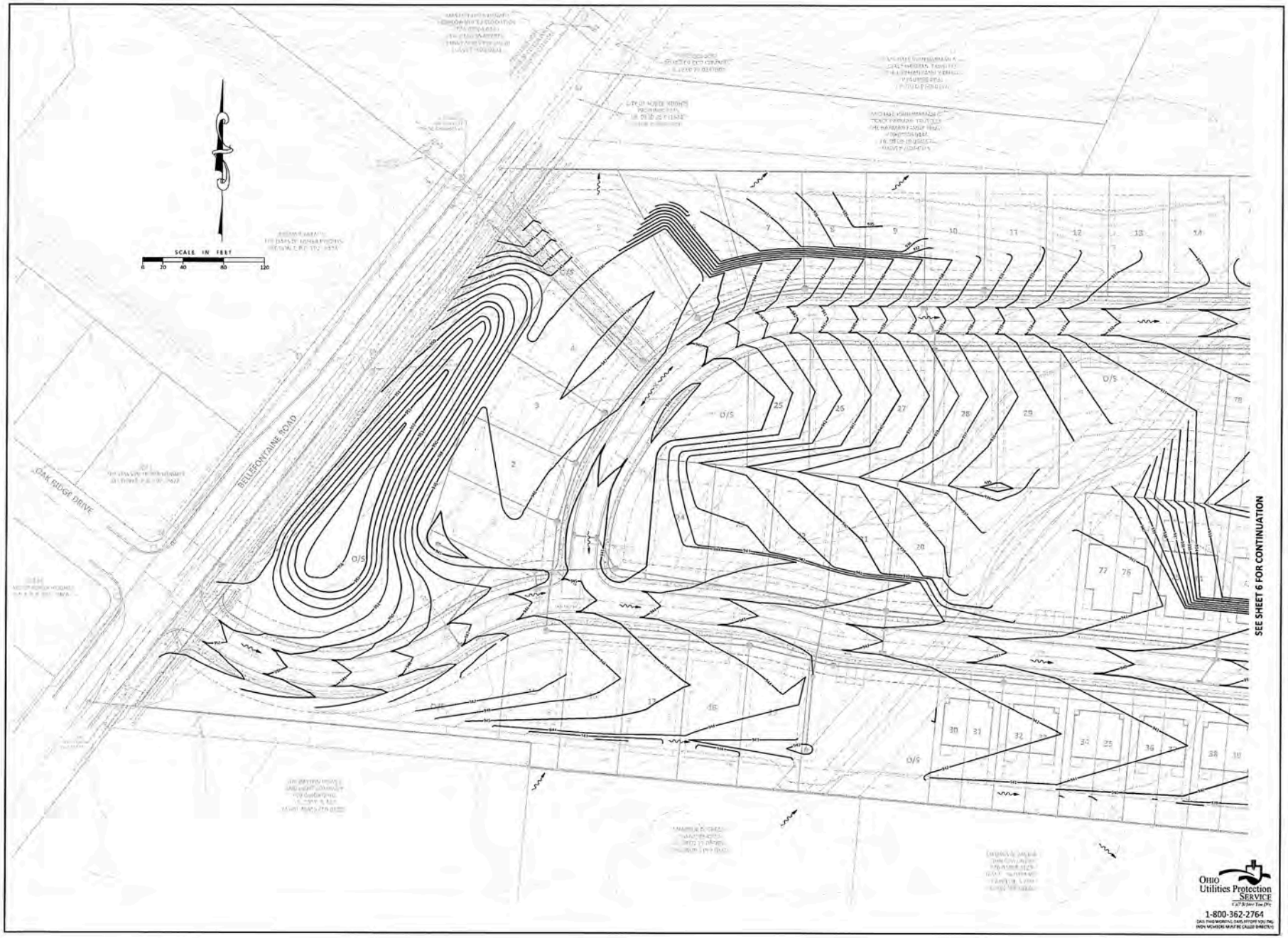
MONTGOMERY, OHIO

Sheet Title

IMPROVEMENT PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	3
File Number	20632



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Project Manager	RA
Drawn By	NAK
DWG	20632004 IMP 04 2022
X-Ref(s)	20632003 BAS 00

Issue/Revision	No.	Date

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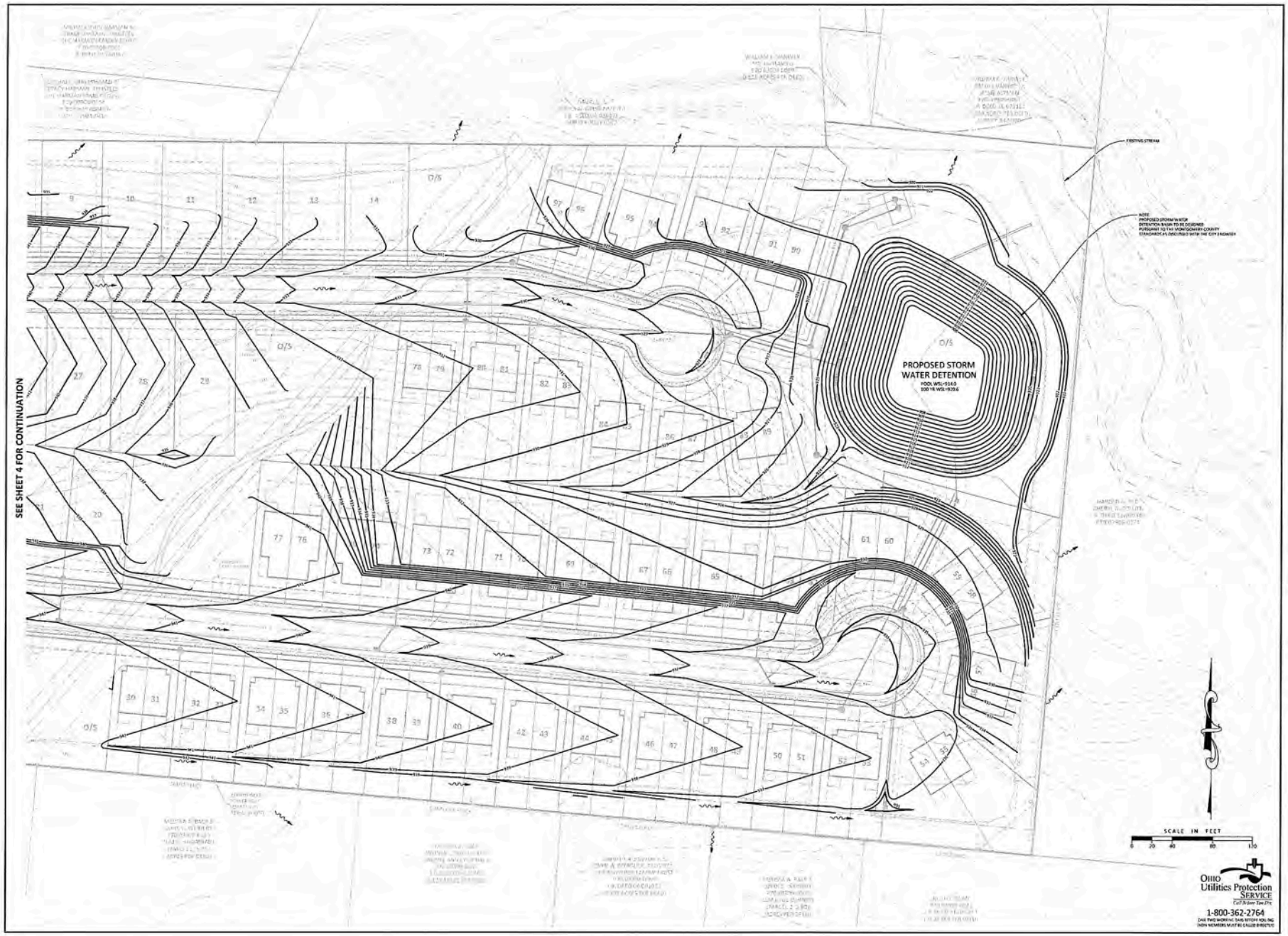
CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

GRADING PLAN

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	4
File Number	20632



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Project Manager	RA
Drawn By	NAK
DWG	20632004-IMP 04-2022
X-Ref(s)	20632003-BAS-00

Issue/Revision	No.	Date

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CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

GRADING PLAN

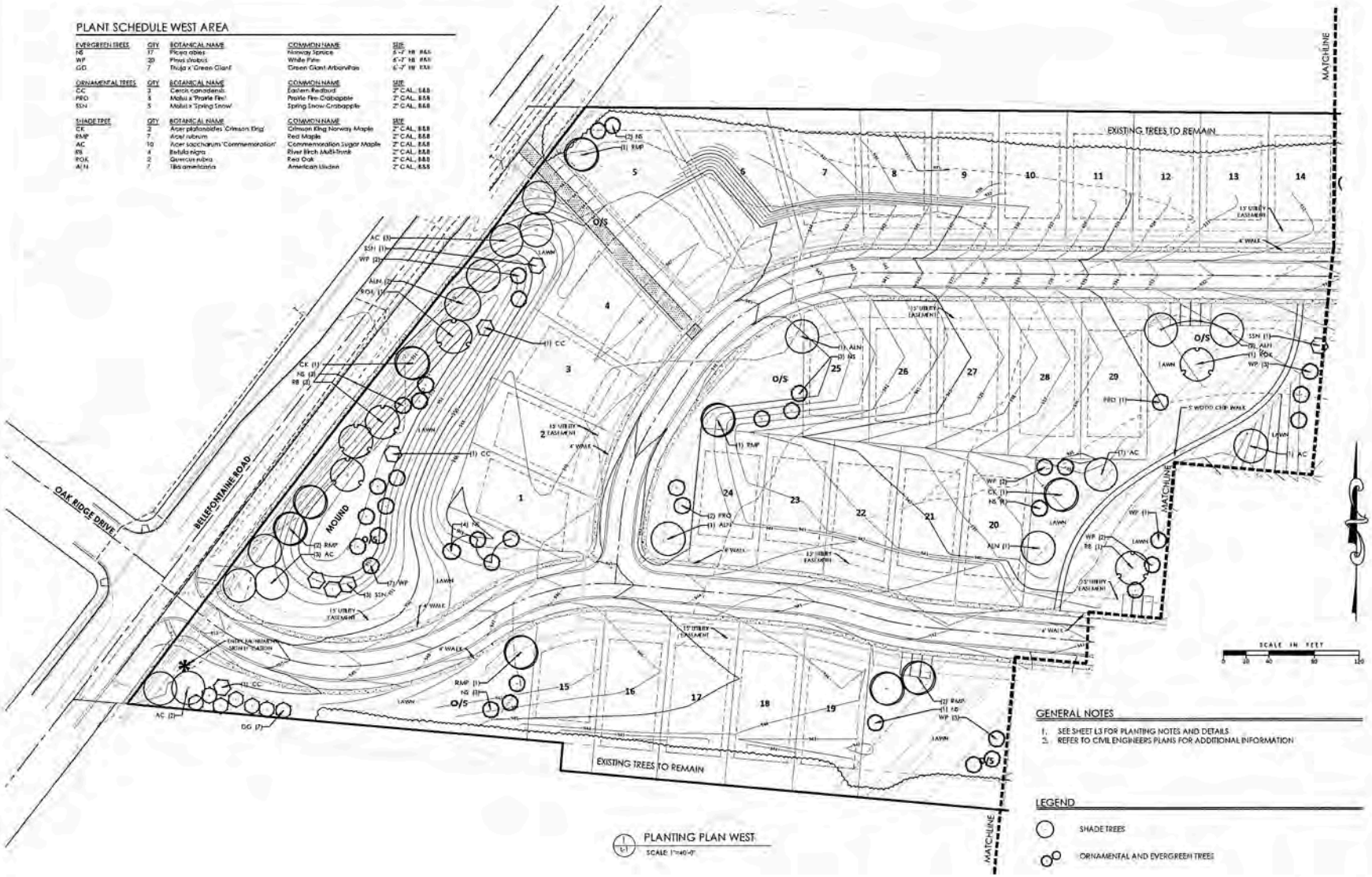
Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	5
File Number	20632

PLANT SCHEDULE WEST AREA

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	17	Picea abies	Norway Spruce	6'-7' HB B&B
WP	20	Pinus strobus	White Pine	6'-7' HB B&B
GG	7	Thuja x 'Green Giant'	Green Giant Arborvitae	6'-7' HB B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CC	3	Cercis canadensis	Eastern Redbud	2" CAL., B&B
PRO	3	Malus x 'Prairie Fire'	Prairie Fire Crabapple	2" CAL., B&B
SSN	5	Malus x 'Spring Snow'	Spring Snow Crabapple	2" CAL., B&B

SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	2	Acer platanoides 'Crimson King'	Crimson King Norway Maple	2" CAL., B&B
RMP	7	Acer rubrum	Red Maple	2" CAL., B&B
AC	10	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2" CAL., B&B
RB	4	Betula nigra	River Birch Multi-Trunk	2" CAL., B&B
ROK	2	Quercus rubra	Red Oak	2" CAL., B&B
ALN	7	Tilia americana	American Linden	2" CAL., B&B



PLANTING PLAN WEST
SCALE: 1"=40'-0"

GENERAL NOTES

1. SEE SHEET L3 FOR PLANTING NOTES AND DETAILS
2. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION

LEGEND

SHADE TREES

ORNAMENTAL AND EVERGREEN TREES

Ohio Utilities Protection Service
Call Before You Dig
1-800-362-2764

MSP DESIGN
McGill Smith Punshon

Project Manager	RA
Drawn By	NAK
DWG	20632006-PLA
X-Ref(s)	20632001-645-00

Issue/Revision	No.	Date
ISSUED		03/03/22

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ADDINGTON

CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

PLANTING PLAN WEST

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	L1
File Number	20632

PLANT SCHEDULE EAST AREA

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	5	Picea abies	Norway Spruce	6'-7' HT. B&B
WP	5	Pinus strobus	White Pine	6'-7' HT. B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PRO	2	Malus x 'Prairie Fire'	Prairie Fire Crabapple	2" CAL. B&B

SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RMP	2	Acer rubrum	Red Maple	2" CAL. B&B
SWG	1	Liquidambar styraciflua	Sweet Gum	2" CAL. B&B

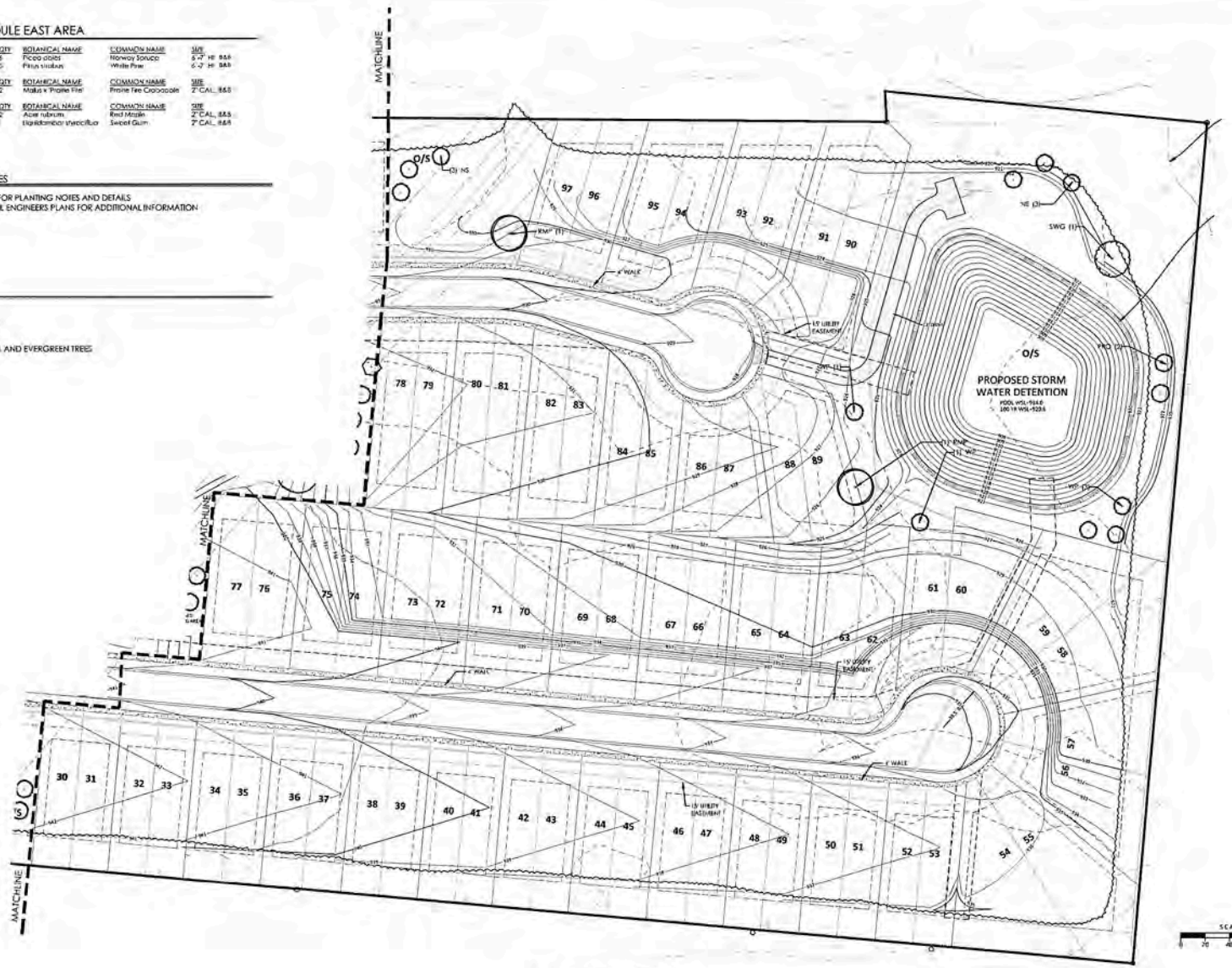
GENERAL NOTES

1. SEE SHEET L3 FOR PLANTING NOTES AND DETAILS
2. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION

LEGEND

SHADE TREES

ORNAMENTAL AND EVERGREEN TREES



PLANTING PLAN EAST
SCALE: 1"=40'-0"

Ohio Utilities Protection Service
1-800-362-2764

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Project Manager	RA
Drawn By	NAK
DWG	20632006 PLA
X-Refs	20632003 FAS.00

Issue/Revision	No.	Date
ISSUED		03/03/22

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CITY OF HUBER HEIGHTS
SITUATE IN SECTION 16, TOWNSHIP 2, RANGE 8, MRS
MONTGOMERY, OHIO

Sheet Title

PLANTING PLAN EAST

Project Number	20632.00
Drawing Scale	1" = 40'
Sheet Number	L2
File Number	20632



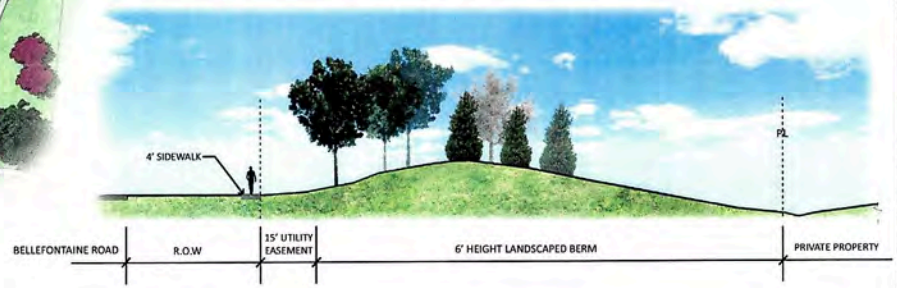
LEGEND

- DECIDUOUS TREE (OAK, MAPLE, ELM)
- ORNAMENTAL TREE (RED BUD, DOGWOOD, MAGNOLIA)
- EVERGREEN TREE (PINE, SPRUCE, FIR)
- SHRUBS (FLOWERING AND EVERGREEN VARIETIES)

NORTH

SCALE IN FEET
0 15 30 60 90

BUFFER MOUNDING SECTION



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ADDINGTON
HUBER HEIGHTS, OHIO
LANDSCAPE CONCEPT PLAN

PROJECT NUMBER: 20632.00 | DATE: 03-03-22



SECTION CUT LINE

Huber Heights Fire Division

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

Occupancy Name:	Addington Place – Revision 1
Occupancy Address:	Bellefontaine Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:	Not Yet Assigned	HHFD Plan:	21-262/22-050
MCBR ELE:	Not Yet Assigned	HHFD Box:	
REVIEWER:	Susong	DATE:	3/22/2022

Fire Department Comments:

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

Approved per Review of Ohio Fire Code and adopted Life Safety Standards based on the following:

- **One- or two-family residential projects having more than 30 dwelling units shall be equipped with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D106.1. A secondary access is shown connecting Bellefontaine Road and new road. This access shall comply with the following:**
  - **Be a minimum 20 feet wide (Ohio Fire Code 503.2.1) Drawing shows a dimension of 12 feet, minimum width must be 20 feet.**
  - **Constructed of materials capable of handling 75,000 pounds (Ohio Fire Code D102.1.) Material has not been provided.**
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. Ohio Fire Code 503.2.4 and Appendix D103.3.**
- **Dead end fire department access roads in excess of 150 feet shall be provided with width and turnaround provisions that comply with Ohio Fire Code Appendix D103.4. Current cul de sac measurements do not appear to meet this requirement. Nor Parking signage that complies with Ohio Fire Code Appendix D103.6 shall be provided.**
- **Site utility plan showing fire hydrants has not been provided. Provided.**

- **Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. Review Huber Heights Codified Ordinance 1521.06(b) for additional requirements. Spacing appears to meet requirements.**
- **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. Drawing indicates an 8-inch water main that is looped.**
- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1. Documentation shall be provided. Flow calculations have not been provided.**

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Memorandum

Staff Report for Meeting of March 29, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: March 22, 2022

Subject: BDP 22-11 Rezoning, Combined Basic & Detailed Development Plan
Addington Subdivision

Application dated March 4, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Cambell Berling Huber Heights, LLC – Applicant Richard and Marilyn Storck - Owner
DEVELOPMENT NAME:	Addington
ADDRESS/LOCATION:	Bellefontaine Road (P70 03908 0126)
ZONING/ACREAGE:	A – Agricultural / 22.96 Acres
EXISTING LAND USE:	Vacant / Agricultural
ZONING ADJACENT LAND:	PR – West; A – North; A – East; R-1 - South
REQUEST:	The applicant requests approval of a rezoning to Planned Residential (PR) and approval of a combined basic and detailed development plan to construct 97 units on 22.38 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1172
CORRESPONDENCE:	In Favor – In Opposition –

STAFF ANALYSIS AND RECOMMENDATION:

Overview:
This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

Applicable Zoning Regulations

The appliable zoning chapters include: 1171 General Provisions, 1172 Planned Residential District, 1181 General Provisions. The relevant sections are cited and discussed below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

(Ord. 93-O-602, Passed 3-22-93)

1171.05 Contents of basic development plan.

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

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

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

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 General standards for approval.

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, streetlight 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.

(Ord. 93-O-602, Passed 3-22-93)

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

(Ord. 89-O-339, Passed 2-6-89)

1171.091 Planning commission/council review.

It is the purpose of the Planning Development regulations to encourage property owners to develop their land in efficient and effective ways. It is the intent of these regulations to encourage land uses which may not always meet traditional zoning rules. Inherent in these Planned Development regulations is an opportunity for property owners to develop their sites without requiring strict compliance with all zoning regulations where the overall plan is deemed to be in the best interest of the City. During review of a Basic or Detailed Development Plan by the Planning Commission or City Council, all requirements within Part 11, Title 7 of the Code are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan if it is determined that such deviation will not materially adversely affect neighboring properties or the community as a whole, any such variation of these requirements does not change the overall plan and character of the proposed development, and the variance does not have the effect of nullifying the intent and purpose of these regulations or the Zoning Ordinance. In granting variances or modifications, the Commission or Council may require such conditions as shall, in its judgement, secure substantially the objective of the standards or requirements so varied or modified.

(Case 427; Ord. 2002-O-1367, Passed 9-9-02)

Development Standards Analysis:

1172.03 Development standards (Planned Residential)

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) Minimum "PR" Land Area Requirement.

(1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

The proposed development contains 97 dwelling units on approximately 23 acres, which yields an average density of 4.33 dwelling units per acre, which is consistent with the surrounding neighborhood character.

Section 1147.04 has the following standards:

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

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
Dwellings	7,500	60	25	8	20	40

The applicant proposes the following:

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
1-family 60' (29 lots)	7,200	60	25	6	12	20
2-family 64' (19 lots)	5,760	64	25	7.5	14	20
2-family 72' (15 lots)	7,920	72	25	7.5	14	20

The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those

households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

1172.04 Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

1172.05 Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

All utilities will be placed below ground.

1181 General Provisions

1181.20 Building materials for dwellings.

(a) *One-Story Dwellings.* All exterior walls of one-story dwellings shall be constructed of brick or other approved masonry type of material.

(b) *Dwellings Over One Story.* All first-floor exterior walls of dwellings over one story shall be constructed of brick or other approved masonry type of materials. Other exterior wall areas of dwellings over one story may be constructed of other code approved building materials; provided, however, no vinyl siding shall be permitted, unless permitted under subsection (c) hereof.

(c) *Exceptions.* The requirement for certain exterior walls of dwellings to be constructed of brick or other approved masonry type of material shall not apply to:

(1) Exterior wall areas of the dwelling where federal, state and/or local building codes prohibit the use of brick or other masonry materials such as gas fireplace inserts, cantilevers, gables, overhangs, downspouts and gutters, kitchen and other bays and other type of protrusion for which it is not reasonably practical to use the material stated above.

(2) Room additions, remodeling, or reconstruction, to or of, dwellings that do not comply with subsections (a) and (b) above when such dwellings were constructed prior to enactment of this Ordinance. Material that is used for additions or remodeling must be similar to the existing structure and maintain the integral look of the dwelling.

(3) Any dwelling constructed on a lot in a subdivision whose preliminary plat was approved prior to February 1, 2007 but received final plat approval after February 1, 2007. Provided, however, all such dwellings shall have front facades with a minimum 50 percent brick or other approved masonry type of material.

(d) *Definitions.* For purposes of this section, the following terms shall have the following definitions:

(1) "Dwelling" means any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, cabin, trailer or trailer coach or other temporary or transient structure or facility.

(2) "First floor" means the highest point at the finish grade of the proposed ground surface.

(3) "Other approved masonry type of material" means masonry material approved in advance by the Planning Commission so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity so that such use will not change the essential character of the same area.

(4) "Front Façade" means the side of the building facing the lot front as defined by Section 1123.69 (Lot, Front).

(Ord. 2011-O-1925, Passed 11-28-11)

The applicant has submitted proposed elevations that that are consistent with this requirement.

Additional Considerations

While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

Staff Analysis of Standards for approval

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;

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

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

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

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

the proposed development shall be adequate to serve the residents or occupants of the proposed development;

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan.

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

The site is served by adequate utilities.

(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;

Draft covenants were not included in the application, however the standards set by the Planning Commission will be incorporated into the covenants before any zoning permit is issued.

(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 applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

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

This site is currently used for agriculture and no natural features exist.

(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 plan takes advantage of the natural grade and existing contours to limit grading and arrange the building sites in an efficient manner. A gas pipeline easement and the site width significantly constrain design options.

(i) Shall place underground all electric and telephone facilities, streetlight 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 below ground.

(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.

This residential development should not create excessive additional requirements to 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

Only residential uses are contemplated for this site.

(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.

The rezoning from Agricultural to Planned Residential is consistent with previous residential developments in this area.

STAFF RECOMMENDATION

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Planning Commission Action

Planning Commission may take the following actions with a motion:

1) Approve the rezoning and Combined Basic and Detailed Development Plan;
2) Deny the Combined Basic and Detailed Development Plan (the Commission should state the specific reasons for denial); or
3) Table the application.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on March 4, 2022, the applicant, Campbell Berling, requested approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for 22.38 acres for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case CBDP 22-11), and;

WHEREAS, on March 29, 2022, 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.

Ms. Thomas moved to recommend approval of the application by Campbell Berling, for a Rezoning and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road, further identified as Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (Zoning Case CBDP 22-11), in accordance with the recommendation of Staff's Memorandum dated March 22, 2022 with the following conditions:

1. Single-story dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;

2. Multi-story dwellings shall average 50% of the surface area of the front façade finished with brick or stone masonry products, not including the garage opening;

3. The applicant will comply with all stormwater requirements, per the City Engineer; and,

4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
March 29, 2022, 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. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

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

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**

1. **BASIC DEVELOPMENT PLAN - The applicant, AMARJIT TAKHAR, is requesting approval of a Basic Development Plan and Rezoning to (Planned Commercial) PC for 35 acres at State Route 35 for a Service Station (BDP 22-08).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning to Planned Commercial District to construct a fueling center, convenience store, truck stop and diesel repair facility on approximately nine (9) acres of a 35-acre parcel. The site is adjacent to the I-70 / SR 235 interchange.

This case was tabled at the March 15, 2022, to allow time to review the revised development plan that was submitted shortly before the meeting. The crux of the revision reconfigures the western access point to allow for a future extension of Center Point 70 Boulevard and meet the development standards of the Planned Commercial District.

The applicant is proposing two buildings, one 6,720 SF building containing a convenience store and restaurant, and the second 6,642 SF diesel truck repair facility. Both buildings are proposed to be clad with a mix of brick and stucco EFIS.

Fuel will be dispensed through one five-pump island in front of the convenience store, and a second five-pump island located at the rear of the property for semi-

trucks and large oversized vehicles. Both fueling islands will be covered by large canopies.

Parking is provided throughout the site. The revised site plan illustrates 76 parking spaces, including 10 for semi-trucks. This is an increase from 62 automobile parking spaces.

The proposed uses are principally permitted in the PC district. The revised plan indicates a 15-foot perimeter buffer yard, which meets the standards for this chapter. All other standards for this Chapter are met.

The revision meets the requirements of Chapter 1181. The revised plans illustrate street trees placed every 40-feet. No exterior lighting plan was submitted at this time, but will be submitted at the time of detailed development review. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

The revised proposal meets the requirements of Chapter 1185. The applicant is illustrating parking island landscaping. The maximum required number of parking spaces required is approximately 67 total spaces. The revised plan indicates 70 proposed spaces. The number of required parking spaces is likely to decrease once the final area of the convenience store (less storage) and restaurant are determined.

The proposal meets the requirements of this chapter which limits the number of semi parking spaces to no more than ten spaces. The plans indicate ten spaces that are correctly dimensioned.

Other Considerations:

Staff has asked the applicant to redesign the site to allow a future extension of Center Point 70 by moving the gas pumps and store further south and/or changing their alignment. The applicant has adjusted the site plan by reconfiguring the parking and circulation plan. The revised configuration will likely improve vehicle stacking at the intersection along the proposed roadway, rather than internally as was originally illustrated.

Additional Comments:

Fire: See Attached. The applicant will comply will all fire code requirements.

City Engineer:

Recommendation

Staff recommends approval of the rezoning from I-1 to Planned Commercial and approval of the revised basic development plan with the following conditions:

- Applicant shall comply will all fire code requirements.

Action

Ms. Thomas moved to approve the request by the applicant Amarjit Takhar, for approval of a Basic Development Plan and Rezoning to Planned Commercial (PC) on approximately nine (9) acres of a 35-acre parcel at property located on the East side of intersection of State Route 235 and Center Point 70 Blvd, Parcel Numbers P70-03903-0079 and P70-03903-0005 of the Montgomery County Ohio Records (ZC BDP 22-08) and accordance with the recommendation of staff's memorandum dated March 22, 2022 and the Planning Commission's Decision Record attached thereto.

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

Move to City Council

VII. New Business

1. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, CAMPBELL BERLING HUBER HEIGHTS, LLC, is requesting approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road (ZC CBDP 22-11).**

   Mr. Sorrell stated that This case was originally ZC 21-47, which contemplated 132 units (66 2-family townhomes) on approximately 23 acres. The applicant withdrew the application and is now submitting approval for 97 units, comprised of 29 single-family lots and 34 two-family townhomes. The average density is approximately 4.33/units per acre.

   The proposed one-family lots are slightly smaller and 20-feet shallower than what is prescribed by the code. The 64-foot-wide lots are significantly smaller in square footage than prescribed by the code, however this does provide a housing product for those households who do not want or need a larger yard. Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area.

   Each unit, both detached and attached, will contain a two-car garage, along with driveway space for parking. The proposal complies with this standard.

   All utilities will be placed below ground.

   The applicant has submitted proposed elevations that that are consistent with this requirement.

   While landscaping and screening is not required in the Planned Residential District, the applicant is proposing significant buffering and screening along Bellefontaine Road, and along the interior gas transmission easement.

The comprehensive plan indicates this area should be single-family with a maximum density of six (6) units per acre. The proposed development contains 29 single-family homes and 35 duplex townhomes. The overall density of the development is 4.33 units per acre, consistent with the comprehensive plan.

While no phasing plan was submitted with the application, this is a relatively small subdivision for Huber Heights.

The public roads are adequate for this development. Bellefontaine Road is classified as a Major Collector in the City Thoroughfare Plan

The site is served by adequate utilities.

The applicant is proposing significant landscaping and screening beyond the code requirements along Bellefontaine Road. Additional tree plantings are proposed throughout the development in the common areas.

It is the staff's opinion the proposal meets the standards outlined in Section 1171.06 and the intent of 1171.09. Staff recommends approval of the rezoning to Planned Residential and the combined Basic and Detailed Development Plan to construct 97 homes. Staff recommends approval with the following conditions:

1) The dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2) The applicant will comply with all stormwater requirements, per the City Engineer;
3) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Bob Krohngold was present.
Cindy Smith and Tracy Harman

Discussion on the Fire Assessment and percentage of masonry

Action

Ms. Thomas moved to approve the request by the applicant Campbell Berling for approval of a Rezoning to Planned Residential (PR) and a Combined Basic and Detailed Development Plan for property located on the East side of Bellefontaine Road and South of Chambersburg Road, Parcel Number P70 03908 0126 of the Montgomery County, Ohio Recorder's Office (ZC CBDP 22-11) in accordance with the recommendation of Staff's Memorandum dated March 22, 2022, and the Planning Commission Decision Record attached thereto.

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

Move to City Council

2. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HORIZON LINE DEVELOPMENT, is requesting approval of a Rezoning and Basic Development Plan to PM (Planned Mixed) for 197 unit Residential Town-Home Apartment Community, located at 7125 Executive Boulevard (ZC BDP 22-12).**

   Mr. Sorrell stated that the applicant is requesting approval for a rezoning of approximately 43 acres from Planned Employment Park to Planned Mixed Use, to facilitate the construction of 197 residential townhome apartments and five commercial out lots.

   The applicant has proposed development and use standards that are generally consistent with the applicable zoning regulations. Staff would like to see the following revisions:

- Residential garage openings shall be set back at least 20-feet from the back of the sidewalk. (It appears this is the case in most instances; however, the drawings are not dimensioned and to the greatest extent possible staff desire to limit the overhang of vehicles into the sidewalk pathways).
- The following proposed permitted non-residential uses should be eliminated from permitted use list:
  - Filling stations
  - Sweepstakes cafes
  - Convenience store
  - Self-Storage – Indoor Climate Controlled
  - Car Wash

   The area contains a mixture of residential, commercial and office uses.

   This site is located along a well-traveled thoroughfare, surrounded by residential uses to the north and west, commercial uses to the south, and Carriage Hill MetroPark to the east. The vast majority of the proposed land uses are residential and are located adjacent to other residential uses. The proposed commercial out lots, which will likely have more intensive uses, are appropriated located to front Executive Boulevard.

   Commodity crop production is the current use of the site, and few natural features exist. There is a small drainage stream that bisects the site near the southwest corner, which crosses under Executive Boulevard and ultimately into Drylick Run Creek. The proposed development plan appears to limit the impact on the drainage stream.

   In general, the site slopes west to east. Two onsite and one offsite stormwater basins will provide for stormwater management. The stormwater basins are designed to be wet basins, which will provide an attractive landscape amenity.

   This development will have two entrances from Executive Boulevard that are aligned and spaced in a manner where little traffic conflict points should exist. Interior sidewalks and walking trails are proposed for pedestrian circulation. As the commercial spaces are developed sidewalks along the north side of Executive Boulevard should be constructed to provide pedestrian connections to the amenities near and along Executive Boulevard.

Parking for the residential units is provided by what appears to be a mixture of one-and two-car garages, along with driveway space. The applicant is providing at least two spaces per unit for the residential development, including the driveway space. As previously stated, the setback from the garage face to the back of sidewalk for the residential units should be a minimum 20-feet.

The proposal provides interior sidewalks and walking paths. Additional sidewalks should be constructed as the commercial lots are developed along Executive Boulevard to provide pedestrian access to the surrounding amenities.

A sign package was not submitted with the application; however, two monument signs are indicated on the landscaping plan. Signs shall comply with Chapter 1189.

The residential buildings are set back 15-feet from each residential building. While the commercial out lots illustrate generic building footprints, plenty of land area exists to meet these setback requirements.

The residential buildings are approximately 20-feet tall.

The plans and renderings indicate a mixture of decorative light poles and wall sconce lighting throughout the residential development. A lighting plan will be required at the detailed development plan phase.

The site plan indicates the trash receptacles will be fully enclosed where provided.

The architecture of the commercial structures is not indicated in the application, but will be reviewed at the time of the detailed development plan submission for each out building.

All utilities will be placed underground.

The residential open space will be owned by the apartment development owner.

The applicant proposes to retain the existing trees along the north property line as a buffer, and the closest structure is approximately 80-feet from the property line. Staff does not feel a 6-foot-high landscaping mound is warranted and would require the removal of existing trees.

Along the west property line, the screening will be a mixture of evergreen and ornamental trees. No mounding or fencing is proposed or required.

The commercial out lots will be reviewed at the detailed development plan phase; however, the covenants indicate the commercial developments will comply with Chapter 1185.

Street trees are indicated throughout the development. Street trees will be required along Executive Boulevard as those sites are developed.

STAFF RECOMMENDATION

Staff recommend approval of the rezoning and Basic Development Plan to construct 197 residential units and five commercial out lots. Staff recommend the following conditions for approval:

1) The setback for the residential units shall be a minimum of 20-feet between the garage face and the back of the sidewalk.
2) The permitted uses shall exclude those recommended by staff.
3) The water mains and sanitary sewers shall be built to city standards and in easements.
4) The applicant shall submit a sign package consistent with Section 1189.
5) The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Eric Allen
Kevin Brolema
Steve Massingill

Discussion on the entertainment area, traffic, widening Executive, adding turn lane.

Action

Ms. Vargo moved to approve the request by the applicant Horizon Line Development, for approval of a Rezoning and Basic Development Plan to Planned Mixed (PM) for 35 acres at 7125 Executive Boulevard, Parcel Number P70 03910 0005 of the Montgomery County Ohio Records (ZC BDP 22-12) in accordance with the recommendation of Staff's Memorandum dated March 29, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 4-1.

Move to City Council

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 15, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

Rezoning and Basic Detailed Development Plan, Medical Facility
Major change and Detailed Development Plan, Commercial Lot
Major Change and Detailed Development Plan, Discount Tire

XI. Upcoming Meetings

March 29, 2022
April 12, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:33 p.m.

Terry Walton, Chair **Date**

Geri Hoskins, Administrative Secretary **Date**

Chodkowski, Bryan

From: Tressa Kneer <treskneer@aol.com>
Sent: Tuesday, March 29, 2022 2:22 PM
To: Chodkowski, Bryan
Cc: elyons57@gmail.com; Byrge, Nancy
Subject: Opposition to Case 22-11

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Dear Sir/Madam:

It is our belief that the development being proposed on Bellefontaine Road across from Oak Ridge Drive will adversely affect our property values and will not fit in with our overall neighborhood aesthetic. "The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium-to-large lots." This proposal does not follow the Comprehensive Plan. We acknowledge that the builder has amended the plans from the first filing (to now include some single family homes and reduce the density a bit), BUT IT IS STILL A HUGE VARIANCE FROM WHAT THE PLAN IS AND WHAT THE SURROUNDING PROPERTIES CONTAIN. The proposed buildings include duplexes and detached homes, and the lot size is not medium-to-large. The proposed minimum lot sizes are 2280sf to 7200sf. The Oaks' minimum lot size is 12,000sf.

This land is bordered by residential properties with a minimum of 3 acres, a density of 0.33. The density of the proposed development is 4.4. By comparison, The Oaks' is 2.05. This dramatic increase in density will cause issues like traffic, aesthetics, and decreased surrounding property values.

Because of these reasons, we are opposed to this development and request that the City Council deny the application. Mayor Gore even told the developer last time that he likes the idea but IN ANOTHER PART OF THE CITY, because the small lots and high density don't belong in the middle of this mainly rural area. We insist that the city stick with the Comprehensive Plan. Why is the City always bending to the wants of the developers and not the citizens? The density does not need to match that of the Oaks exactly, but putting A) duplexes and B) buildings so close together does not at all fit the LOOK and PLAN of the area!

In December, the Planning Commission, after hearing from multiple residents opposed to the developer's first plan, still voted unanimously to NOT follow the Comprehensive Plan and recommended the development be allowed. A member of the Planning Commission, during the December meeting to discuss this topic, said that if a resident didn't like what was proposed, he/she could always buy the land him/herself. Really, that is the CIty's solution??! The answer should be that the City is following the Comprehensive Plan, especially when the people whom the variance would affect are opposed.

Thank you for your attention to this matter.

Sincerely,
Jon and Tressa Kneer

Chodkowski, Bryan

From: Warren Taldo <wtaldo@gmail.com>
Sent: Saturday, March 26, 2022 9:20 AM
To: Lyons, Ed; orgnbyrge@hhoh.org; Chodkowski, Bryan
Cc: Brad Smith
Subject: Opposition to Case 22-11

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Members of the Planning Committee:

As a long time resident of the Oaks of Huber Heights, I would like you all to know that the vast majority of the people living in the Oaks are vehemently opposed to the recent application that this planning committee is about to review.

It is our belief that the development being proposed will adversely affect our property values as well as not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family detached homes on medium to large lots. It does not follow the Comprehensive Plan. They are duplexes, not detached homes and the lot size is not medium to large. Their minimum lot size is 2500sf. The Oaks minimum lot size is 12,000sf.

It is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 5.7. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

We here in the Oaks are hoping that the City Council will use common sense when they make decision that truly affect other residents in the said area, and deny this application.

Thank You,
Warren & Catherine Taldo
5921 Oak Creek Trail,
Huber Heights, Ohio 45424

Chodkowski, Bryan

From: William <skimarks@hotmail.com>
Sent: Monday, March 28, 2022 12:14 PM
To: Chodkowski, Bryan
Subject: FW: Opposition to Case 22-11

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Resending email message below to you.

From: William
Sent: Monday, March 28, 2022 12:07 PM
To: elyons@hhoh.org; nbyrge@hhoh.org; bchodkowski@hhoh.orgit
Cc: BTGeek@aol.com
Subject: Opposition to Case 22-11

Huber Heights City Leaders:
I respectfully provide this email for your attention and action as appropriate.

Consistent with my prior opposition to Case ZC 21-47, I have reservations against case 22-11 on the same grounds. Namely it is not similar with the housing sizes and density associated with the Oaks of Huber Heights and therefore will look more and more like a hodge-podge of mixed housing concepts for this section of Huber Heights. People will ask, "who planned these neighborhoods?" This ultimately results in lower home values and less trust and interaction among neighbors. The question I have is, why can't Huber Heights provide a similar housing concept like the Oaks of Huber Heights, for more than just a few blocks? Why would we divert from the original Oaks of Huber Heights concept for this area? We should not be in a hurry to accept a developer's pleas that he will lose money if he can't build smaller homes in higher density neighborhoods. Frankly, I would like to see an expansion of the Callamere Farms home styles on the east side of Bellefontaine Rd. Wouldn't it be nice to have at least a few more homes of the styles used by the Oaks of Huber Heights or even Callamere farms,... or does Huber Heights want to be known as the small home capital of OH?

Let's expand on a good concept. Thanks for your continued support.

William Marks

Chodkowski, Bryan

From:	Mellanie Toles <tolesm@clarkstate.edu>
Sent:	Monday, March 28, 2022 8:54 AM
To:	Chodkowski, Bryan
Cc:	Lyons, Ed; Byrge, Nancy
Subject:	Opposition to Case 22-11

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Dear City Council Members:

We are writing in opposition to the proposed Zoning Case 22-11, which would be located directly across from The Oaks of Huber Heights entrance and specifically, our home.

It is our belief that the development being proposed will adversely affect our property values and it will not fit in with our overall neighborhood aesthetic. The City's Comprehensive Plan specifically states that the use for this land be single family DETACHED homes on medium to large lots. This proposed development does not follow the Comprehensive Plan. They are duplexes, not detached homes, and the lot size is not medium to large. Their minimum lot size is 2,500 sf, while The Oaks' minimum lot size is 12,000 sf.

The property is bordered by residential properties with a minimum of 3 acres, with a density of 0.33. The density of the proposed development is 4.4. By comparison, The Oaks is 2.05. This dramatic increase in density will cause many issues, primarily traffic-related.

Because of these and other reasons, we are opposed to this development and request that the City Council deny the application. We respectfully ask that you act to protect the property values we have worked hard to maintain by voting down this proposed development.

Thank you for your time and consideration!

Gene Bell and Mellanie Toles
6131 Oak Ridge Drive
Dayton, OH 45424

CLARK STATE

Mellanie Toles
Executive Assistant to the President and Coordinator of Special Projects
Clark State College | www.clarkstate.edu
937.328.6002 | tolesm@clarkstate.edu

Chodkowski, Bryan

From: Nick Winner <nickandcarol88@yahoo.com>
Sent: Monday, March 28, 2022 8:00 AM
To: Chodkowski, Bryan
Subject: Case 22-11

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This does not comply with the city's comprehensive plan which calls for single family detached homes on medium to large lots Sent from my iPhone

Chodkowski, Bryan

From: Bailey Reid <reidb3@udayton.edu>
Sent: Monday, March 28, 2022 12:27 AM
To: Chodkowski, Bryan
Cc: Lyons, Ed; Byrge, Nancy
Subject: Opposition to Case 22-11

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good evening, today I'm writing to you to oppose Case 22-11.

As a resident of The Oaks, I am concerned with how this project does not comply with the city's Comprehensive Plan which outlines single-family detached homes on the lot sizes described in the project. I am not only concerned with the potential effects on the property values of the residents of The Oaks, but also with the potential for increased crime near or within our development which could come from these duplexes.

We've dealt with this same developer before and it is clear to me that they do not have the existing community's best interest at heart. Packing as many residences as possible into a small area like this before, and attempting to push another plan through like prior shows to me that their primary motivator is money with no concern with potential ill-effects.

--

Bailey Reid
Mechanical Engineering Student
University of Dayton - 2022
reidb3@udayton.edu | (937)-546-2259

Chodkowski, Bryan

From: Ron Hinds <ronshinds@aol.com>
Sent: Sunday, March 27, 2022 7:33 PM
To: Chodkowski, Bryan
Cc: Lyons, Ed; Byrge, Nancy
Subject: Opposition to Case 22-11

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Dear Council Members,

In reference to Zoning Case 22-11. I am in opposition to this project.
This application is for 97 homes (instead of the previous 132) with 29 single family detached homes and 68 duplex (attached) homes. This plan has reduced their density to 4.4 (The Oaks is 2.05). By comparison, the same density as The Oaks would limit the development to 47 homes.

According to the Staff Report written by the Interim City Planner: Lot sizes range from 2,280sf to 7,200sf. The minimum lot size for The Oaks is 12,000 sf. The smallest lot that physically borders the project is 4 acres.

Lot frontages range from 60 feet to less than 32. Minimum frontage for The Oaks is 85 feet. The frontages for the lots that physically border the project are all in excess of 85 feet. Side yard depth ranges from 6 to 7.5 feet. Minimum side yard for The Oaks is 10 feet. The side yards for the lots that physically border the project are all in excess of 10 feet. Rear yard depth is 20 feet. Minimum rear yard depth for The Oaks is 40 feet. The rear yards for the lots that physically border the project are all in excess of 40 feet.

It's obvious that this project does not comply with the City's Comprehensive Plan which calls for single-family DETACHED homes on medium to large lots.

This project does not fit the aesthetics of our overall neighborhood and I believe it will adversely affect our property values. As a Realtor I understand firsthand what this type of development will do to the property values of our homes in The Oaks as well as the properties to the north and east of this proposed development. With traffic increasing significantly this will affect all of the surrounding neighbors and of course the value of our homes.

The neighbors to the north and east have purchased their properties with the intent to enjoy the benefits of having homes on large lots with acreage. This project will affect many of the amenities they currently enjoy.
Thanks for your consideration.
Sincerely,
Ron

Ron Hinds
6265 White Oak Way

Chodkowski, Bryan

From: tadrjd <tadrjd@woh.rr.com>
Sent: Sunday, March 27, 2022 10:51 AM
To: Chodkowski, Bryan; Lyons, Ed; Byrge, Nancy
Cc: Cindy Smith
Subject: Zoning 22-11

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I am writing this on the above case that is planned to come up before the planning committee.
This is the second time and is still totally lacking in justification for a rezoning change. First i want to say thank you to the developer that took time out of his schedule to discuss the project. I will be unable to come as i will be in Florida for business and a little pleasure. The area is currently zonss as multiacre with agriculture. The plots are at least 3 to 5 acres. The density of the area proposed is almost 5 units per acre. The setbacks are against the current ordinances the back yard and distances between the unit are also. I have asked during the last design proposal to see the calculations of the storm run off pond. I again asked the developer and seemed hesitant to provide. He indicated that the city engineer has it also. Who all i wsnt os to see the calculations as the old design did not put much thought into the size and now what i look at is much more thought many times larger but nothing even from the telcon i had with the developer. What is being hidden. Is there something that you do not want me to see? That is where my thought is right now. Would not yours. Especially when the new current design has more grass area than the last. Density if you omit the gas easement is much denser than the previous. Why...i will say it in a moment as it is what the developer said to me. The two cul-de-sac is terrible design. Too many units on a dead end. As in the area across the road it was determined that per city you can have no more than 30 units this has over 50. What if there is a fire response accident or anything else and many families cannot get to ther own home. These are just a few. Mrs smith and i have spoken and has the rest of my concerns and will speak on my behalf. The next issue is the memo from your city planner as it is written totally insufficient. The memo as i understand is to guide the planning committee on what the project is and what the rules are and what of the ordinances zoning are met and not. Me smith will go through at least 19 items that are incorrect. How does someone expect the committee and council to do their jobs if they get incorrect and inadequate information to look at and evaluate. I believe the memo was just whipped together due to lack of leadership as guidance as you had under schommer and falcokowski. The jib is to evaluate and do whatvis right under the rules and ordinances of the city. The job is to give impartial and correct guidance to the developer the residents the committee and council to had good dialogue and allow good decision process information. The job is not to have a solution for the developer to do what they propose that is TOTALLY DRIVEN BY COST. That is what was spoken to me directly from the developer. Totally wrong way. As i said before ms smith has my in depth concerns and will discuss on tuesday. Please vote to reject this zoning chnage as it is driven based on cost and not what is correct and redo the city memo so it is correct. Do jot make a decision on what a developer wants but what is right for the city and the residents. Regards ron deak 5908 oak creek trail 7816989177

Sent from my T-Mobile 4G LTE Device

Chodkowski, Bryan

From: William <skimarks@hotmail.com>
Sent: Monday, March 28, 2022 12:14 PM
To: Chodkowski, Bryan
Subject: FW: Opposition to Case 22-11

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Resending email message below to you.

From: William
Sent: Monday, March 28, 2022 12:07 PM
To: elyons@hhoh.org; nbyrge@hhoh.org; bchodkowski@hhoh.orgit
Cc: BTGeek@aol.com
Subject: Opposition to Case 22-11

Huber Heights City Leaders:
I respectfully provide this email for your attention and action as appropriate.

Consistent with my prior opposition to Case ZC 21-47, I have reservations against case 22-11 on the same grounds. Namely it is not similar with the housing sizes and density associated with the Oaks of Huber Heights and therefore will look more and more like a hodge-podge of mixed housing concepts for this section of Huber Heights. People will ask, "who planned these neighborhoods?" This ultimately results in lower home values and less trust and interaction among neighbors. The question I have is, why can't Huber Heights provide a similar housing concept like the Oaks of Huber Heights, for more than just a few blocks? Why would we divert from the original Oaks of Huber Heights concept for this area? We should not be in a hurry to accept a developer's pleas that he will lose money if he can't build smaller homes in higher density neighborhoods. Frankly, I would like to see an expansion of the Callamere Farms home styles on the east side of Bellefontaine Rd. Wouldn't it be nice to have at least a few more homes of the styles used by the Oaks of Huber Heights or even Callamere farms,... or does Huber Heights want to be known as the small home capital of OH?

Let's expand on a good concept. Thanks for your continued support.

William Marks

Chodkowski, Bryan

From: Brad Smith <BTGeek@aol.com>
Sent: Monday, March 28, 2022 2:23 PM
To: Chodkowski, Bryan
Cc: Byrge, Nancy; Lyons, Ed
Subject: Case 22-11

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This letter is in opposition Case 22-11.

While there are slight changes from the previous case, it still does not comply with the Comprehensive Plan, nor do any lots comply with Ordinance 1147.04 which is cited in the Staff Report. The density of 4.4 far exceeds the density of any of the bordering properties which all have a density of less than one.

The Comprehensive Plan, on Page 19, calls for these lots to be single family DETACHED homes on medium to large lots. There are still duplex (attached) homes in this plan. Also, not one of the lots complies with the lot requirements from Ordinance 1147.04 which calls for 20 feet between homes and 40 foot backyards. The only explanation we have heard for these excessive exceptions is developer profitability. In conversation with the developer, he stated that this is the plan he needs to make his project work. Our question is: Why should City standards be compromised to support developer profitability when these exceptions will have a negative effect on the existing neighbors?

The Staff Report details Ordinance 1147.04 which calls for 20 feet between houses and 40 feet backyards. Staff Report states "Overall, the average lot size in this development is 6,937 square feet. In staff's professional opinion the slightly smaller and shallower lots will have a negligible impact on surrounding properties and the character of the area." Our calculations show that the average lot size is 4,506; the number that Staff identifies fails to take into account that the "64 and 72 foot lots" are duplexes, which are actually 2 lots each. The statement that this project, as designed, will have a negligible impact on the surrounding properties and the character of the area is highly objectionable. In the previous case, there was significant discussion of the impact of putting such a dense, urban product in a rural area. The surrounding homes are on lots from 4 to 25 acres. These homeowners made a decision to live in a rural setting with few neighbors. In one case, a homeowner who recently moved from a subdivision lifestyle will end up with more neighbors than he had before. To say it will have negligible impact and will not affect the character of the area is to totally disrespect and dismiss the objections raised by these citizens of Huber Heights.

For these and other reasons, we respectfully request the Planning Commission deny this application.

Cindy and Brad Smith

Chodkowski, Bryan

From: Sherry Herstine <sharelda@aol.com>
Sent: Monday, March 28, 2022 10:59 PM
To: Chodkowski, Bryan
Cc: Lyons, Ed; Byrge, Nancy
Subject: Opposition to case 22-11

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Good afternoon,

While I am not opposed to development of the property across from the Oaks on Bellefountaine, I do believe that the density proposed is still not in line with the character of the existing neighborhood. In addition, I believe the home density proposed would change the traffic to an undesirable amount, particularly at the entrances to the developments on both sides of road. As the pandemic subsides, more and more people will be heading back to work and Bellefountaine is not a super-wide thoroughfare. Adding a much more densely populated development on the other side of Bellefountaine does not seem prudent at this time.

The increased development on 202 and 201 is already making travel increasingly congested throughout our community. I feel that Bellefountaine now provides a safer alternative for residents to avoid this ever increasing situation, also alleviating some of the traffic in the business areas.

Sherry Herstine
4215 Silver Oak Way

Chodkowski, Bryan

From: Sherry Herstine <sharelda@aol.com>
Sent: Monday, March 28, 2022 10:59 PM
To: Chodkowski, Bryan
Cc: Lyons, Ed; Byrge, Nancy
Subject: Opposition to case 22-11

CAUTION EXTERNAL EMAIL This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Good afternoon,

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The increased development on 202 and 201 is already making travel increasingly congested throughout our community. I feel that Bellefountaine now provides a safer alternative for residents to avoid this ever increasing situation, also alleviating some of the traffic in the business areas.

Sherry Herstine
4215 Silver Oak Way

Chodkowski, Bryan

From: Matt Preissler <siuecu2@att.net>
Sent: Monday, March 28, 2022 8:35 PM
To: Chodkowski, Bryan
Cc: Lyons, Ed; Byrge, Nancy
Subject: Opposition to Case 22-11

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

To Whom It May Concern,
We are writing in opposition to the request for rezoning of the land on Bellefontaine Road directly across from the entry to The Oaks subdivision. This project does not comply with the city's Comprehensive Plan which calls for single-family DETACHED homes on medium to large lots. This project does not fit with the aesthetics of our overall neighborhood and believe it will not only increase traffic on Bellefontaine Road, but also adversely affect our property value.

We encourage you to vote in opposition of this rezoning request.
Thank you for your time and consideration of this matter.
Matt and Kelli Preissler
6114 White Oak Way
Lot #70

Chodkowski, Bryan

From: Roger Zambile <rogerzambile@email.com>
Sent: Monday, March 28, 2022 5:43 PM
To: Chodkowski, Bryan; Lyons, Ed; nnyrge@hhoh.org
Subject: Opposition to Zoning Case 22-11

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

I oppose the rezoneing for the New Development going in across fron The Oaks on Bellefontaine Rd. This property is mostly bordered by single family residences on at least 3 acres of land, which would have a maximum density of 0.33. The Oaks is across the street, adjacent to the property and our density is 2.05. This project does not comply with the City's Comprehensive Plan which calls for single-family DETACHED homes on medium to large lots. This project does not fit the aesthetics of our overall neighborhood and we believe it will adversely affect our property values.

Thank You
Roger Zambile

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A COMBINED BASIC AND DETAILED DEVELOPMENT PLAN AND REZONING TO PLANNED RESIDENTIAL (PR) FOR 22.968 ACRES FOR THE PROPERTY LOCATED ON THE EAST SIDE OF BELLEFONTAINE ROAD AND SOUTH OF CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03908-0126 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE CBDP 22-11).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case CBDP 22-11 and on March 29, 2022, recommended approval by a vote of 5-0 of the Combined Basic and Detailed Development Plan and Rezoning to Planned Residential (PR); and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Combined Basic and Detailed Development Plan and Rezoning to Planned Residential (PR) (ZC CBDP 22-11) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. Single-story dwellings shall meet the material requirements of Section 1181.20 Building Materials for Dwellings;
2. Multi-story dwellings shall average 50 percent of the surface area of the front facade finished with brick or stone masonry products, not including the garage opening;
3. The applicant will comply with all stormwater requirements, per the City Engineer; and,
4. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Department.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the_____day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-8373 **Topics of Discussion** I.

Council Work Session

Meeting Date: 05/03/2022

Case BDP 22-13 - Hartman I, LLC - Rezoning/Basic Development Plan - 7611 Old Troy Pike

Submitted By:	Geri Hoskins		
Department:	Planning	**Division:**	Planning
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	05/03/2022
Audio-Visual Needs:	SmartBoard	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

Case BDP 22-13 - Hartman I, LLC - Rezoning/Basic Development Plan - 7611 Old Troy Pike

Purpose and Background

The applicant, Hartman I, LLC, is requesting approval of a Basic Development Plan and a Rezoning to Planned Office to construct an emergency medical facility.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawing
Sign Package
Fire Assessment
Engineering Comments
Staff Report
Decision Record
Minutes
Ordinance

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. CCH21035544T
EFFECTIVE DATE: 01/06/2022
SCHEDULE B - PART II EXCEPTIONS

15. EASEMENT TO OHIO SUBURBAN WATER COMPANY, AN OHIO CORPORATION, FILED FOR RECORD JUNE 30, 1971, IN DEED MICROFICHE NO. 71-2595802, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

16. AGREEMENT BY AND BETWEEN GEORGE R. OBERER, GEORGE F. OBERER, PAUL FRYDMAN, R. STANLEY DYBVIC AND 104 HUBER HEIGHTS ASSOCIATES, A MICHIGAN CO-PARTNERSHIP, FILED FOR RECORD DECEMBER 26, 1974, IN DEED MICROFICHE NO. 74-1082811, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT AGREEMENT PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE - NOT PLOTTABLE)

17. EASEMENT TO THE OHIO SUBURBAN WATER CO., FILED FOR RECORD JANUARY 10, 1975, IN DEED MICROFICHE NO. 75-014503, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

18. EASEMENT TO THE OHIO SUBURBAN WATER COMPANY, FILED FOR RECORD MARCH 14, 1979, IN DEED MICROFICHE NO. 79-117A08, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

19. EASEMENT TO WAYNETOWNE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, FILED FOR RECORD DECEMBER 23, 1981, IN DEED MICROFICHE NO. 81-488C11, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

20. EASEMENT FOR SEWER PURPOSES TO THE CITY OF HUBER HEIGHTS, OHIO, FILED FOR RECORD JUNE 19, 1992, IN DEED MICROFICHE NO. 92-354C09, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT DOCUMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

21. EASEMENT FOR SEWER PURPOSES TO THE CITY OF HUBER HEIGHTS, OHIO, FILED FOR RECORD JUNE 19, 1992, IN DEED MICROFICHE NO. 92-354C12, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

22. EASEMENT FOR SEWER PURPOSES TO THE CITY OF HUBER HEIGHTS, OHIO, FILED FOR RECORD JUNE 19, 1992, IN DEED MICROFICHE NO. 92-354D03, OF THE MONTGOMERY COUNTY, OHIO RECORDS.
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

23. ACCESS EASEMENT AGREEMENT BY AND BETWEEN DAVID F. DYBVIG, AS TRUSTEE OF THE MARTHA MEYER ADMINISTRATIVE TRUST, UAD DECEMBER 29, 2003 AS TO AN UNDIVIDED 1/4 INTEREST; JEFFREY ROSENBERG, THE HUSBAND OF MURIELL ROSENBERG AS TO AN UNDIVIDED 1/8 INTEREST; STEVEN ROSENBERG, THE HUSBAND OF JENNIFER ROSENBERG, AS TO AN UNDIVIDED 1/8 INTEREST; MURIEL LITT, A WIDOW, AS TO AN UNDIVIDED 1/8 INTEREST; AND MURIEL LITT AND KAREN LITT LIPPES, SUCCESSOR TRUSTEES OF THE SOLOMON S. LITT LIVING TRUST, UAD DECEMBER 20, 1991, AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON, AND FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, FILED FOR RECORD MAY 15, 2012, IN FILE NO. 2012-00030652, OF THE MONTGOMERY COUNTY, OHIO RECORDS. (AS TO EASEMENT PARCEL)
(SUBJECT EASEMENT DOES NOT LIE ON, OVER, OR ACROSS SURVEYED SITE AND IS NOT PLOTTED)

24. TERMS AND CONDITIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN HUBER HEIGHTS ABG, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND MURIEL LITT, MURIEL LITT AND KAREN LITT LIPPES, SUCCESSOR TRUSTEES TO SOLOMON S. LITT, TRUSTEE OF THE SOLOMON S. LITT DECLARATION OF LIVING TRUST DATED DECEMBER 20, 1991, JEFFREY ROSENBERG, STEVEN ROSENBERG AND DAVID DYBVIG, TRUSTEE OF THE MARTHA MEYER REVOCABLE TRUST UNDER AGREEMENT DATED DECEMBER 29, 2003, FILED FOR RECORD JULY 5, 2012, IN INSTRUMENT NO. 2012-00041457, OF THE MONTGOMERY COUNTY, OHIO RECORDS. MAINTENANCE COSTS ARE INCLUDED IN THIS EXCEPTION.
(SUBJECT DOCUMENT LIES ON, OVER, OR ACROSS SURVEYED SITE AND IS PLOTTED AND LABELED AS ITEM #24)

LEGAL DESCRIPTION

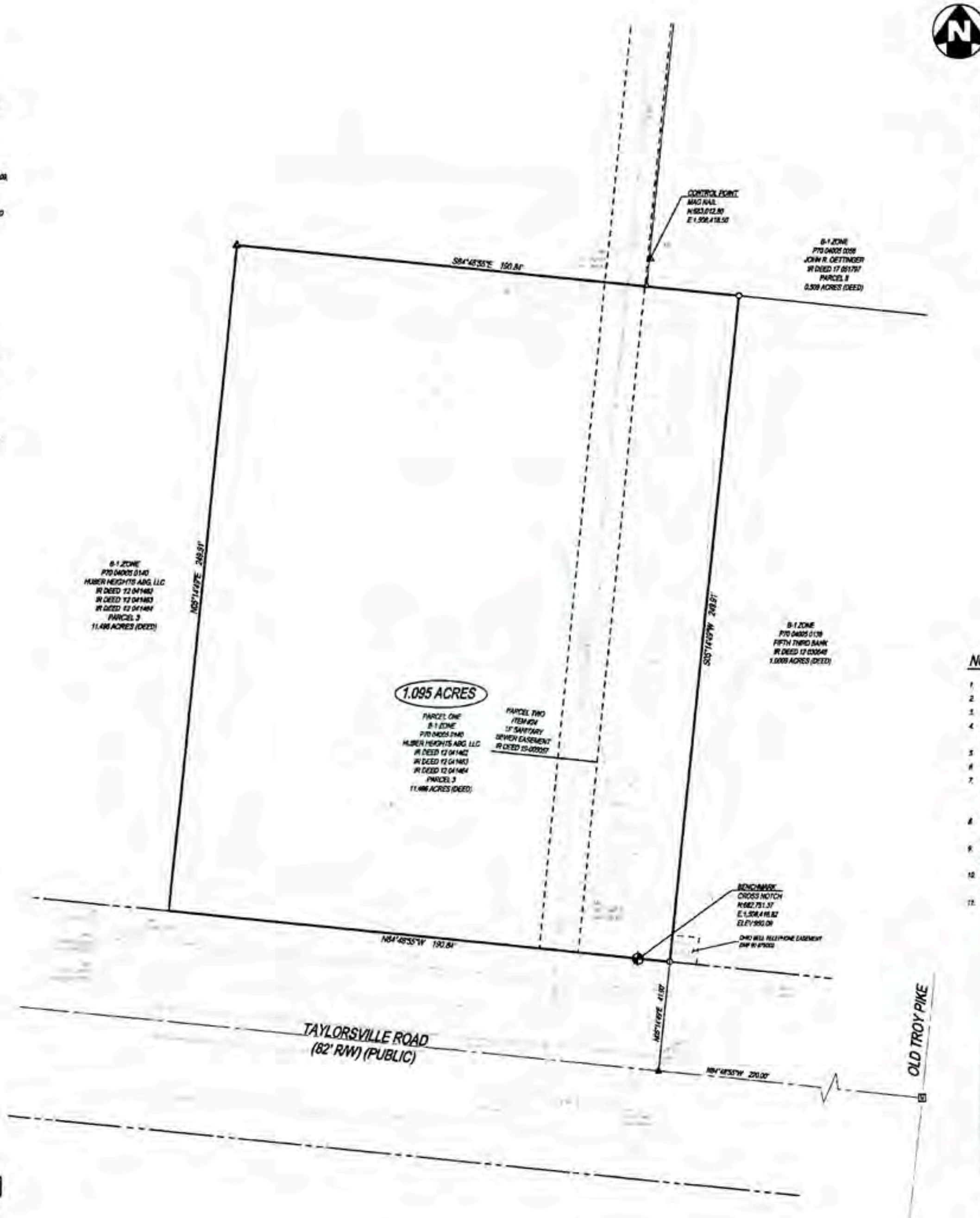
PARCEL ONE:

Situate in the Northwest quarter of Section 29, Township 2N, Range 8 M.Rs. City of Huber Heights, Montgomery County, Ohio and being a 1.095 acre tract of land conveyed to Huber Heights, ABG, LLC by deed recorded in IR Deed 12-041165 The deed records of said county and being more particularly described as follows:
Beginning at a monument box at the southeast corner of the northwest quarter of Section 29 said monument box is at the intersection of center lines of Old Troy Pike (State Route 202) and Taylorsville Road;
Thence, with the center line of said Taylorsville Road and the quarter section line of said Section 29 North eighty-four degrees forty-eight minutes fifty-five seconds (N84°48' 55"W) for two hundred twenty and 00/100 feet (220.00') to a mag nail found;
Thence, North five degrees fourteen minutes forty-nine seconds (N05°14'49"E) for forty-one and 00/100 feet (41.00') to an iron pin found in the north right of way line of said Taylorsville Road and being the TRUE POINT OF BEGINNING of the herein described tract;
Thence, from said true point in beginning with said north right away line North eighty-four degrees forty-eight minutes fifty-five seconds West (N84°48'55"W) for one hundred ninety and 84/100 feet (190.84') to a capped iron pin set;
Thence, with a new division line North five degrees fourteen minutes forty-nine seconds East (N05°14' 49"E) for two hundred forty-nine and 91/100 feet (249.91') to a mag nail set;
Thence, with a new division line and a portion of the southerly line of land conveyed to John R. Oettinger by IR Deed 17 051797 of the deed records of said county South eighty-four degrees forty eight minutes fifty-five seconds (S84°48'55"E) for one hundred ninety and 84/100 feet (190.84') to an iron pin found at the northwest corner of land conveyed to Fifth Third Bank by IR Deed 12-030648 of the deed records of said county;
Thence, with the west line of said Fifth Third Bank land South five degrees fourteen minutes forty nine seconds West (S05°14'49" W) for two hundred forty-nine and 91/1 00 feet (249.91') to the TRUE POINT OF BEGINNING containing one and 95/1 000 (1.095) acres more or less subject however to all covenants, conditions, restrictions, reservations, and easements contained on any instrument of record pertaining to the above described tract based on a survey completed March 22, 2022 by Sesco Group under the direction of Jeffrey T. Jones PS #8586

PARCEL TWO (Easement):
Together with Non-Exclusive Ingress and Egress Easements as set forth in the Reciprocal Easement Agreement and Restrictive Covenants between Huber Heights ABG, LLC, a Missouri limited liability company and Muriel Litt, Muriel Litt and Karen Litt Lippes, Successor Trustees to Solomon S. Litt, Trustee of The Solomon S. Litt Declaration of Living Trust dated December 20, 1991, Jeffrey Rosenberg, Steven Rosenberg and David Dybvig, Trustee of The Martha Meyer Revocable Trust under Agreement dated December 29, 2003 recorded at Instrument No. 2012-00041457, and as amended by Amendment to Reciprocal Easement Agreement and Restrictive Covenants filed for record October 20, 2016, in Instrument No. 2016-00050068, and as amended by Second Amended and Restated Reciprocal Easement Agreement and Restrictive Covenants filed for record January 28, 2019, in Instrument No. 2019-00005057, of the Montgomery County, Ohio Records.

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig





VICINITY MAP
N.T.S

LEGEND

- ○ 5/8" IRON PIN FOUND
- ▲ MAG NAIL FOUND
- CATCH BASIN
- INLET
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC BOX
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- SOIL BORING
- SIGN (SINGLE POST)
- SIGN (DOUBLE POST)
- DECIDUOUS TREE
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- ASPHALT
- CONCRETE
- LANDSCAPING

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON A SURVEY PERFORMED BY SESCO GROUP DATED 3-22-22 AND RECORDED IN VOL.___ PAGE___.
5. VERTICAL DATUM IS BASED ON NAVD 88.
6. SITE BENCHMARK AS SHOWN HEREON.
7. SUBJECT SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO 39113C0157E WITH AN EFFECTIVE DATE OF 01/06/2005.
8. SUBJECT SITE CONTAINS 71 PARKING SPACES OF WHICH 0 ARE DESIGNATED HANDICAP.
9. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
11. SUBJECT SITE HAS FRONTAGE ALONG TAYLORSVILLE ROAD.

SURVEYOR'S CERTIFICATION

TO: JSR LAND COMPANY, LLC, HUBER HEIGHTS ABG, LLC, A MISSOURI LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 02/28/2022

DATE OF PLAT OR MAP 03/15/2022

Randy C. Wolfe (signature) 03/29/2022
RANDY C. WOLFE DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033

THE KLEINGERS GROUP
CIVIL ENGINEERING · SURVEYING · LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL: STATE OF OHIO · RANDY C. WOLFE · 8033 · REGISTERED · PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	03/15/22	ALTA - KLJ

RECEIVED APR 06 2022 By: [illegible]

ALTA/NSPS LAND TITLE SURVEY 1.095 ACRES
SECTION 29, TOWN 2, RANGE 8, MRs
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

PROJECT NO. 210998VS0001
DATE: 03/15/2022
SCALE: 1" = 20'
0 10 20 40

SHEET NAME: **7611 OLD TROY PIKE**

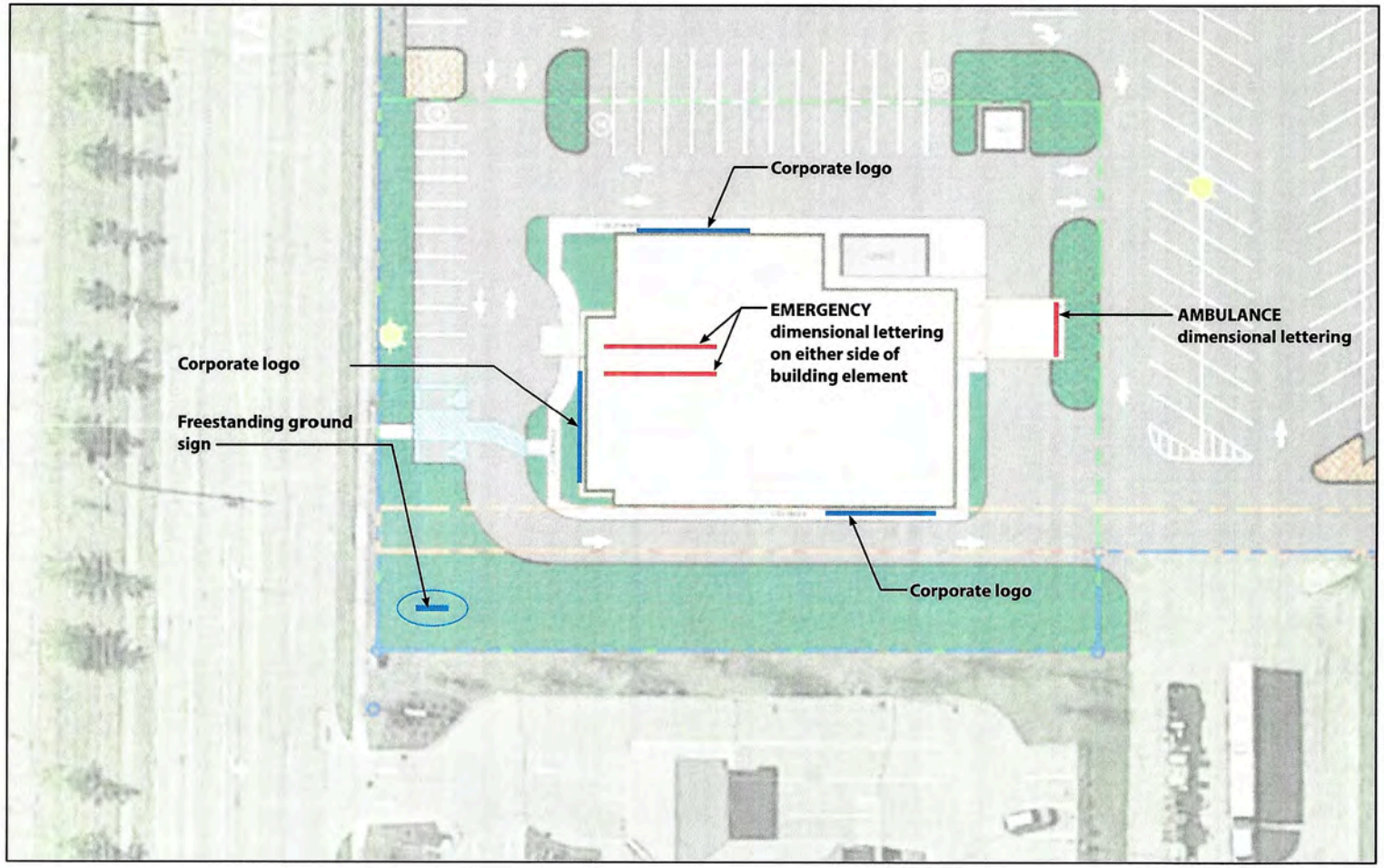
SHEET NO. **1 OF 1**

H-HB Medical Building

Taylorsville & Old Troy Pike, Huber Heights



Exterior Signage Site Plan



Exterior Signage Summary

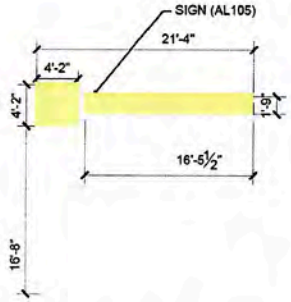


1189.07 Signs permitted for businesses
Single wall signs not to exceed 75 SF.
For structures with more than one visible side, a maximum of four wall signs could be allowed, providing that the total square footage of all the signs does not exceed 150 SF.

Example AMBULANCE signage
35 SF
Cap Height 2'-0"
Font: The Sans B7 Bold

Variance required
Signage to be considered to be for public health emergency purposes





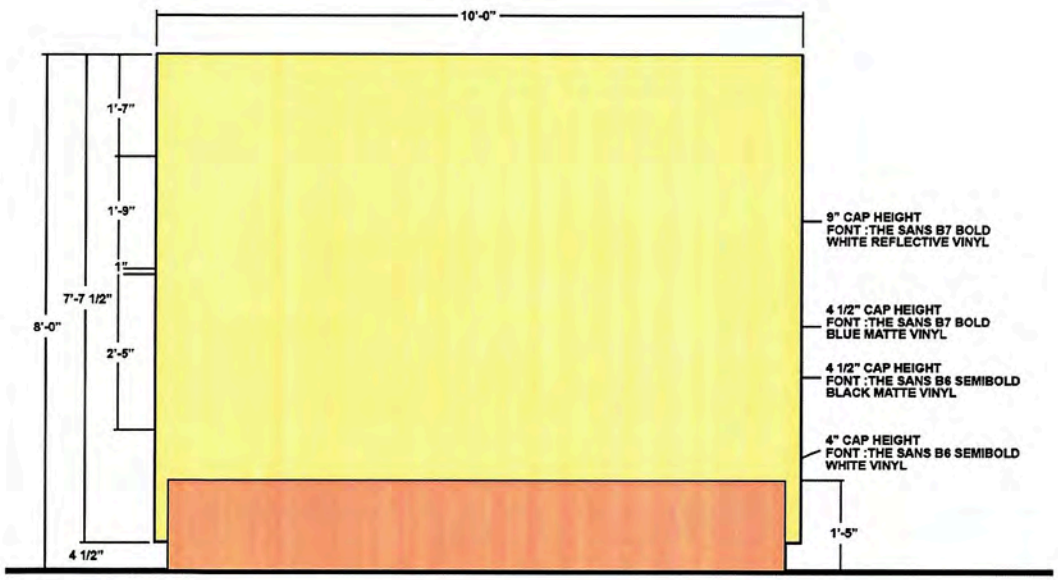
Example EMERGENCY signage (QTY 2)
Would be installed on both sides of building element
75 SF x 2 = 150 SF
Cap Height 3'-0"
Font: The Sans B7 Bold

Variance required
Signage to be considered to be for public health emergency purposes

Example placement for corporate logo signage (QTY 3)
50 SF x 3 = 150 SF
Logo 4'-2" x 4'-2"
Cap Height 1'-9"

Freestanding Ground Sign

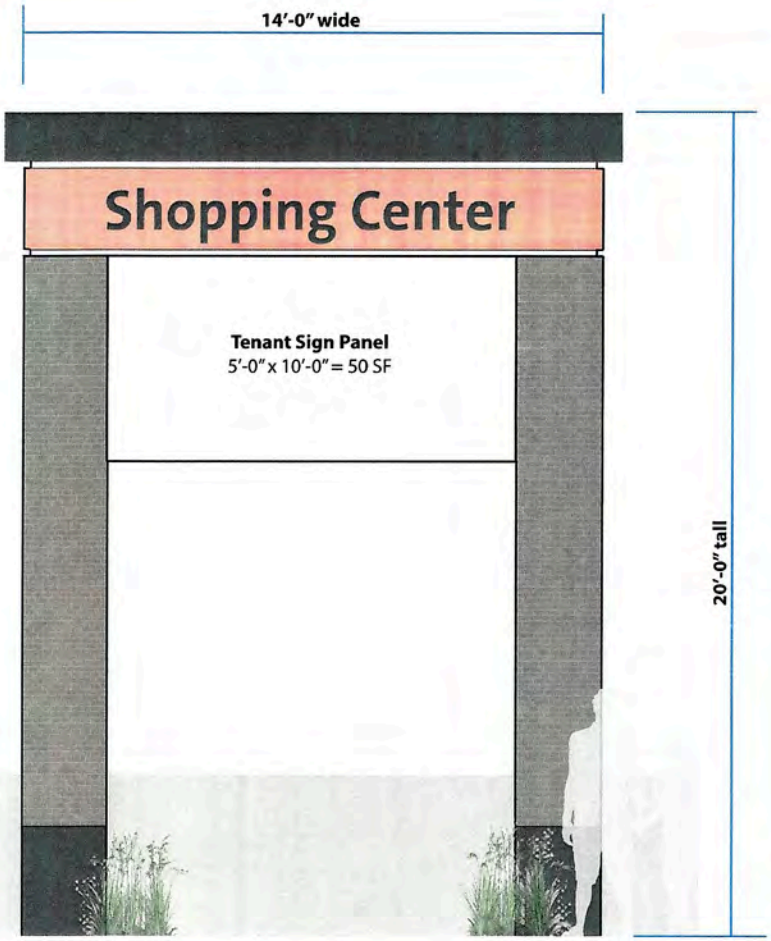
1189.07 Signs permitted for businesses
Only one ground sign permitted on a premises.
The ground sign shall not exceed 75 SF in total sign area.
Ground signs shall not exceed 6' in height.
Signs shall be setback a minimum of 15' from the right-of-way.



Example Freestanding ground sign
Address and building name TBD

Variance required for height to be 8' (not 6')
Variance required for sign area to be 80 SF (not 75 SF)

Proposed Pylon Sign



1189.07 Signs permitted for businesses
Only one ground sign permitted on a premises.
The ground sign shall not exceed 75 SF in total sign area.
Ground signs shall not exceed 6' in height.
Signs shall be setback a minimum of 15' from the right-of-way.

Variance required

Proposed Pylon Sign
Address and building name TBD

Huber Heights Fire Division

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

Occupancy Name:	Medical Building
Occupancy Address:	7611 Taylorsville Road

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

MCBR BLD:	N/A	HH P&D:	
MCBR MEC:		HHFD Plan:	22-053
MCBR ELE:		HHFD Box:	14
REVIEWER:	Susong	DATE:	3/29/2022

Fire Department Comments:

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

Plan submittal is approved as shown on drawing, rezoning only. Proposed use of land has not been indicated on this drawing. Additional requirements regarding fire department access and fire hydrants may be forthcoming during development.

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 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

Hoskins, Geralyn

From: Bergman, Russ
Sent: Friday, April 1, 2022 11:09 AM
To: Hoskins, Geralyn
Subject: FW: Huber Heights Medical Facility

FYI – Medical Building Comments

Russ Bergman, P.E.
City of Huber Heights
City Engineer
(937) 237-5816
rbergman@hhoh.org

From: Bergman, Russ
Sent: Thursday, March 31, 2022 8:12 AM
To: aaron.sorrell@cpi-planning.com
Subject: RE: Huber Heights Medical Facility

Aaron,

I do not like right-in/right outs but since this is an emergency room I think that it needs to be allowed. I would like them to add a detail of the concrete island on their plans showing it to be as large as possible. Also a "No Left Turn" sign needs to be placed in the island and delineators shall be placed on top of the curb at each of the 3 corners. This is similar to the island that is in front of Ray's Drive Thru that is about 1300' west of this site on Taylorsville Road.
You might let them know that they are constructing this building right on the edge of a 15' sanitary easement. The building is outside the easement, so we can't make them move the building. The 10' deep sanitary line is shown 7.5' from the building. This is very close to the pipe. If they ever have to excavate that sanitary pipe it could jeopardize the structural integrity of the building. I don't think that we should require it, but I would suggest that they have a structural engineer check it.

Russ Bergman, P.E.
City of Huber Heights
City Engineer
(937) 237-5816
rbergman@hhoh.org

From: aaron.sorrell@cpi-planning.com <aaron.sorrell@cpi-planning.com>
Sent: Wednesday, March 30, 2022 3:57 PM
To: Bergman, Russ <RBergman@hhoh.org>
Subject: FW: Huber Heights Medical Facility

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Hi Russ,

Do you have any issues with the location of the proposed right-in / right-out? This is the proposed medical building in the Rural King shopping center.

Aaron

From: Brian Dean <bdean@Hammes.com>
Sent: Wednesday, March 30, 2022 3:31 PM
To: aaron.sorrell@cpi-planning.com
Cc: Dwight Young <DYoung@hammes.com>; Jerry Royce <jerry.royce@t3devpartners.com>
Subject: Huber Heights Medical Facility

Hello Aaron,

Attached are a few documents for your review.

- Updated Site Survey. This was modified slightly from the version you saw in our application.
- Proposed "Right-In, Right-Out" into our site off of Taylorsville Road.
- Updated signage standards that include a pylon sign that we would like to discuss. We understand this would require a variance so any feedback you have on the concept would be appreciated.

Please let me know if you have any questions.

Thanks!

Hammes

Brian Dean
Vice President, Hammes Healthcare

614.869.7732 Mobile

bdean@hammes.com | hammes.com

Please consider the environment before printing.

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Memorandum

Staff Report for Meeting of April 12, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: April 6, 2022

Subject: Basic Development Plan and Rezoning – Medical Facility
(7611 Old Troy Pike)

Application dated March 18, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Hartman I, LLC – Applicant Huber Heights ABG, LLC - Owners
DEVELOPMENT NAME:	Huber Heights Medical Facility
ADDRESS/LOCATION:	7611 Old Troy Pike (Currently Rural King parking/display area)
ZONING/ACREAGE:	Planned Commercial - 1.1 acres
EXISTING LAND USE:	Parking / Display Area
ZONING ADJACENT LAND:	Planned Commercial
REQUEST:	The applicant requests approval of a basic development plan and rezoning to Planned Office to construct a 10,800 SF emergency medical facility.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1173, 1181,
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests approval of a basic development plan and rezoning from Planned Commercial to Planned Office to construct a 10,800 square foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 day once the facility is established.

The site is approximately 1.1 acres and is currently used as an area for outdoor display and storage for the Rural King.

Applicable Zoning Regulations

The appliable zoning chapters include: 1171 General Provisions, 1173 Planned Office District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading. The relevant sections are citied below:

Chapter 1171 General Provisions

1171.01 Purpose.

Planned Unit Developments Districts may be permitted as amendments to the zoning map, after application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. The provisions of this chapter are adopted to unify planning and development in such districts. Applications for rezoning of land into a Planned Unit Development District shall be granted only when the basic development plan for the project is such that the public health, safety and morals shall not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. PUD rezonings may be approved only when a basic development plan for the area has been approved by Council. A detailed development plan shall then be approved for zoning permit to be approved for development in the District. Normally the detailed development plan shall be approved by the Planning Commission after the rezoning and basic development plan have been approved by Council. Owners shall have the option however, of submitting a combined basic and detailed development plan ("combined development plan") if they should so desire for some or all of the site.

(Ord. 93-O-602, Passed 3-22-93)

1171.05 Contents of basic development plan.

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

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

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

(Ord. 2006-O-1655, Passed 9-25-05)

1173 (PO) Planned Office District

1173.01 Principal permitted uses.

The following principal uses are permitted provided that they are approved as provided for in this chapter:

(a) Business offices;

(b) Professional offices, including medical and dental clinics and offices;

(c) Financial offices, including banks, savings and loan associations, and finance companies;

(d) Utility company offices;

(e) Professional and business schools;

(f) Schools and studios for music, arts, crafts, dance and photography; and

(g) Mortuaries and funeral parlors with living accommodations for the owner or manager.

(Ord. 89-O-339, Passed 2-6-89)

1173.02 Accessory uses.

Only the following accessory uses shall be permitted in this District:

(a) Uses customarily incident to all principal permitted uses; and

(b) Pharmacies.

(Ord. 89-O-339, Passed 2-6-89)

1173.03 Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions" shall govern. In addition, the following development standards shall apply:

(a) *Minimum Land Area Requirement.*

(1) No minimum land area shall be required.

(b) *Site Planning.*

(1) All yards within the development plan except those abutting an Office or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of 15 feet along property lines.

(2) The parking and loading facilities shall be a distance of at least 25 feet from the established right-of-way line, and the building(s) or the structure(s) at least 75 feet from the established right-of-way line per the Official Thoroughfare Plan or the recorded plat

1173.04 Parking and loading.

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

(Ord. 89-O-339, Passed 2-6-89)

Chapter 1181 General Provisions

1181.17 Street trees.

Any property that is zoned commercial, industrial, institutional or multi-family and that abuts a public street right-of-way and is being developed shall have one street tree per 40 feet of frontage planted at least four feet from the edge of the sidewalk on private property as determined appropriate by the City Engineer. If the location of the proposed street trees is determined inappropriate by the City Engineer, the City Engineer shall determine a location that is appropriate for the planting of the street trees. The City Engineer shall also approve the type of and the caliper of street trees that are to be planted. A list of appropriate trees and required caliper is available in the City Engineer's office.

(Case 389; Ord. 2001-O-1240, Passed 2-12-01)

1181.18 Screening of service structures.

Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a nonresidential (excluding agricultural uses) or multi-family building or site. Structures may be grouped together; however, screening height shall be based upon the

tallest of the structures. Service structures located in the public right-of-way or public right-of-way easement shall be exempt from these provisions.

(a) Screening Requirements.

(1) Rooftop utilities screening. All mechanical equipment located on the roof or around the perimeter of the building shall be screened by the following means and with materials that are comparable and compatible with that of the exterior building materials. Roof top mechanical units must be screened to the full height of the unit and also be fully screened from view from surrounding public rights-of-way. A sight distance analysis may be required by the City to determine the necessary height or design of rooftop utilities screening. If due to factors unique to the property or the project, it is physically impossible or impractical to screen these utilities, the Board of Zoning Appeals, may approve alternative solutions that render them aesthetically compatible with the principal structure, except for development within a planned unit development district for which the Planning Commission would have authority to approve any alternative solutions.

A. A raised parapet or other architectural feature is an integral part of the building as a method of screening for rooftop mechanical equipment or to soften rooftop view.

B. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

(2) Waste Handling Screening. All waste, recycling and related handling equipment shall be stored and kept in four sided enclosure constructed of a brick, stone, decorative concrete material or a material compatible with the material of the principle structure.

A. Curbs to protect screening material. Whenever screening materials is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

(3) Screening of other service structures. A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall or landscaping material, such walls or screening material, may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s), and meet the height and opacity requirements within four years.

1181.21 Lighting standards.

(a) Intent. This section intends to regulate outdoor lighting in order to: establish appropriate minimum levels of illumination, prevent unnecessary glare, and reduce both spill-over onto adjacent properties and unnecessary transmission of light into the night sky. It is not intended to eliminate the need for an applicant to seek professional assistance to determine appropriate lighting for the use and design proposed.

(b) Approved Lighting Plan. Whenever the installation or modification of outdoor lighting is proposed or, for a commercial, industrial, multi-family or special use of a site plan approval, the enforcing officer shall review and approve all proposed lighting as part of the approval process. These standards shall also apply to modifications to existing lighting fixtures, whether or not site plan approval is required.

(1) A lighting plan submitted for review shall contain the following:

A. A site plan showing the location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures;

B. Specifications for all proposed and existing lighting fixtures. These include: photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site, including spill-over illumination from neighboring properties; and

C. Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming of points of any remote fixtures.

(2) A proposed lighting plan shall be reviewed based upon the following considerations:

A. Whether the lighting is designed to minimize glare;

B. Whether light will be directed beyond the boundaries of the area to be illuminated or onto adjacent properties or streets;

C. Whether the lighting will cause negative impacts on residential districts and uses;

D. Whether the plan will achieve appropriate levels of illumination for the use proposed;

E. Whether the lighting is in harmony with the character of the surrounding area and the illumination levels of neighboring properties; and

F. Whether the lighting is in keeping with the city' s goal of prohibiting unnecessary illumination of the night sky.

(c) Required Conditions. When site plan or zoning permit approval is required for the installation or modification of exterior lighting, the following conditions shall apply:

(1) Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. Those maximum heights are listed below:

•	*Planned Unit Developments*	*Established by the City at the detailed plan approval stage (if not addressed, maximum mounting height shall be 25')*

Electrical service to light fixtures shall be placed underground.

(3) No flashing lights or intermittent illumination shall be permitted.

(4) Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and similar screening methods be considered acceptable means for reducing glare.

(5) Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed 4:1. One foot-candle is equal to the amount of light generated by one candle shining on a square foot surface one foot away. The average illumination is determined by: adding the foot-candle value of all the points in the photometric grid, and dividing the sum by the total number of points.

(6) The use of true color rendering lamps, such as metal halide, is required instead of the utilization of high and low pressure sodium lamps.

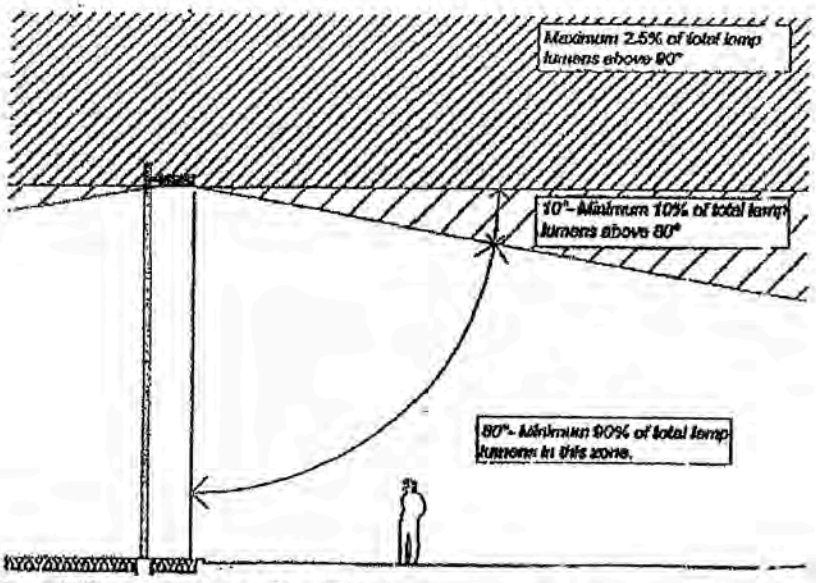
(7) Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.

(8) Lighting for security purposes shall be directed only onto the area to be secured.

A. All fixtures shall be located, shielded and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky.

B. Fixtures mounted on the building and designed to illuminate the facade are preferred.

(9) Parking lot lighting shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets. Designs that result in even levels of illumination across a parking area are preferred



Cut-off fixture as defined by IESNA.

Chapter 1182 Landscaping and Screening Standards

1182.01 General information.

(a) Applicability. All of the requirements of this chapter of the Zoning Code are applicable to all new developments located in all zoning districts except for those located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts. For new developments located in ER, R-1, R-2, R-3, R-4, R-4B, RMV, A, WO, and C districts, only the requirements listed in the schedule of required buffers, detailed in figure 4 in Section 1182.05, shall apply. Property owners are under a continuing obligation to ensure that their property is maintained in accordance with these requirements.

(b) Application Process. For PUD applications and standard zoning permit applications certain landscape information must be provided.

(1) In a PUD application, proposals in the re-zoning and basic development plan stage need to illustrate conceptual buffering and screening requirements on the basic development plan.

(2) In a PUD application in the detailed development plan stage and final plat stage, a detailed landscape plan shall be submitted as outlined in 1182.02.

Chapter 1185 Parking and Loading

1185.03 Size and design.

(a) Off-street parking spaces shall meet or exceed the minimum design standards for parking lot layouts as set forth in this chapter. The minimum size for an off-street parking space shall be 18 feet in length by ten feet wide.

(b) Off-street parking requirements and limitations for semis are defined in HHCO Chapter 1193.

(c) Minimum Design and Construction Standards.

(1) Off-street parking may be open to the sky, or enclosed in a building or structure, either above or below ground. Off-street parking areas shall meet City and, as set forth by the City Engineer, Southwest Ohio Engineers Association (S.W.O.E.A) standards. Such standards shall include, but not be limited to, driveway widths, island design, curbs, barriers, grades, turning radii, vertical clearance, stacking, and waiting areas and drainage.

(2) Nonresidential uses (including multi-family residential uses).

A. Each off-street parking space shall open directly into an aisle or driveway of adequate width and design for safe and efficient vehicular access to the parking space. No parking space shall open directly onto any public street.

B. An aisle or driveway shall not be used for parking of vehicles.

C. All off-street parking areas shall be graded and have a continuous hard surface of asphalt or concrete. When approved by the City Engineer the off-street parking areas for impound lots, junked vehicle yards, dormant semi-truck parking areas, and certain storage areas may be composed of granular aggregate and a double chip seal or a fabric type pavement with aggregate base and surface stabilization or a slurry seal pavement with aggregate base as

shown on the attached sketches. A chip sealed lot or a slurry seal lot or a fabric type lot shall be resealed at a minimum of five year intervals or as designated by the City Engineer.

1185.06 Landscaping required.

All parking lots exceeding 20 parking spaces shall have interior landscaped areas in the overall design. This requirement shall be satisfied only by those landscaped areas encompassed by the perimeter of the parking lot. Required parking or paving setbacks, screening areas, or other landscaping required by this Zoning Ordinance shall not be utilized to meet any requirement of these landscaping provisions.

(a) Any parking lot having a capacity of at least 20 parking spaces shall be required to have not less than five percent of the interior of the parking lot landscaped.

(b) The landscaped area shall include at least one tree (not less than one and three-fourths inch caliper, measured at chest height of a species approved by the City Engineer or his designee) for every 100 square yards of interior landscaped area, living plantings aesthetically located and maintained.

(c) All landscaped areas shall be designed and located in a manner that clearly defines internal streets, traffic lanes and parking areas and to standards acceptable to the Department of Engineering, Zoning and Planning.

(1) Landscaped areas shall have a minimum width of five feet.

(2) A turning radius shall be constructed where a landscaped area defines an intersection of streets, traffic lanes or parking stalls.

(3) Concrete curbing shall be placed around the perimeter of all landscaped areas.

(4) Intersection sign distance shall be maintained at all entrance and exit points to a public street and all internal intersections of streets and traffic lanes.

(Ord. 90-O-450, Passed 12-3-90)

1185.12 Computation.

(a) Number of Spaces Rounded Up. When determination of the number of off-street parking spaces required by this chapter results in a fraction that is less than a whole, such fraction shall be rounded up to a whole number and counted as one parking space.

(3) Institutional and recreational uses.

G. Hospital or medical center: one space for every two beds, plus one space for every staff and employee on the largest work shift.

Chapter 1189 Signs

1189.05 Types of signs.

(i) *Planned Unit Development Sign Programs.* Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this chapter. Variations permitted through a PUD sign program may include but are not limited to the

following: total number of signs permitted, sign size, sign setback, sign height and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

1189.07 Signs permitted for business, industrial or other nonresidential zoning districts.

(a) *General Provisions.*

(1) All permanent signs may be illuminated. Temporary signs shall not be illuminated.

(2) No sign shall be located in such a manner as to be primarily viewed from residential property.

(3) Number of signs permitted. A single-business establishment shall be permitted a maximum of two types of permanent sign identification unless otherwise permitted in this chapter.

A. A single business shall be permitted one temporary commercial message banner sign for the following periods:

1. Three day event twice a year.

2. Grand opening or relocation of business for a period not to exceed 30 days.

3. All such signs are limited to a maximum of 48 square feet.

4. All other provisions in this chapter as they pertain to temporary signs remain in effect as written.

5. Whoever violates or fails to comply with any provision of this subsection (a) is guilty of a minor misdemeanor. A separate offense shall be deemed to have been committed each day on which a violation or a failure to comply occurs or continues.

(b) *Ground Signs.*

(1) Only one ground sign shall be permitted on a premises.

(2) The ground sign shall not exceed 75 square feet in total sign area.

(3) Ground signs shall not exceed six feet from ground level.

(4) Signs shall be set back a minimum of 15 feet from the right-of-way.

(c) *Wall Signs.*

(1) Single wall signs shall not exceed 75 square feet total area.

(2) On structures with more than one visible side, a maximum of four wall signs could be allowed, providing that the total square footage of all the signs does not exceed 150 square feet.

(d) *Projecting or Suspended Signs.*

(1) Only one projecting or suspended sign shall be permitted for an individual business.

(2) The projecting or suspended sign shall not exceed 75 square feet in area.

(3) Projecting and suspended signs shall be a maximum of 15 feet in height, and shall not extend more than three feet above the roof line of a building.

(4) Signs suspended from any building shall not project more than 42 inches from such building, and the bottom of such sign shall not be less than 12 feet above the finished grade or sidewalk.

(i) *Permanent Canopy Signs.*

(1) One or more canopy signs per street frontage shall be permitted per establishment.

(2) Canopy signs may not project above or below canopy facing.

(3) Total sign area permitted a canopy sign shall not exceed 50 percent of the total sign area allotted the primary building frontage.

Standards for Approval

1171.06 – General Standards For Approval

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

Conformance with Zoning Regulations:

1173 (PO) Planned Office District

The proposed use is principally permitted in the PO district.

This medical facility is being proposed within an area that is currently underutilized parking and outdoor storage area for Rural King. However, staff requested the applicant minimally disrupt and to the greatest extent possible, maintain the current parking isle orientations. Additionally, since there is an abundance of existing parking, staff requested the applicant share parking with Rural King to the extent possible.

Therefore, the basic development plan cannot fully comply with the buffer yard requirements of the Planned Office District. The current plan indicates a 30-foot perimeter buffer yard along the east property line, and a 10-foot buffer yard to the south which aligns with the current parking travel lanes. A quasi-15-foot buffer area to the north separates the emergency entrance from a travel lane. Parking is shared on the west property line, though landscape islands have been added to break up the parking area and delineate the new medical facility.

Chapter 1181 General Provisions

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.
- Mechanical, waste, and service screening is not illustrated with great detail, but shall comply with the zoning code.

Chapter 1182 Landscaping and Screening Standards

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

Chapter 1185 Parking and Loading

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. The maximum required number of parking spaces required is unknown at this time because the interior program has not been finalized. The plan indicates 41 proposed spaces that are either on-site or immediately adjacent to the facility. If significantly more parking spaces are required and joint parking agreement may be required.

Chapter 1189 Signs

The applicant is requesting a mixture of signage including one ground mounted sign, three corporate wall signs, three "Emergency" wall signs and one "Ambulance" canopy sign.

The proposed ground mounted sign is 8-feet tall with a sign area of 80 square feet. The code suggests a height limit of 6-feet and not exceed 75 square feet in sign area.

The two "Emergency" wall signs are 75 square feet each, and the three corporate wall signs are 50 square feet each, totaling 300 square feet. The code suggests single wall signs shall not exceed 75 square feet each, and a cumulative total of no more than 150 square feet. If the commission considers the "emergency" signs to be exempt, the wall signs are compliant.

The "Ambulance" canopy sign is 35 square feet and mounted above the canopy. The code suggests canopy signs are only permitted along street frontage and may not project above the canopy. While not along a street frontage, the canopy covers the ambulance entrance and a variance from the code requirements seems reasonable.

Additional Comments:

Fire: See Attached.

City Engineer:

- Construct the right-in / right-out as large as possible and install "No Left Turn" sign and curb delineators

Recommendation

Staff feels the standards of approval outlined in 1171.06 can be met and therefore staff recommends approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

1. Street trees shall be placed every 40-feet along Taylorsville Road.

2. The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
3. The applicant shall comply with Chapter 1181.21 Lighting Standards.
4. General Landscaping and Screening.
5. The applicant shall comply with Chapter 1182 Landscaping and Screening.
6. Applicant shall comply will all fire code requirements.

Planning Commission Action

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

1) Approve the rezoning and basic development plan application, with or without conditions.
2) Deny the basic development plan.
3) Table the application in order to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on March 18, 2022, the applicant, Hartman I, LLC, requested approval of a Basic Development Plan and Rezoning to Planned Office (PO) to construct an Emergency Medical Facility at property located at 7611 Old Troy Pike, Parcel Number P70-04005-0140 of the Montgomery County, Ohio Records (Case BDP RZ 22-13); and

WHEREAS, on April 12, 2022, 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.

Ms. Thomas moved to recommend approval of the request by the applicant, Hartman I, LLC, for the approval of a Basic Development Plan and Rezoning to Planned Office (PO) to construct an Emergency Medical Facility at property located at 7611 Old Troy Pike, Parcel Number P70-04005-0140 of the Montgomery County, Ohio Records (Case BDP RZ 22-13) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, with the following conditions:

1. Street trees shall be placed every 40-feet along Taylorsville Road.
2. The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
3. The applicant shall comply with Chapter 1181.21 Lighting Standards.
4. The applicant shall comply with Chapter 1182 Landscaping and Screening.
5. Taylorsville Road access shall comply with the City Engineer's requirements.
6. The applicant shall comply with all fire code requirements.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
April 12, 2022, 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. Jeffries, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

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. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HARTMAN I, LLC, is requesting approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike for a new Medical Facility. (RZ BDP 22-13).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning from Planned Commercial to Planned Office to construct a 10,800 square foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 day once the facility is established.

The site is approximately 1.1 acres and is currently used as an area for outdoor display and storage for the Rural King.

The appliable zoning chapters include: 1171 General Provisions, 1173 Planned Office District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading.

The proposed use is principally permitted in the PO district.

This medical facility is being proposed within an area that is currently underutilized parking and outdoor storage area for Rural King. However, staff requested the applicant minimally disrupt and to the greatest extent possible, maintain the current parking isle orientations. Additionally, since there is an abundance of existing parking, staff requested the applicant share parking with Rural King to the extent possible.

Therefore, the basic development plan cannot fully comply with the buffer yard requirements of the Planned Office District. The current plan indicates a 30-foot perimeter buffer yard along the east property line, and a 10-foot buffer yard to the south which aligns with the current parking travel lanes. A quasi-15-foot buffer area to the north separates the emergency entrance from a travel lane. Parking is shared on the west property line, though landscape islands have been added to break up the parking area and delineate the new medical facility.

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.
- Mechanical, waste, and service screening is not illustrated with great detail, but shall comply with the zoning code.

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. The maximum required number of parking spaces required is unknown at this time because the interior program has not been finalized. The plan indicates 41 proposed spaces that are either on-site or immediately adjacent to the facility. If significantly more parking spaces are required and joint parking agreement may be required.

The applicant is requesting a mixture of signage including one ground mounted sign, three corporate wall signs, three "Emergency" wall signs and one "Ambulance" canopy sign.

The proposed ground mounted sign is 8-feet tall with a sign area of 80 square feet. The code suggests a height limit of 6-feet and not exceed 75 square feet in sign area.

The two "Emergency" wall signs are 75 square feet each, and the three corporate wall signs are 50 square feet each, totaling 300 square feet. The code suggests single wall signs shall not exceed 75 square feet each, and a cumulative total of no more than 150 square feet. If the commission considers the "emergency" signs to be exempt, the wall signs are compliant.

The "Ambulance" canopy sign is 35 square feet and mounted above the canopy. The code suggests canopy signs are only permitted along street frontage and

may not project above the canopy. While not along a street frontage, the canopy covers the ambulance entrance and a variance from the code requirements seems reasonable.

Fire: See Attached.

City Engineer:

- Construct the right-in / right-out as large as possible and install "No Left Turn" sign and curb delineators

Staff feels the standards of approval outlined in 1171.06 can be met and therefore staff recommends approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

- Street trees shall be placed every 40-feet along Taylorsville Road.
- The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
- The applicant shall comply with Chapter 1181.21 Lighting Standards.
- General Landscaping and Screening.
- The applicant shall comply with Chapter 1182 Landscaping and Screening.
- Applicant shall comply will all fire code requirements.

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

1) Approve the rezoning and basic development plan application, with or without conditions.
2) Deny the basic development plan.
3) Table the application in order to gather additional information.

Jerry Royce
Brian Dean
Dianna Conboy

Discussion on building placement with easement, parking, entrance, and signage.

Action

Ms. Thomas moved to approve the request by the applicant Hartman I, LLC, for approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike, Parcel Number P70 04005 0140 of the Montgomery County, Ohio Recorder's Office (RZ BDP 22-13) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, and the Planning Commission Decision Record attached thereto.

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

Moves on to City Council.

2. **MAJOR CHANE TO THE BASIC DEVELOPMENT PLAN AND APPROVAL OF A DETAILED DEVELOPMENT PLAN - The applicant, PARVEEN WADHWA, is requesting approval of a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan for a Commercial Lot located at 6025 Taylorsville Road (MJC DDP 22-14).**

Mr. Sorrell stated that on November 9, 20 21 the Planning Commission approved a rezoning and basic development plan for a 7,200 square foot multi-tenant building housing a convenience store and laundromat. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

The Planning Commission approved the basic development plan with the following development standards:

Setbacks:
Front: 75' building and 25' parking setback
Side: 50' building setback when adjoining an 'R' district
15' landscaping buffer
Rear: 32' building setback and 19' landscape buffer

Parking:
1 space for 200 sq. ft. for the first 2,000 sq ft. then 1 space for every 250 sq. ft.
Required: 31 spaces / 2 handicap spaces
Provided: 31 spaces / 2 handicap spaces

Screening:
6' tall screening alongside and rear yards abutting a residential district.

The detailed development plan proposal meets all of the basic development plan standards approved by the planning commission. Additionally, the detailed development plan generally meets or exceeds the following zoning requirements:

1181 General Provisions:

Street Trees: The detailed development plan exceeds the one tree per 40 feet of frontage requirement. Trees are spaced approximately every 30 feet.

Utility Screening: All utilities and service structures are appropriately screened per the zoning code.

Lighting Standards: The lighting plan indicates light fixtures are to be mounted approximately 23 feet high (25 feet is the maximum permitted). Light trespass does not exceed the 0.5 footcandle maximum at the property lines abutting the residential areas.

Commercial Building Design Standards: While not technically required in the Planned Commercial District, the building is clad in all brick, with the exception of doors, windows and sign areas.

1182 Landscaping and Screening:
The site plan and lot coverage is consistent with the basic development plan approved by Planning Commission. Screening is provided through a significant amount of dense evergreen plantings along the side and rear yards abutting the residential areas.

Additionally, the detailed development plan meets all parking lot landscaping requirements outlined in 1182.04.

1185 Parking and Loading:
The detailed development plan illustrates the 31 spaces required in the basic development plan. Additionally, all spaces are designed appropriately.

1189 Signage:
The detailed development plan indicates a signage plan will be submitted separately. Therefore, staff recommends that conformance with Chapter 1189 be a condition of approval of the major change to the basic development plan and the detailed development plan.
The applicant seeks a major change to the basic development plan to broaden the approved uses to commercial, retail and office uses. Staff feels the broader spectrum of permitted uses (retail, commercial, office) are appropriate for the building design that was approved by through the rezoning and basic development plan review process.

Additionally, the applicant is requesting approval of the detailed development plan. The detailed development plan meets all requirements outlined in the basic development plan. Additionally, the detailed development plan meets or exceeds all other relevant sections of the zoning code.

Fire: See Attached.

City Engineer:
- Entrances to the site to be constructed according to the City's Commercial Drive Detail. The entrance from Taylorsville Road is to be 36' wide.
- Connect all building downspouts to catch basins
- Show the existing 10' easement on the property to the north (behind Right-of-Way) for water service.
- Sanitary service connection on property to the east (Hilltop Condominiums) requires a new easement.
- Provide location and detail (City Standard) for the 2" water meter pit. The pit shall be located behind the sidewalk within the building lot (not inside the building).
- Maintain existing sidewalk across the drive approach areas until the new drive approach is constructed.

BDP 22-13
Huber Heights Medical Facility

Approval of Basic Development Plan and Rezoning

April 12, 2022

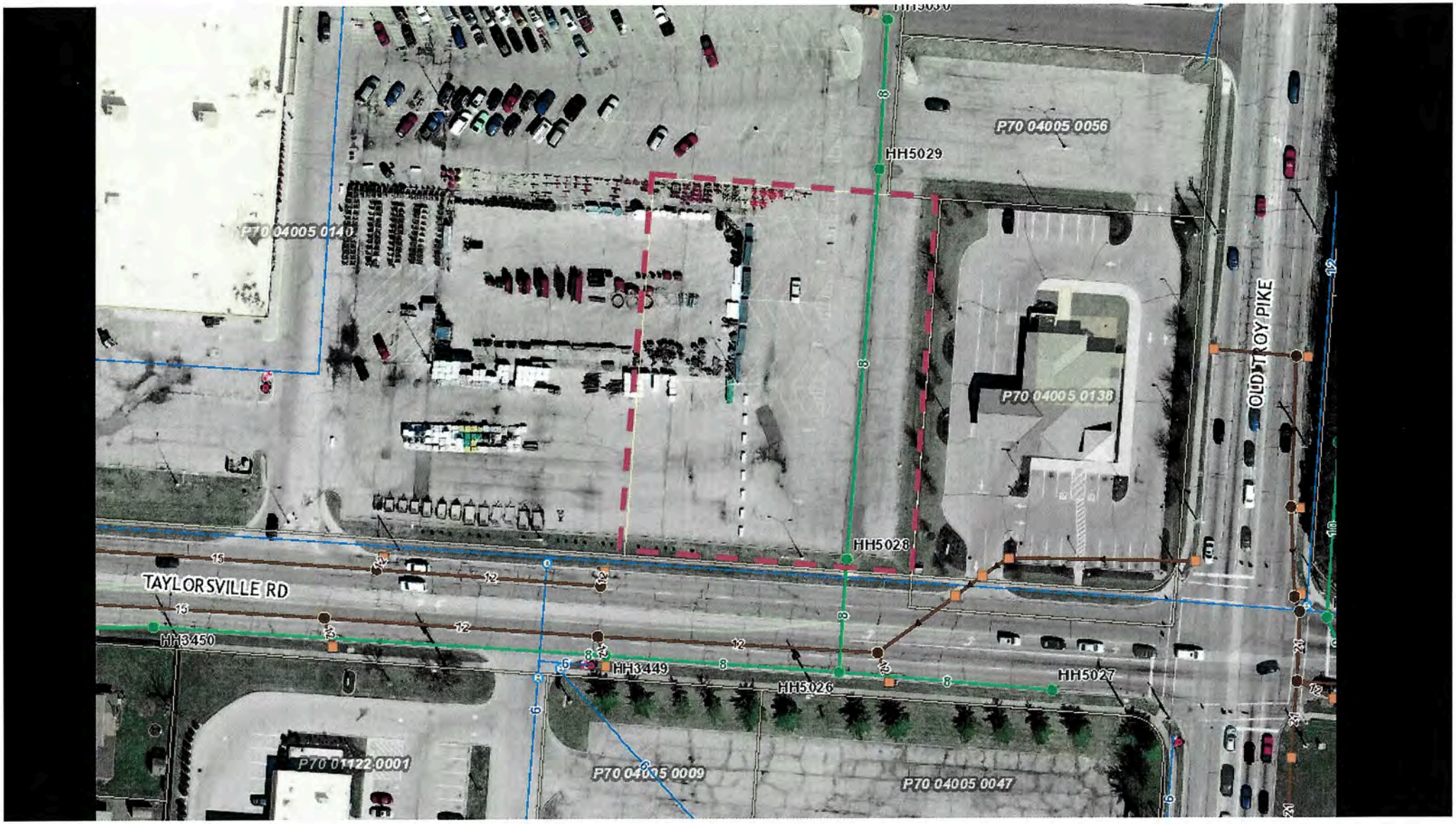

P70 04005 0097
P70 04005 0100
P70 04005 0136
P70 02026 0002
P70 04005 0066
P70 04005 0140
WAYNETOWNE BLVD
OLD TROY PIKE
B-3
P70 04005 0043
P70 04005 0015
R-6
P70 00612 0001
P70 50206 0070
MOUNT WHITNEY ST
ROW
B-1
P70 04005 0009
P70 04005 0130
KIRKVIEW DR
HUNTSVIEW CT
BLUFFVIEW DR
BELLVIEW CT
OLD TROY PIKE FRONTAGE RD
CLAGSTON CT
CALMCREST CT
CHARNWOOD DR
CORLETT CT
TAYLORSVI

Site Details:

- 1.1 acres, zoned PC (Planned Commercial)
- Existing land use is retail
- Site is marginal parking / outdoor storage and display

Development Details:

- Applicant is requesting a rezoning to Planned Office to construct a 10,800 SF emergency outpatient medical facility.
  - 10 exam rooms
  - 15 employees
- Anticipate 30 – 40 patients daily (initially)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HH5029
P70 04005 0140
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OLD TROY PIKE
HH5028
TAYLORSVILLE RD
HH3450
HH3449
HH5026
HH5027
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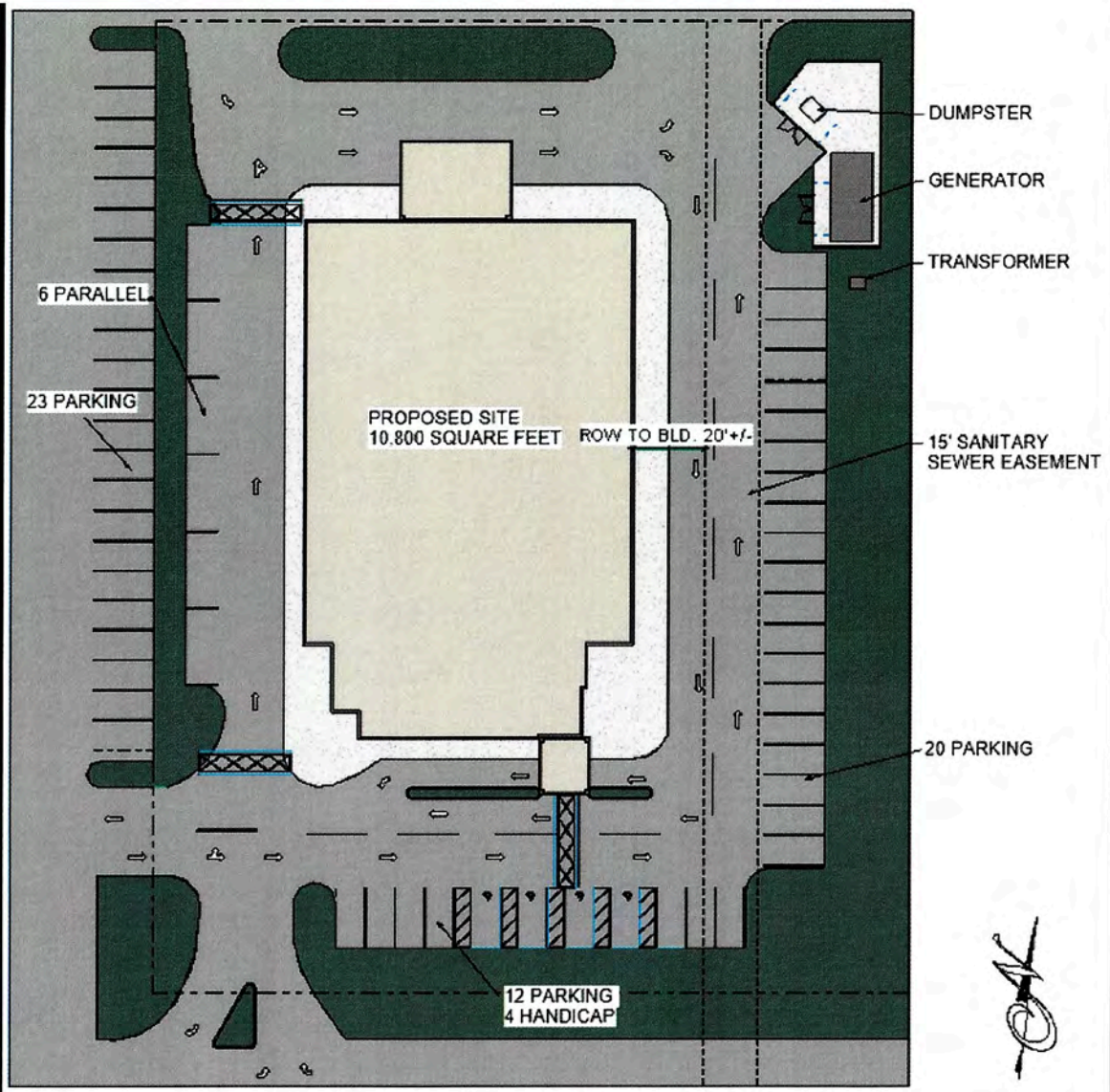
P70 04005 0009
P70 04005 0047

Fifth Third Bank & ATM
Fifth Third Bank & ATM


DUMPSTER
GENERATOR
TRANSFORMER
6 PARALLEL
23 PARKING
PROPOSED SITE
10,800 SQUARE FEET
ROW TO BLD. 20'+/-
15' SANITARY
SEWER EASEMENT
20 PARKING
12 PARKING
4 HANDICAP

Rural King Display:

Approved: 22,550 SF

Actual: 63,848 SF

No real parking loss through proposal



Conformance with Zoning Regulations

1173 Planned Office (PO) District

- Medical uses are principally permitted in the PO district.
- The revised plan appears to comply with the required 15-foot perimeter buffer yard.

1182 Landscaping and Screening

- The revised Basic Development Plan illustrates street and potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

Conformance with Zoning Regulations

1185 Parking and Loading

- Use requires 45 spaces, 61 are illustrated. Only 38 parking spaces are on-site.
- Applicant is working to secure shared use agreement.

Conformance with Zoning Regulations

1189 Signs

- 1 ground sign – 8' tall
- 3 corporate wall signs – 50 SF each
- 2 "Emergency" wall signs – 75 SF each
- 1 "Ambulance" canopy sign - mounted above ambulance entrance.

- Currently 300 SF of wall signs are proposed.
  - 150 SF - corporate signage
  - 150 SF – Emergency directional signs

Exterior Signage Summary



Example AMBULANCE signage
35 SF
Cap Height 2'-0"
Font: The Sans B7 Bold

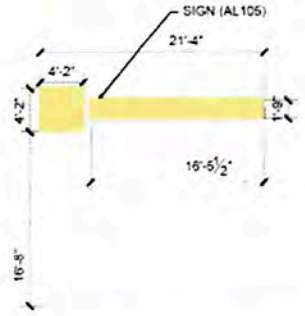
Variance required
Signage to be considered to be for public health emergency purposes



Example EMERGENCY signage (QTY 2)
Would be installed on both sides of building element
75 SF x 2 = 150 SF
Cap Height 3'-0"
Font: The Sans B7 Bold

Variance required
Signage to be considered to be for public health emergency purposes

1189.07 Signs permitted for businesses
Single wall signs not to exceed 75 SF.
For structures with more than one visible side, a maximum of four wall signs could be allowed, providing that the total square footage of all the signs does not exceed 150 SF.



Example placement for corporate logo signage (QTY 3)
50 SF x 3 = 150 SF
Logo 4'-2" x 4'-2"
Cap Height 1'-9"

Staff Analysis and Recommendation

Staff feels the standards of approval outlined in 1171.06 can be met and therefore staff recommended approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

1. Street trees shall be placed every 40-feet along Taylorsville Road.
2. The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
3. The applicant shall comply with Chapter 1181.21 Lighting Standards.
4. The applicant shall comply with Chapter 1182 Landscaping and Screening.
5. Applicant shall comply will all fire code requirements.

AI-8375 **Topics of Discussion** J.

Council Work Session

Meeting Date: 05/03/2022

Case MJC 22-14 - Parveen Wadhwa - Major Change To Basic Development Plan/Detailed Development Plan - 6025 Taylorsville Road

Submitted By: Geri Hoskins

Department: Planning **Division:** Planning

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: SmartBoard **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Case MJC 22-14 - Parveen Wadhwa - Major Change To Basic Development Plan/Detailed Development Plan - 6025 Taylorsville Road

Purpose and Background

The applicant, Parveen Wadhwa, is requesting a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan for a retail/commercial building with a drive-thru.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

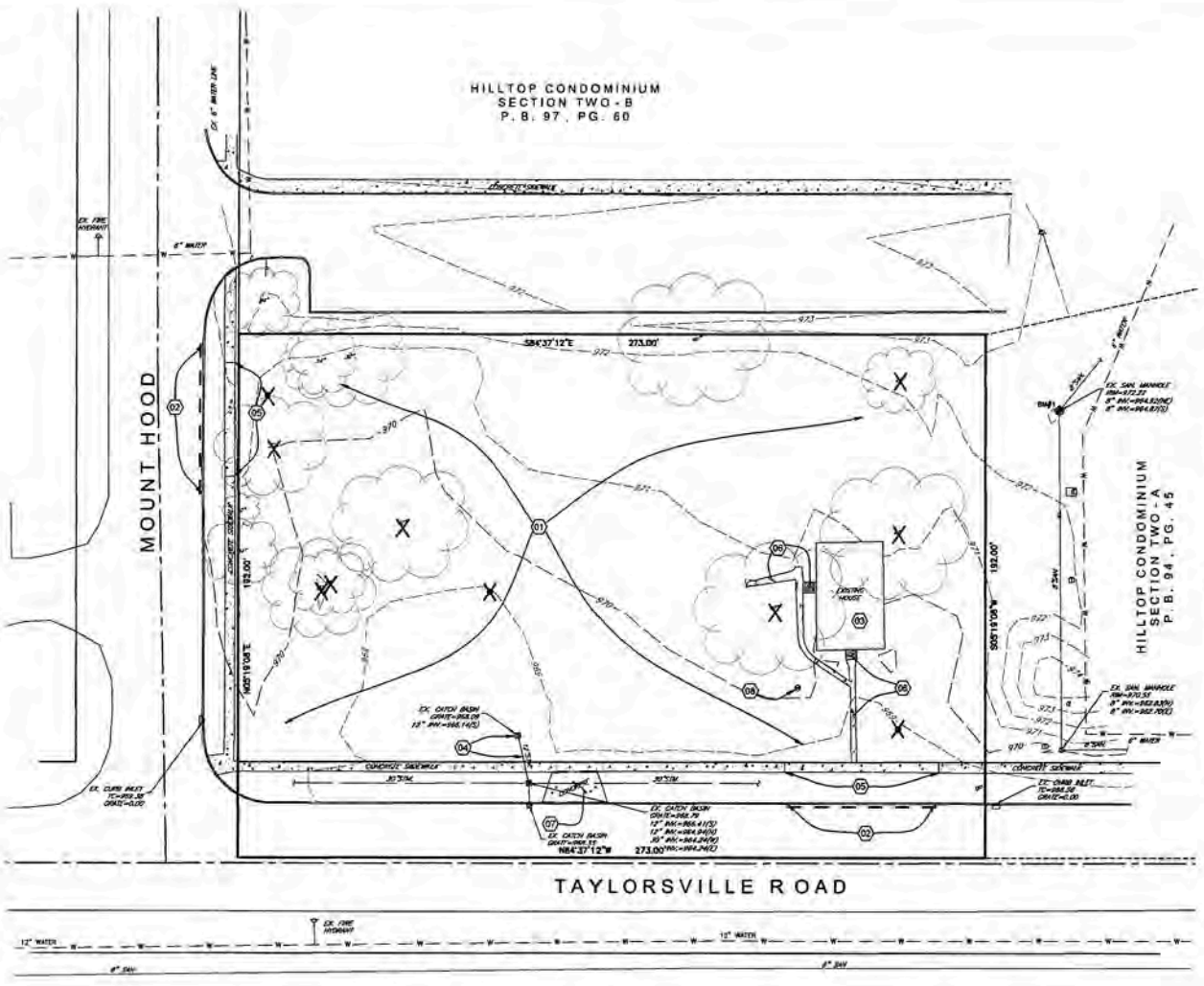
Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

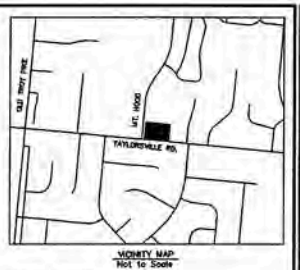
Financial Implications:

Attachments

Drawings
Fire Assessment
Engineering Comments
Traffic Impact Study
Staff Report
Decision Record
Minutes
Ordinance



GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.



VICINITY MAP
Not to Scale

GENERAL DEMOLITION NOTES

1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
2. All items noted to be removed shall be done as part of the contract for general construction.
3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.

DEMOLITION KEYNOTES

(01) REMOVE TOPSOIL, GRASS, TREES, SHRUBS, AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE.

X REMOVE TREE/BUSH

(02) REMOVE EXISTING CURB AND GUTTER AND SAWCUT PAVEMENT FOR CLEAN EDGE

– – – – SAWCUT LINE

(03) REMOVE EXISTING HOUSE

(04) REMOVE EXISTING CATCH BASIN AND STORM SEWER

(05) REMOVE EXISTING CONCRETE SIDEWALK

(06) REMOVE EXISTING CONCRETE WALK AND STAIRS

(07) REMOVE EXISTING CONCRETE DRIVEWAY

(08) REMOVE EXISTING WELL PER OEPA REQUIREMENTS

EXISTING CONDITIONS LEGEND

IRON PIN FOUND	SANITARY MANHOLE
MAGNAIL FOUND	CURB INLET
IRON PIPE FOUND	DROP INLET
CONC. MONUMENT FOUND	STORM MANHOLE
ELECTRIC CABINET	FIRE HYDRANT
POWER POLE	WATER MAIN VALVE
TRAFFIC SIGNAL POLE	WATER MANHOLE
LIGHT POLE	FIRE DEPT. CONNECTION
TELEPHONE MANHOLE	WELL
TRAFFIC CONTROL BOX	BOLLARD
CROSSWALK SIGNAL POLE	SIGN
LAMPHOLE	TREE W/SIZE
	EVERGREEN TREE
— — — G — — —	EX. GAS MAIN
— — — S — — —	EX. SANITARY SEWER
— — — W — — —	EX. WATER MAIN
— — — ST — — —	EX. STORM SEWER
— — — E — — —	EX. UNDERGROUND ELECTRIC LINE
— — — OHE — — —	EX. OVERHEAD ELECTRIC LINE
— — — T — — —	EX. TELEPHONE LINE
— — — 970 — — —	EX. CONTOUR LINE
———	SUBJECT PROPERTY LINE
- - - - - - -	ADJACENT PROPERTY LINE

DEVELOPMENT / DESIGN TEAM

DEVELOPER
Carra Builders
Contact: Eric Wall
Phone: 937.836.0251
Email: ewall@carrabuilders.com

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Kurt Ziessler
Phone: 937.388.0060
Email: kziessler@burkhardtinc.com

PROJECT SUMMARY

Proposed convenience store and retail space with associated parking lot, driveways, utilities, and landscaping.

PROPERTY INFORMATION

Location: 6025 Taylorsville Road, City of Huber Heights, Montgomery County, Ohio.
Zoning: PUD (Planned Unit Development)
Flood Zone Designation: FIRM # 39113C0157E
Effective Date: 1-6-2005
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.

SHEET INDEX

CP-1.0 : Existing Conditions & Demolition Plan
CP-2.0 : Site Plan
CP-3.0 : Grading Plan
CP-4.0 : Utility Plan
CP-5.0 : Details
CP-6.0 : Erosion Control Plan
CP-7.0 : Storm Water Management Plan

ISSUE LOG	
Description	Date
DDP Set Submittal	03-18-22

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

SITE BENCHMARKS
BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22

No.	Description	Date

SITE DEVELOPMENT PLANS FOR TAYLORSVILLE ROAD COMMERCIAL SITE

6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

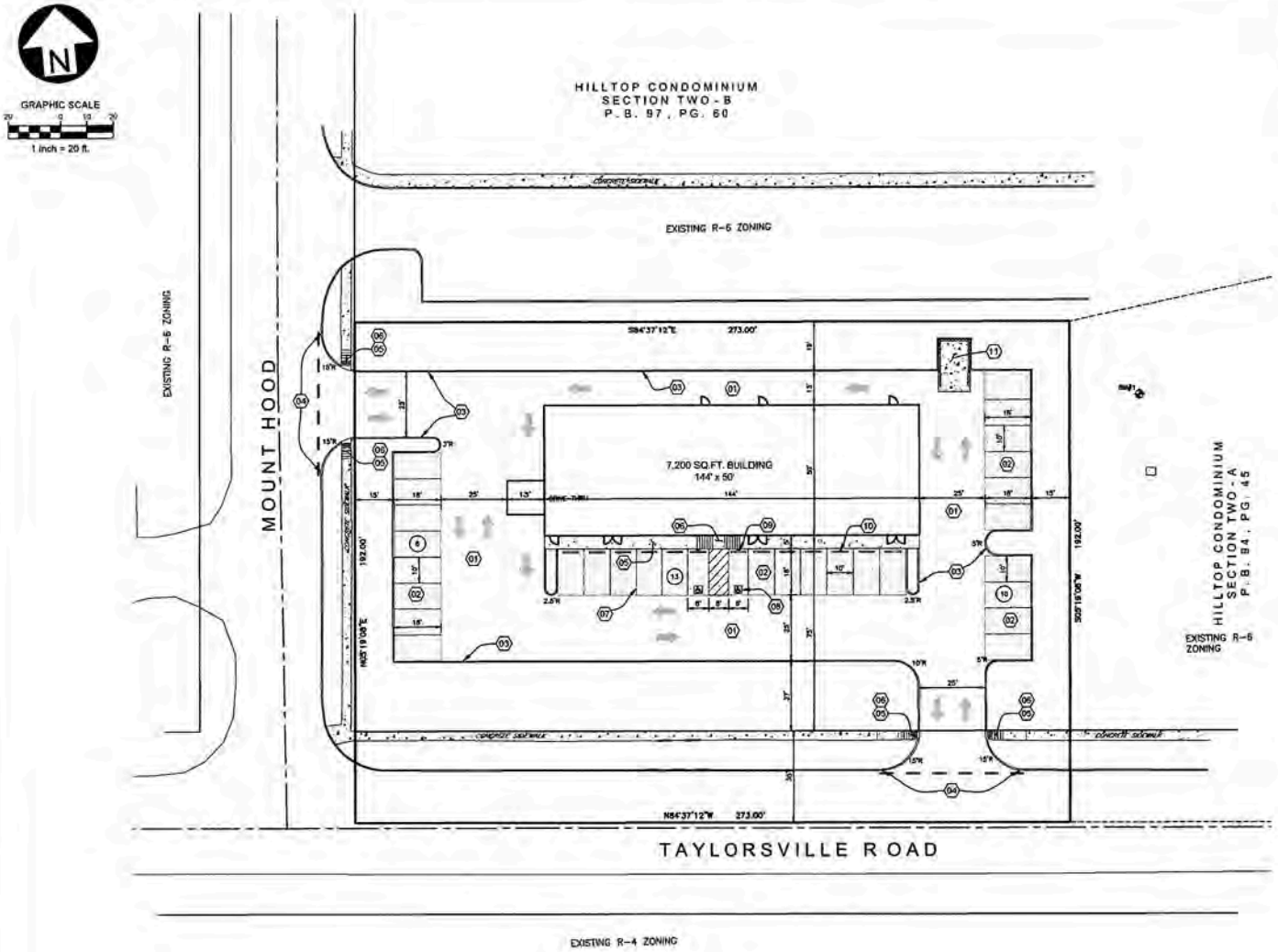
BURKHARDT

Design: HB	Proj: 21-265
Draw: HB	Dwg: 21.265.dwg
Check: KZ	Tab: C1.0-EC
Scale: 1" = 20'	

Date:
03.18.2022

Sheet:
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet No.:
C-1.0



GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the structure's facade.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement and concrete to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:
   Curbing: 10'-0" (max) spacing.
   Sidewalks: 5'-0" (max) spacing.
   Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

SITE KEYNOTES

01. HEAVY DUTY ASPHALT PAVEMENT - PER DETAIL / SHEET C5.0
02. STANDARD DUTY ASPHALT PAVEMENT - PER DETAIL / SHEET C5.0
03. CONCRETE BARRIER CURB - PER DETAIL / SHEET C5.0
04. CONCRETE CURB END TAPER - PER DETAIL / SHEET C5.0
05. CONCRETE SIDEWALK WITH INTEGRAL CURB - PER DETAIL / SHEET C5.0
06. ADA ACCESSIBLE RAMP - PER DETAIL / SHEET C5.0
07. PARKING STRIPE / HATCH - 4" WIDE PAINTED STRIPES. HATCHING TO BE AT 45° AND 2'-0" O.C. - STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE.
08. ADA PARKING SYMBOL - PER DETAIL / SHEET C5.0
09. ADA PARKING SIGNAGE - PER DETAIL / SHEET C5.0
10. CONCRETE WHEEL STOP - PER DETAIL / SHEET C5.0
11. TRASH ENCLOSURE ON CONCRETE PAD - SEE ARCHITECTURAL PLANS

SITE AND PAVEMENT LEGEND

- NUMBER OF PARKING SPACES
- ADA PARKING SYMBOL
- CONCRETE WHEEL STOP
- DIRECTION OF TRAVEL (TWO WAY)
- DIRECTION OF TRAVEL (ONE WAY)
- CONCRETE
- HEAVY-TRAFFIC PAVEMENT
- LIGHT-TRAFFIC PAVEMENT

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

SITE BENCHMARKS
BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22

EXISTING ZONING: R-4 RESIDENTIAL
PROPOSED ZONING: PLANNED COMMERCIAL PUD
PROPOSED USE: CONVENIENCE STORE AND RETAIL SPACE

PARKING SPACES TABLE
-31 TOTAL PARKING SPACES -2 SPACES ARE ADA ACCESSIBLE (MINIMUM REQUIRED)

Item	Description	Date

SITE DEVELOPMENT PLANS FOR TAYLORSVILLE ROAD COMMERCIAL SITE

6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

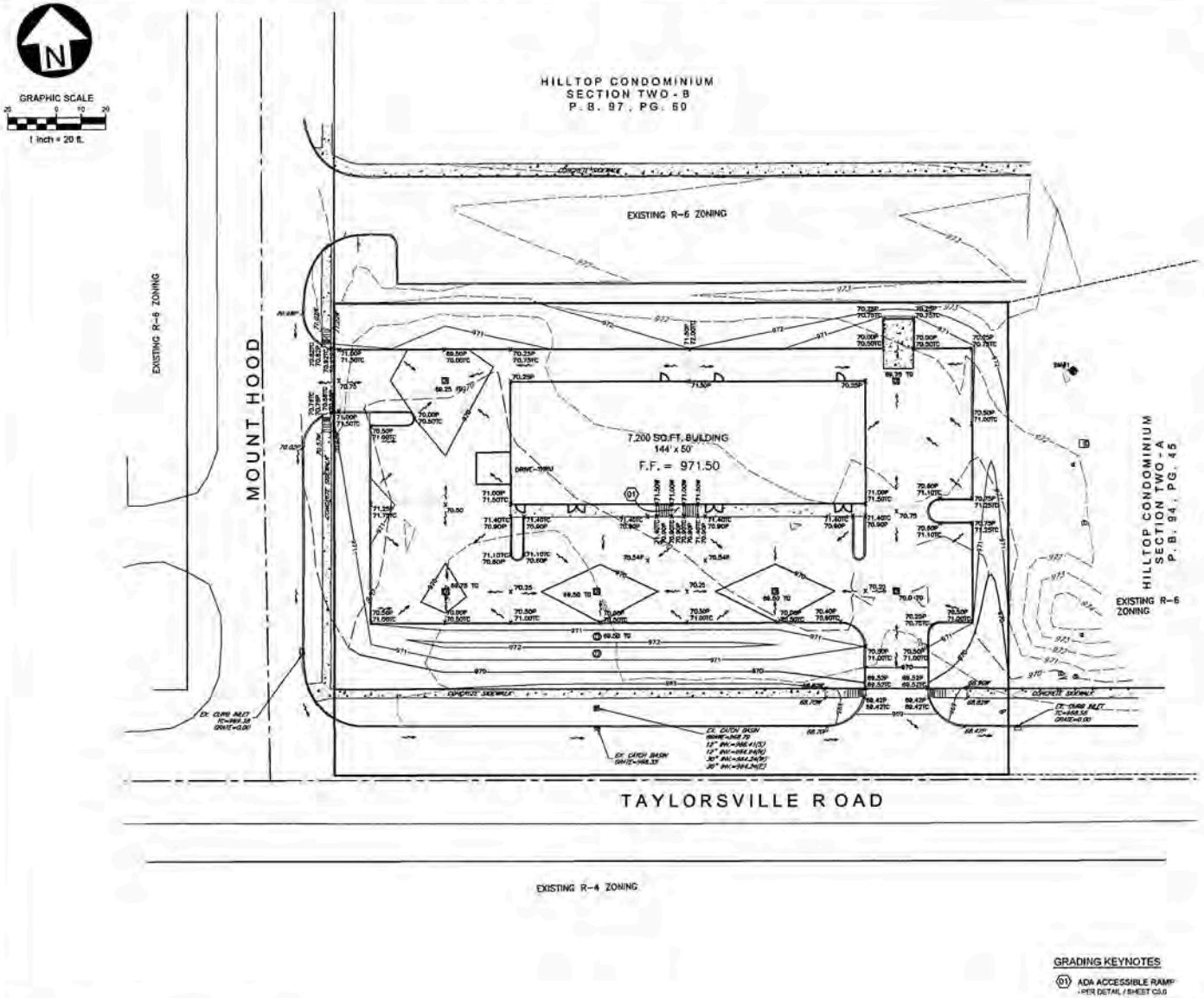
BURKHARDT

Design: HB	Proj: 21-265
Drew: HB	Dwg: 21_265.dwg
Check: KZ	Tab: C2.0-SP
Scale: 1" = 20'	

Date: 03.18.2022

Sheet: SITE PLAN

Sheet No.: C-2.0



GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
    Ramps - 1:12 (8.3%) max.
    Routes - 1:20 (5.0%) max.
    Parking - 1:50 (2.0%) max.
    Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all existing and proposed cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.
17. Proposed spot elevations are provided in a truncated form to save space, add 900' to each spot elevation to convert the elevation to NAVD88 datum.
18. Refer to the Landscape Plans for finish material specifications (topsoil, seed, sod, mulch, etc.) in all landscape and open space areas.

GRADING LEGEND

IN	INVERT
TC	TOP-OF-CURB
GR	GRATE/RIM ELEVATION
~~	PROP. SHEET FLOW
+00.00	PROP. SPOT ELEVATION
+00.00	EXIST. SPOT ELEVATION
970	PROP. CONTOUR
969	EXISTING CONTOUR
	PROP. CATCH BASIN
	GRADE BREAK

ADD 900' TO SPOT ELEVATIONS
ALL GRADES IN PAVEMENT AREAS ARE TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE CALLED OUT.

GRADING KEYNOTES

(01) ADA ACCESSIBLE RAMP - PER DETAIL / SHEET C3.0

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

SITE BENCHMARKS

BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22

No.	Description	Date
Item		

SITE DEVELOPMENT PLANS FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

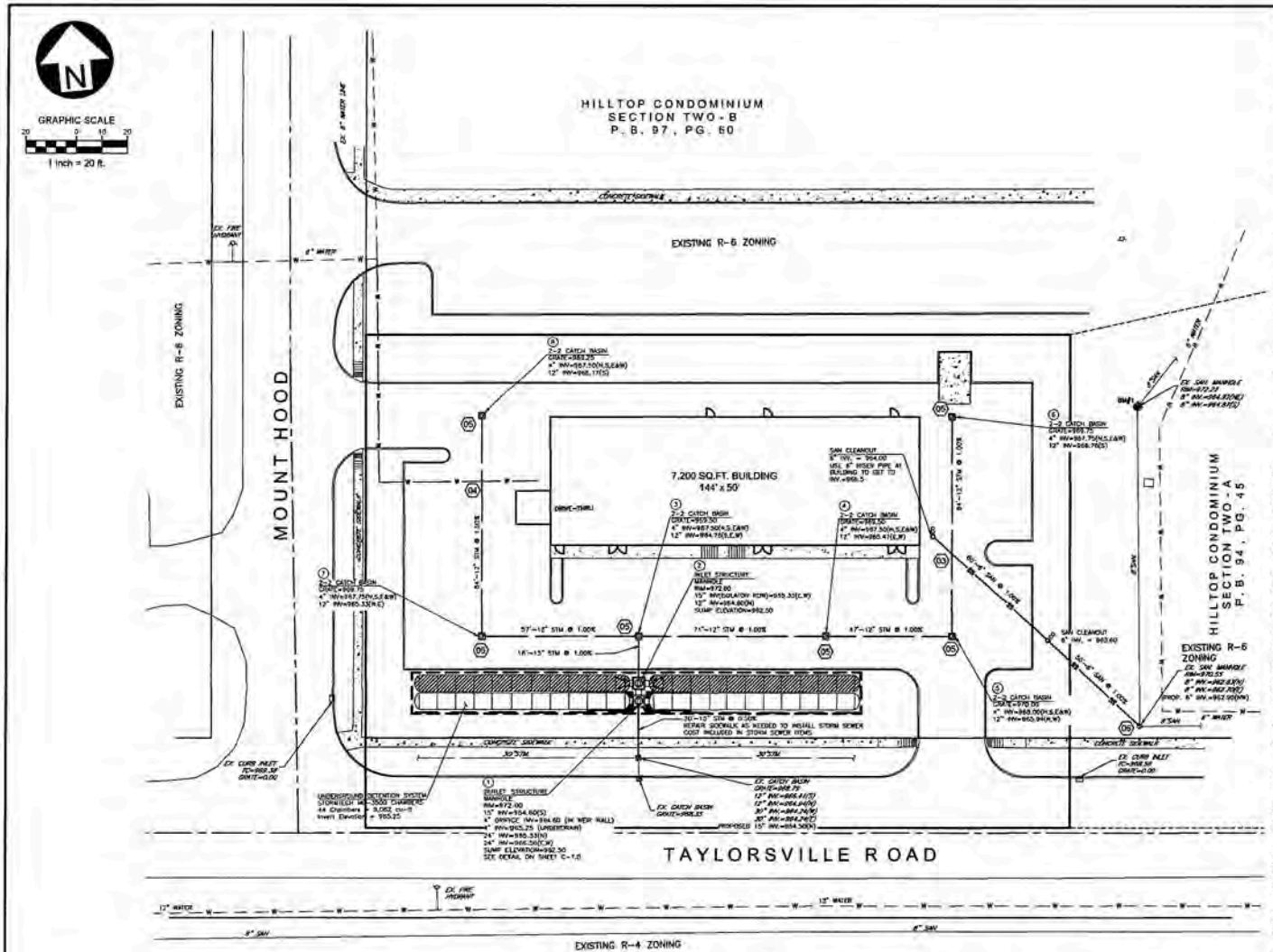
BURKHARDT

Design: HB	Proj: 21-285
Draw: HB	Dwg: 21.285.dwg
Check: KZ	Tab: C3.0-GP
Scale: 1" = 20'	

Date: 03.18.2021

Sheet: GRADING PLAN

Sheet No.: C-3.0



GENERAL UTILITY NOTES:

1. All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.
2. Contractor to coordinate with the local utility companies for all locations and connections. A preconstruction meeting with the various utility companies may be required prior to the start of any construction activity.
3. The Contractor shall visit the site and verify the location, elevation, and condition of all existing utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where existing and proposed utility lines cross, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact the Engineer in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.
4. The Contractor shall ensure that all utility companies and local standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective utility company. The Contractor shall coordinate work to be performed by the various utility companies and shall pay all fees for connections, disconnection, relocations, inspections, and demolition.
5. This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.
6. All valve boxes and curb boxes shall be adjusted to the final grades and located in grassed areas unless indicated otherwise on the plans.
7. The Contractor shall provide traffic bearing concrete collars and lids for all cleanouts, manholes, inlets, valves, etc. which are located in paved areas.
8. All existing pavement within the rights-of-way where utility piping is to be installed shall be saw cut and replaced or directionally bored in accordance with Local and/or State requirements. Existing pavement shall be repaired as necessary.
9. All utility lines and trenches shall be installed, bedded and backfilled according to manufacturer's specifications and to the satisfaction of Local and State Authorities.
10. Sanitary sewer laterals shall maintain (10' min. horizontal, 1.5' min. vertical) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed. Contractor shall center one joint of pipe at crossing.
11. Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

STORM SEWER NOTES:

All storm sewer shall be reinforced concrete pipe (RCP, ASTM C76 - Class III, minimum) or high-density polyethylene pipe (ADS N-12 or equivalent), unless otherwise noted on plans. All pipe shall be installed according to Local, State, and manufacturer's specifications.

Contractor to provide downspout collection system to connect building downspouts / roof drains to storm sewer system. See architectural/plumbing plans for downspout locations and connection details.

Downspout collection pipe (DCP) may be HDPE (ADS N-12 or equivalent) or Schedule 40 PVC pipe. All downspout collector pipes to be at 2.00% minimum slope. All pipe shall be installed according to Local, State, and manufacturer's specifications. Provide cleanouts at all bends, angles, and junctions. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars, per detail / Sheet C-5.0.

Storm sewer connection, permit and construction to be coordinated with City of Huber Heights.

GAS NOTES:

Coordinate gas service lines, meter, and connections with mechanical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

ELECTRIC NOTES:

Coordinate electric service lines, transformer, meter, and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

Coordinate site lighting, signage wiring, conduit locations, connections, etc. with electrical plans. Notify Engineers of any potential conflicts.

TELECOM NOTES:

Coordinate telecommunication service lines and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

SANITARY SEWER NOTES:

Contractor to provide 6" sanitary sewer line from building to end of service. Install tap, cleanouts and other appurtenances as required by City of Huber Heights. Coordinate building connection with plumbing plans.

All 6" sanitary sewer pipe shall be P.V.C. SDR-26 with joints conforming to ASTM 3212. All sanitary lines shall be installed in accordance with the manufacturer's recommended procedures. 6" lines shall maintain a minimum slope of 1.00%.

Sanitary sewer clean-outs shall be installed at all sewer pipe bends, angles, and junctions, unless a manhole is indicated. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars. Cleanout spacing should not exceed 100'. Cleanouts Per detail on Sheet C-5.0.

Sanitary sewer service connection, permit and construction to be coordinated with City of Huber Heights.

WATER NOTES:

Contractor to provide a water service line to building to end of service line. Install connection, valves, backflow preventer, meters and other appurtenances as required by the City of Huber Heights. Coordinate building connection with plumbing plans.

Water lines shall be per City of Huber Heights & Montgomery County requirements, installed per manufacturer's recommended procedures. >2" waterlines to be Class 52 Ductile Iron. 2" and smaller service lines to be K Copper with Ford Meter Valves and a curb stop valve in a box in front of meter pit. Tapping Sleeve to be Stainless Steel or Ductile Iron. Main line valves to be Mueller. Lines shall be installed with a minimum cover of 48" or below frost line, whichever is greater.

Water service connection, meter, permit and construction to be coordinated with City of Huber Heights.

UTILITY KEYNOTES

(01) PROPOSED 2" WATER SERVICE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS.

(02) PROPOSED 6" SANITARY SERVICE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS.

(03) MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND STORM SEWER. SANITARY SERVICE WILL BE BELOW STORM SEWER.

(04) MAINTAIN 1.5' VERTICAL CLEARANCE BETWEEN WATER SERVICE AND STORM SEWER. WATER SERVICE WILL BE BELOW STORM SEWER.

(05) STORM STRUCTURES IN PAVEMENT AREAS ARE TO HAVE 4' UNDERDRAINS INSTALLED PER DETAIL ON SHEET C-5.0.

(06) CORE NEW 6" SANITARY SERVICE INTO EXISTING SANITARY MANHOLE PER CITY REQUIREMENTS.

UTILITY LEGEND

ODS / DS	PROP. INLET/MANHOLE/CLEANOUT
	PROP. DOWNSPOUT @ BUILDING
SS SS	PROP. SANITARY SEWER SERVICE
W W	PROP. WATER SERVICE
	PROP. STORM SEWER

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

SITE BENCHMARKS

BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22

Item	Description	Date

SITE DEVELOPMENT PLANS FOR TAYLORSVILLE ROAD COMMERCIAL SITE

6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

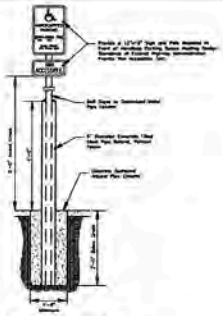
BURKHARDT

Design: HB	Proj: 21-245
Draw: HB	Dwg: 21_245.dwg
Chkd: KZ	Tab: CA/G4/P
Scale: 1" = 20'	

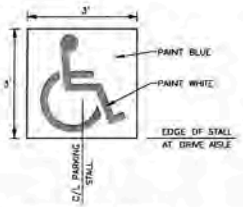
Date: 03.18.2022

Sheet: UTILITY PLAN

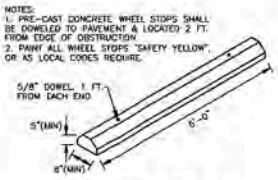
Sheet No.: C-4.0



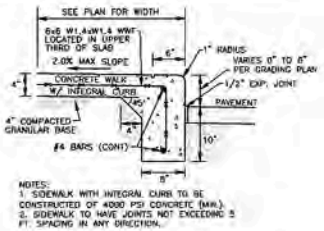
ADA PARKING SIGNAGE
NOT TO SCALE



ADA PARKING SYMBOL
NOT TO SCALE

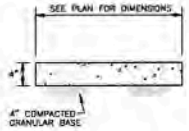


CONCRETE WHEEL STOP
NOT TO SCALE



NOTES:
1. SIDEWALK WITH INTEGRAL CURB TO BE CONSTRUCTED OF 4000 PSI CONCRETE (MIN.).
2. SIDEWALK TO HAVE JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 4000 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK PAVEMENT SECTION
NOT TO SCALE

KEY:
A – 1.5" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
B – 2.5" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
C – 6" ODOT ITEM 304, AGGREGATE BASE
D – ODOT ITEM 204 SUBGRADE COMPACTION



PAVEMENT SECTION TO BE OWNER APPROVED. NO TESTING OR DESIGN WAS PERFORMED BY CIVIL ENGINEER IN SELECTING THIS SECTION.

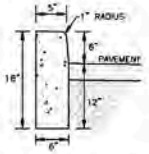
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

KEY
A – 1.5" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
B – 3.5" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
C – 8" ODOT ITEM 304, AGGREGATE BASE
D – ODOT ITEM 204 SUBGRADE COMPACTION



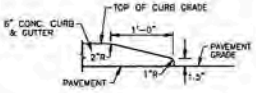
PAVEMENT SECTION TO BE OWNER APPROVED. NO TESTING OR DESIGN WAS PERFORMED BY CIVIL ENGINEER IN SELECTING THIS SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



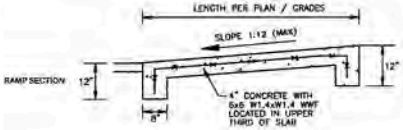
NOTES:
1. CURB TO BE CONSTRUCTED OF 4000 PSI CONCRETE.
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

BARRIER CURB DETAIL
NOT TO SCALE



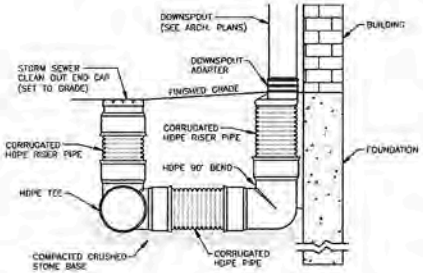
CURB END TAPER DETAIL
NOT TO SCALE





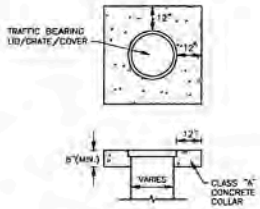
NOTES:
1. SEE SITE PLAN AND GRADING PLAN FOR LAYOUT AND ELEVATIONS
2. RAMPS TO COMPLY WITH ACCESSIBILITY/ADA STANDARDS

CONCRETE RAMP DETAILS
NOT TO SCALE



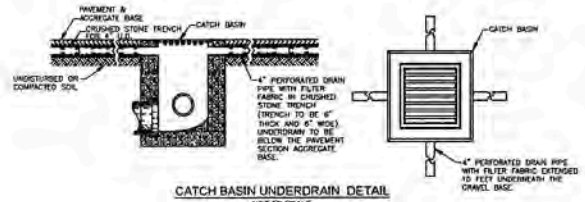
NOTES:
1. HDPE PIPE MAY BE SUBSTITUTED WITH PVC PIPE.
2. ALL JOINTS ARE TO BE WATERTIGHT.
3. CLEAN OUT TO HAVE TRAFFIC BEARING LID AND CONCRETE COLLAR IF INSTALLED IN PAVEMENT AREAS.

DOWNSPOUT COLLECTION DETAIL
NOT TO SCALE



NOTE: COLLAR TO BE INSTALLED AROUND ALL STORM INLETS, MANHOLES, CLEANOUTS, PULL BOXES, VALVES, ETC. WHICH ARE LOCATED IN PAVEMENT AREAS.

CONCRETE COLLAR
NOT TO SCALE



CATCH BASIN UNDERDRAIN DETAIL
NOT TO SCALE
TO BE USED FOR CATCH BASINS IN PAVEMENT AREAS

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

Item	Description	Date

SITE DEVELOPMENT PLANS FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

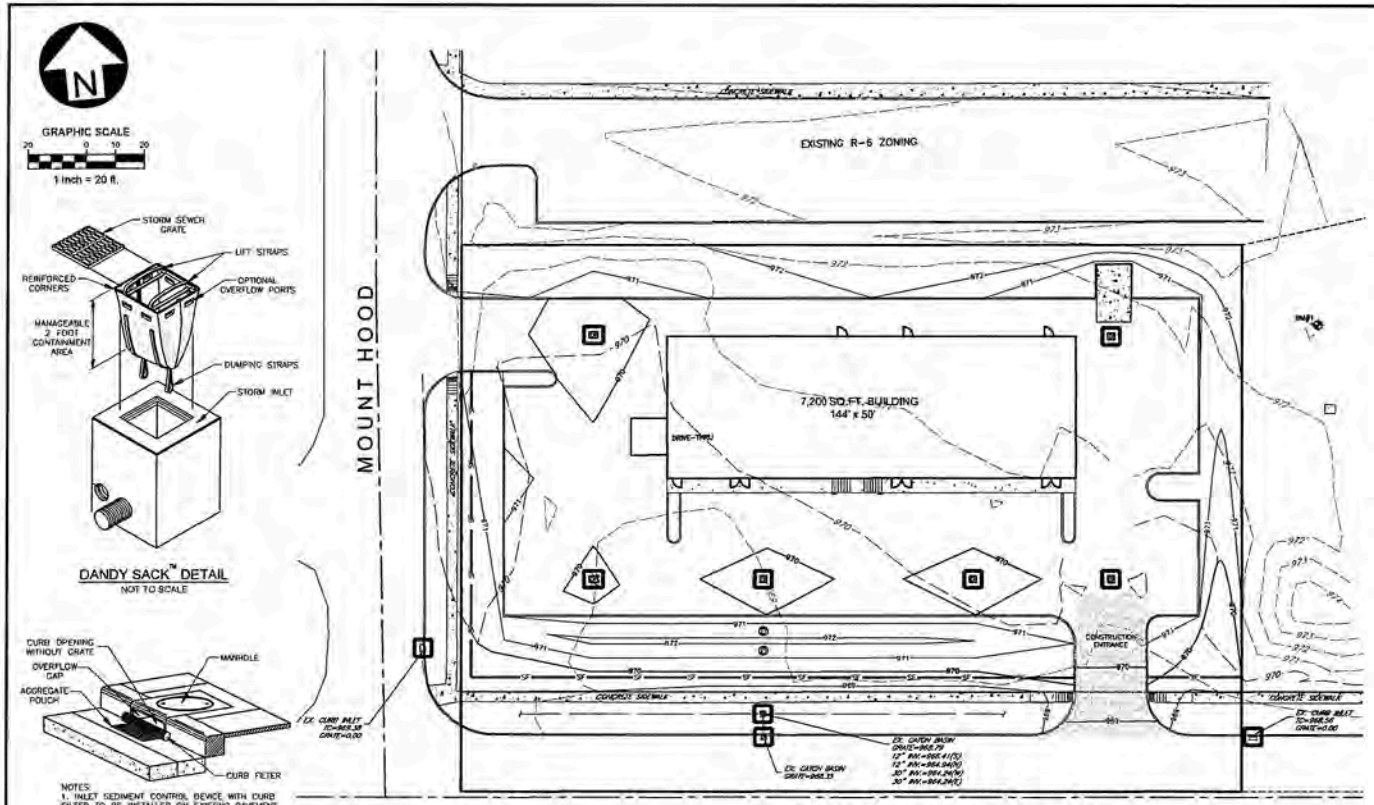
BURKHARDT

Design: HB	Proj: 21-285
Draw: HB	Dwg: 21.285.dwg
Check: KZ	Tsk: CS.0-DET
Scale: N/A	

Date
03.18.2022

Sheet
DETAILS

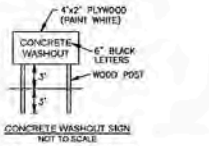
Sheet No.
C-5.0



DANDY SACK™ DETAIL
NOT TO SCALE

NOTES:
1. INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER TO BE INSTALLED ON EXISTING PAVEMENT

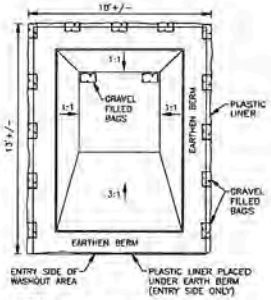
DANDY CURB™ DETAIL
NOT TO SCALE



CONCRETE WASHOUT SIGN
NOT TO SCALE

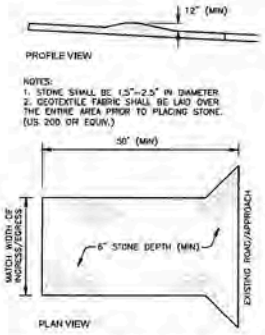
SITE BENCHMARKS

BMP1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22



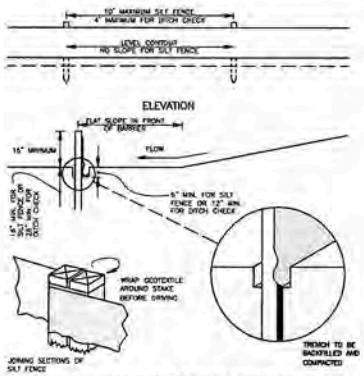
NOTES:
1. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA
NOT TO SCALE
CONTRACTOR TO PLACE AS NEEDED



NOTES:
1. STONE SHALL BE 1.5"-2.5" IN DIAMETER.
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
PLACE AS NEEDED ON SITE.
COORDINATE LOCATION WITH OWNER



SILT FENCE & SILT DITCH CHECK DETAIL
NOT TO SCALE

GENERAL STORMWATER POLLUTION PREVENTION NOTES

1. All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
2. Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
3. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
4. Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
5. The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
6. Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched.
7. Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters sediment-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed, these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled inside the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
8. Soil stockpiles shall be stabilized or protected to prevent soil loss.
9. All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
10. Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
11. The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
12. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul routes as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken offsite to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
13. No solid or liquid waste shall be discharged into storm water runoff.
14. Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour soil onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
15. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
16. If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
17. No fuel storage is permitted on-site.
18. All disturbed areas shall be cleared of construction sediment upon completion of construction.
19. The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the DEPA.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. Stone tracking pad atop geotextile liner.
2. Install silt fence and protection fencing.
3. Initial clearing, grubbing, and demolition.
4. Strip and stockpile top soil.
5. Rough grade and balance site.
6. Install underground utilities (i.e. Sanitary, Storm & Water)
7. Place inlet filters on all storm inlets.
8. Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
9. Final grade site.
10. Install pavement, curb, and other hardscape structures/surfaces.
11. Stabilize ditches, swales, common areas and slopes.
12. Establish permanent vegetation for all disturbed areas.
13. Erosion and sediment control devices to be removed after inspection approval from the city that permanent vegetation is sufficient and site is adequately stabilized.
14. Clean out storm sewer system and disturbed areas upon completion.

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
- Sediment from the detention area shall be removed as necessary to maintain proper functionality.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

SOIL EROSION CONTROL LEGEND

- SF SF — SILT FENCE
- CONSTRUCTION ENTRANCE PLACE IF NEEDED TO KEEP DIRT OFF ROADS.
- INLET PROTECTION / DANDY SACK
- STABILIZE ALL AREAS AS NECESSARY

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

SITE DEVELOPMENT PLANS FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

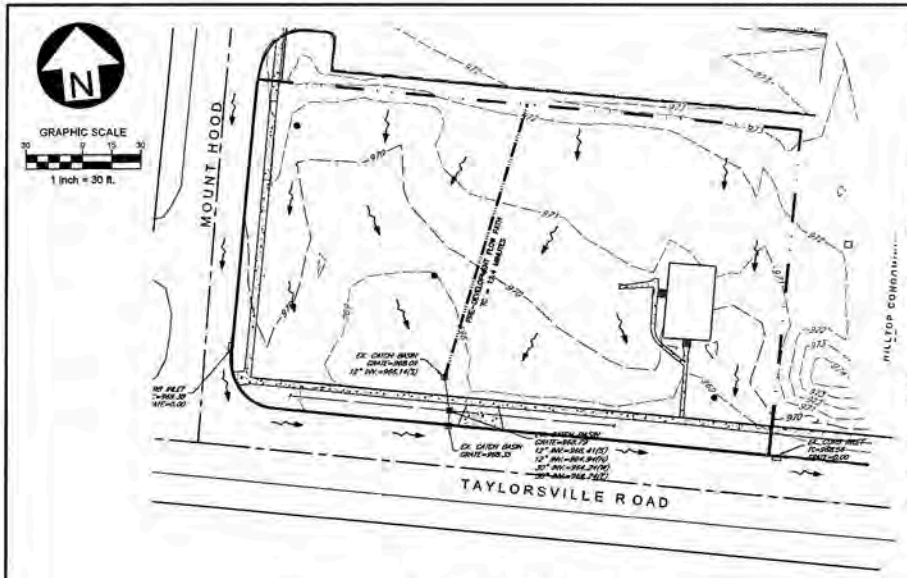
BURKHARDT

Design: MB	Proj: 21-265
Draw: HB	Dwg: 21.265.dwg
Check: KZ	Tab: C6.0-SWPPP
Scale: 1" = 20'	

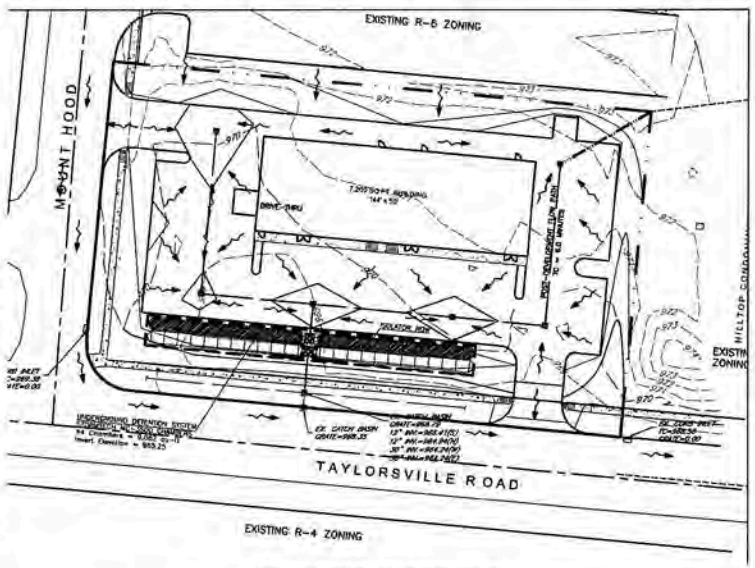
Date: 03.18.2022

Sheet: EROSION CONTROL PLAN

Sheet No.: C-6.0



EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING CONDITIONS

The existing site is partially developed with a house at the southeast corner of the lot and a gravel drive near the center of the lot. There are no existing detention areas on the site. The site drains overland from north to south toward Taylorsville Road and into inlets that discharge into the City of Huber Heights storm sewer system at the south edge of the site.

PROPOSED CONDITIONS

The proposed improvements will include removing the existing house and constructing a new 7,200 square foot building with a drive through and associated parking lot in the center of the site. An underground detention basin will be constructed on the south side of the new parking lot. Runoff from the new parking lot will be collected by inlets within the parking lot that lead to the underground detention basin. The underground detention basin will connect to City of Huber Heights storm sewer system on the south side of the site.

On-Site Soils:
-MsA - Milton Silt Loam, 0 to 2 % slopes, Hydrologic Soil Group C (52% of site)
-MsB - Milton Silt Loam, 2 to 6 % slopes, Hydrologic Soil Group C (48% of site)

24-hour Storm Event
Huber Heights, Ohio Rainfall Depths:
1 year - 2.26"
2 year - 2.71"
5 year - 3.32"
10 year - 3.79"
25 year - 4.44"
50 year - 4.95"
100 year - 5.47"

STORMWATER MANAGEMENT

Reference Materials and Methodology for Calculations:
USDA - Urban Hydrology for Small Watersheds - Technical Release 55
USDA - Web Soil Survey
City of Huber Heights Stormwater Regulations
Ohio EPA Permit No. OHC000005
ODNR Rainwater and Land Development Manual
NOAA Atlas 14, Volume 2, Version 3

Runoff Control Requirements:
Provide detention as necessary to reduce post-construction runoff rates to pre-development rates in accordance with the Critical Storm Method.

Critical Storm Method Calculations:
Pre-Development Conditions
Area = 1.13 acres
Composite CN = 76
1.06 acres of Open Space in Good Condition (CN=74)
0.07 acres of Pavement/Building (CN=98)
Tc = 12.4 minutes

Post-Development Conditions
Area = 1.13 acres
Composite CN = 89
0.70 acres of Open Space in Good Condition (CN=74)
0.43 acres of Pavement/Building (CN=98)
Tc = 6.0 minutes

Pre-developed 1 year storm runoff volume = 2,273 cu-ft
Post-developed 1 year storm runoff volume = 5,275 cu-ft
132% increase in runoff volume
Critical Storm = 25 year

WATER QUALITY FLOW

Required:
WQF = C * I * A
C = 0.95
I = 2.37 inches/hour
A = 1.13 acres
WQF = 2.544 cfs

Provided:
Water quality will be provided by the Isolator Row in Stormtech system. There are 22 units of the Stormtech MC-3500 in the Isolator Row. Each unit will treat 0.24 cfs of flow for a total flow of 0.24 cfs x 22 = 5.28 cfs.

DETENTION BASIN STAGE-STORAGE-DISCHARGE

Elevation (ft)	Volume (cu-ft)	Discharge (cfs)
964.50	0	0.000
965.00	555	0.182
965.50	1,394	0.325
966.00	2,500	0.428
966.50	3,578	0.513
967.00	4,618	0.587
967.50	5,608	0.654
968.00	6,525	1.887
968.50	7,344	3.274
969.00	7,971	4.051
969.50	8,526	4.706
970.00	9,082	5.260

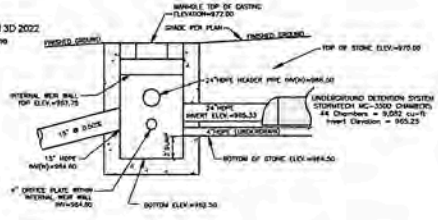
*Hydraflow Hydrograph for AutoCAD Civil 3D 2022 computer program used for storage volume calculations and storm routing.

LEGEND
DIRECTION OF DRAINAGE
DRAINAGE AREA BOUNDARY
Tc FLOWPATH

Detention Areas - Storage - Discharge Table

Event (YR)	Pre-Developed Discharge (CFS)	Post-Developed Discharge (CFS)	Allowable Peak Discharge (CFS)	Basin Discharge (CFS)	Basin Elevation (FT)	Basin Volume (Cu-Ft)
1	0.82	2.59	0.82	0.41	963.85	2,158
2	1.27	3.37	0.82	0.47	966.18	2,898
5	1.95	4.45	0.82	0.55	966.68	3,948
10	2.51	5.28	0.82	0.61	967.19	4,795
25	3.33	6.43	0.82	0.69	967.72	6,006
50	3.99	7.34	3.99	2.02	968.02	6,554
100	4.68	8.25	4.68	2.97	968.34	7,081

Critical Storm = 25 year storm



OUTLET STRUCTURE DETAIL
NOT TO SCALE

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

SITE BENCHMARKS
BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22

SITE DEVELOPMENT PLANS FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Item	Description	Date

BURKHARDT

Design: HB	Proj: 21-285
Drwn: HB	Dwg: 21_285.dwg
Check: KZ	Tab: C7.0-STM
Scale: 1" = 30'	

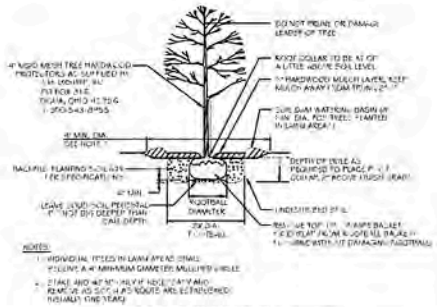
Date: 03.18.2022

Sheet: STORM WATER MANAGEMENT PLAN

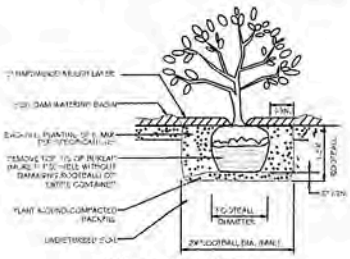
Sheet No.: C-7.0

LANDSCAPE REQUIREMENTS

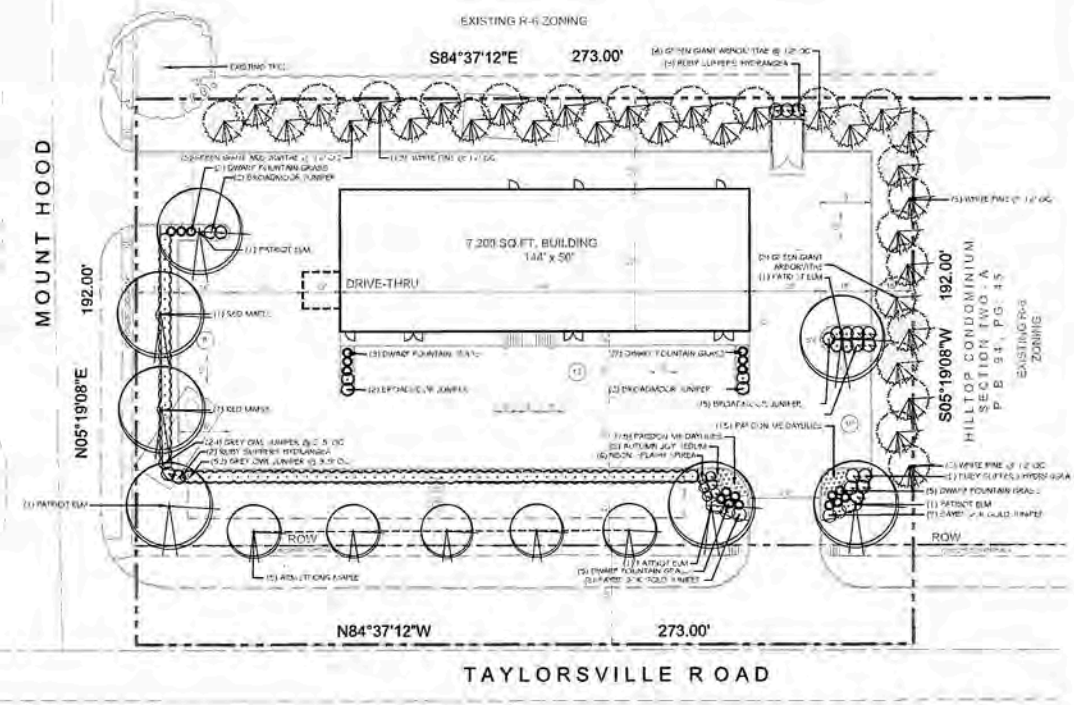
1. SIZE AND SPECIFICATIONS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT THE NEAR MATURITY RATHER THAN AT INSTALLATION.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF CONFLICT BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. TREES AND SHRUBS SHALL BE NURSERY OF OWN AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ARE FREE OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION "AMERICAN STANDARD FOR NURSERY STOCK" AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES, STANDARDS AND GENERAL CONFORMATION.
4. ADJUSTMENTS IN LOCATION OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. FINISH GRADES MAY REQUIRE ADJUSTMENTS BEFORE ADJUSTMENTS ARE MADE.
5. ALL SHRUBS OR CLUMPING OR OTHER SUCH PERENNIAL PLANTINGS SHALL HAVE UNIFORM TEXTURE, STRAND AND PART OF THE OVERALL PLANTING AREA WITH UNIFORMITY OF PLANTS DESIGNATED, EVENLY SPACED.
6. A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL SEED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. ENSURE ALL SHRUBS AND TREES WITH ONE PART EARTH FILL MIX TO ONE PART COMPOST.
7. MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE PLACED IN A CIRCULAR SAUCER WITHIN PLANTING BED, FROM FACE TO FACE OF SITE OBSTRUCTIONS (WALLS, BUILDING, CURBS, ETC.) OTHER PLANT BED LIMITS. ALL BED EDGES SHALL BE SPADE-CUT AND NEATLY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH 4 MIN. AWAY FROM ADJACENT PAVED SURFACES.
8. SEED ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL OR MINOR GRADING PLAN TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT ARCHITECT'S REPRESENTATIVE.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF ACCEPTANCE. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL. OWNER SHALL BE RESPONSIBLE FOR ANY FURTHER REPLACEMENTS AFTER THE ONE YEAR PERIOD.



SHADE TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	MATURE HT./SPD.
	DECIDUOUS TREES		
5	AFTERTOONS MAPLE - Acer rubrum 'Afterfoons'	2-1/2" cal. B/B	50' x 50'
2	RED MAPLE - Acer rubrum 'October Glory'	2-1/2" cal. B/B	50' x 40'
5	PATRIOT ELM - Ulmus x 'Patriot'	2-1/2" cal. B/B or Clump Trunk	50' x 40'
	EVERGREEN TREES		
19	WHITE PINE - Pinus strobus	6' ht. B/B	50' x 20'
12	GREEN GIANT - Thuja standishii x plicata 'Green Giant'	6' ht. B/B	40' x 12'
	SHRUBS & GRASSES		
10	RUBY SLIPPERS HYDRANGEA - Hydrangea paniculata 'Ruby Slippers'	# 3 cont.	4'-6'
6	SAYBROOK GOLD JUNIPER - Juniperus pfitzeriana 'Saybrook Gold'	# 3 cont.	5'x5'
11	BROADMOOR JUNIPER - Juniperus sabina 'Broadmoor'	# 3 cont.	2'x5'
78	GREY OWL JUNIPER - Juniperus virginiana 'Grey Owl'	24" ht. B/B or Cont.	8'x6'
6	NEON FLASH SPIREA - Spiraea bumalda 'Neon Flash'	# 3 cont.	3'x4'
19	DWARF FOUNTAIN GRASS - Pennisetum alopecuroides 'Hameln'	# 3 cont.	2'x3'
	PERENNIALS		
30	PARDON ME DAYLILIES - Hemerocallis x 'Pardon Me'	# 1 cont.	3'x3'
3	AUTUMN JOY SEDUM - Sedum x 'Autumn Joy'	# 2 cont.	2'x2'

LANDSCAPE CODE REQUIREMENTS & CALCULATIONS

PARKING LOT REQUIREMENTS:
PARKING LOT INTERIOR: IN CALCULATING THE TOTAL AREA OF ANY PARKING LOT, ALL AREAS WITHIN THE PERIMETER OF THE PARKING LOT SHALL BE COUNTED, INCLUDING PLANTING ISLANDS, CURBED AREAS, CORNER AREAS, PARKING SPACES, AND ALL INTERIOR DRIVEWAYS AND AISLES, EXCEPT ONLY THOSE DRIVEWAYS OR PORTIONS THEREOF, ADJACENT TO THE PERIMETER OF THE PARKING LOT WHICH ARE NOT CONTAINED WITHIN THE PARKING LOT AS DEFINED ABOVE. A MINIMUM OF FIVE PERCENT (5%) OF THE TOTAL VEHICULAR USE AREA IS REQUIRED FOR PARKING LOT PERIMETER. AT LEAST ONE TREE SHALL BE LOCATED WITHIN 50 FEET OF EVERY PARKING SPACE, MEASURED FROM THE TRUNK OF THE TREE TO THE CENTER OF THE PARKING SPACE.

(1,700 SF PAVED AREA @ 5% = 85 SF) SF REQUIRED (7,850 SF PROVIDED @ 5% = 393 SF) LANDSCAPE AREA
ALL ISLANDS WITH LANDSCAPING — MEETS REQUIREMENT AS SHOWN
(TWO SHADE TREES WITHIN 50 FT OF EVERY PARKING SPACE — MEETS REQUIREMENT AS SHOWN

LANDSCAPE STRIP: WHEN A PARKING LOT IN ANY ZONE IS LOCATED ADJACENT TO A PUBLIC RIGHT-OF-WAY OR PRIVATE ROAD, A LANDSCAPED STRIP SHALL BE PROVIDED ON THE LOT PROPERTY BETWEEN THE PARKING LOT AND THE RIGHT-OF-WAY THE LANDSCAPE STRIP (AS NOT INCLUDE ANY PAVED AREA EXCEPT PEDESTRIAN SIDEWALKS OR TRAILS PERPENDICULAR TO THE ROADWAY) THAT CREATE THE LANDSCAPED STRIP. PROVIDE A MINIMUM TEN FOOT WIDE LANDSCAPE STRIP BETWEEN THE RIGHT-OF-WAY AND THE PARKING LOT TO BE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND TEN SHRUBS PER 30 LINEAR FEET OF FRONTAGE, EXCLUDING DRIVEWAY OPENINGS.

TAYLORSVILLE ROAD PARKING LOT - 21 SHRUBS REQUIRED
6 TREES AND 6 SHRUBS AS SHOWN

MOUNT HOOD PARKING LOT - 250 LF = 2.25 ER 3 TREES AND 22 SHRUB 28 SHRUBS REQUIRED
3 TREES AND 24 SHRUBS AS SHOWN

GENERAL SCREENING REQUIREMENTS: SIDE AND REAR YARD REQUIREMENTS FOR NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS. SUCH SCREENING SHALL HAVE A MINIMUM HEIGHT OF SIX FEET AND BE OF SUFFICIENT DENSITY TO PROVIDE SCREENING TO ACCOMPLISH THE ABOVE STATED PURPOSES.
CONTINUOUS 12 EVERGREEN TREES ADDED AS SHOWN

OVERALL TREE REQUIREMENTS: ONE SHADE TREE OF 1" CALIPER PER 2,000 SQUARE FEET OF FUNCTION OF OPEN SPACE PROVIDED
1,250 SQ. FT. OF OPEN SPACE PROVIDED / 2,000 = 0.4 or 1 TREES REQUIRED
16 SHADE TREES AS SHOWN
+ 12 EVERGREEN TREES

GRAPHIC SCALE
20 0 10 20
SCALE: 1 inch = 20 ft.

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.9100 (M) 937.454.5100
info@yellowspringsdesign.com
LICENSED IN: OH, KY, PA, IN, IL, MO, MI, VA, TX, OK, KS, AZ, CO & UT

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

- PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Item	Description	Date

BASIC DEVELOPMENT PLAN FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT
ENGINEERS • SURVEYORS
CIVIL ENGINEERING | LAND SURVEYING | RATIONAL RETAIL SITE DEVELOPMENT

Design:	REB
Draw:	REB
Check:	REB
Scale:	1"=20'
Proj:	
Dwg:	
Tab:	

Date: 03.11.2021

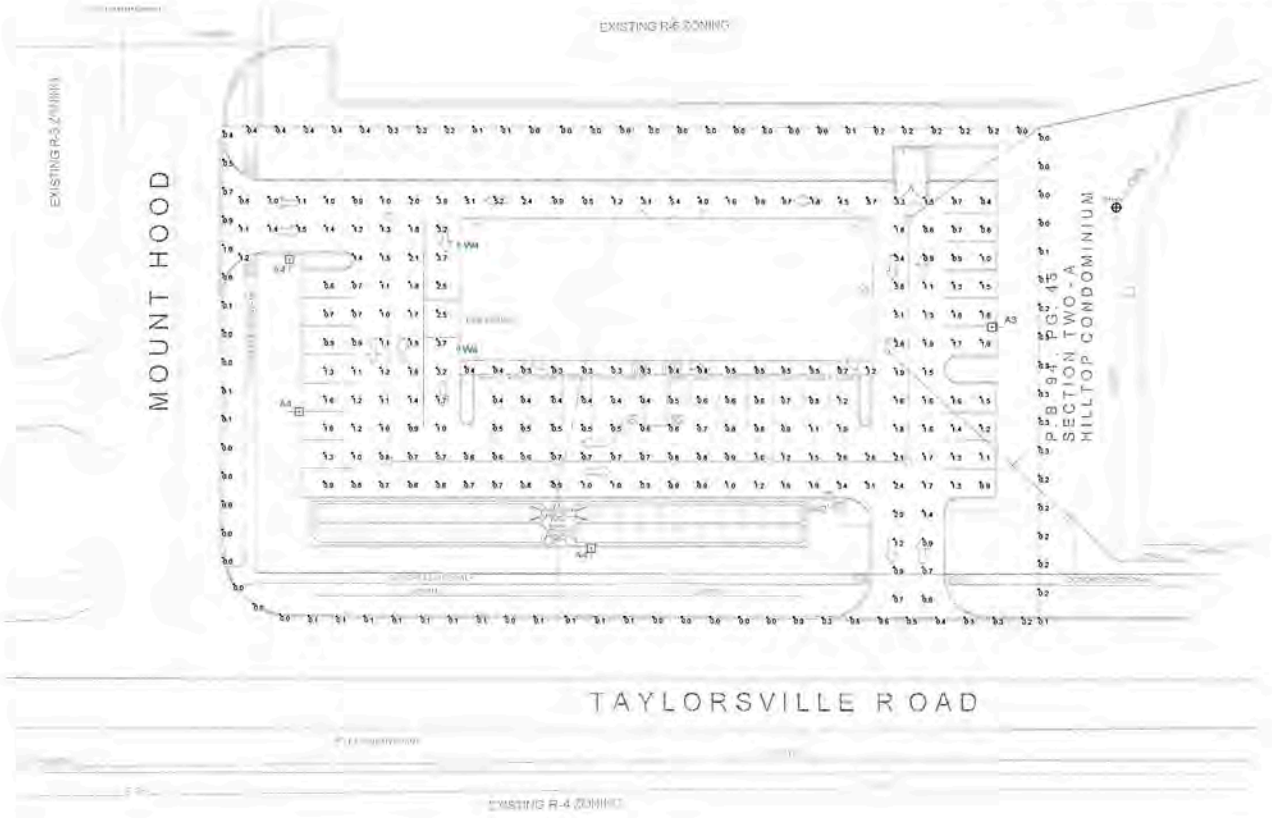
Sheet: LANDSDCAPE PLAN

Sheet No.: L-1.0

Luminaire Schedule							
Symbol	Label	Qty	LLF	Lum. Lumens	Manufacturer	Series	Lum. W
	A3	1	0.900	5873	Gardco	ECF-S-32L-530-CW-G2-3-HIS; 23 FT AFG (20 FT POLE, 3 FT BASE)	56
	A4	3	0.900	6048	Gardco	ECF-S-32L-530-CW-G2-4-HIS; 23 FT AFG (20 FT POLE, 3 FT BASE)	56
	A42	1	0.900	6048	Gardco	ECF-S-32L-530-CW-G2-4-HIS; 23 FT AFG (20 FT POLE, 3 FT BASE)	56
	W2	4	0.900	2944	SIGNIFY GARDCO	101L-16L-530-NW-G1-2; 10 FT AFG WALL MTD	28
	W4	2	0.900	2747	SIGNIFY GARDCO	101L-16L-530-NW-G1-4; 10 FT AFG WALL MTD	28

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Walkway	Illuminance	Fc	0.47	1.2	0.3	1.57	4.00
Proposed Property Boundary	Illuminance	Fc	0.17	1.0	0.0	N.A.	N.A.
Proposed Site	Illuminance	Fc	1.43	5.8	0.4	3.58	14.50

CALCULATION NOTES:
A. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
B. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS.
C. CALCULATIONS SHOWN ARE MAINTAINED ILLUMINANCE UNLESS NOTED OTHERWISE.
D. CALCULATIONS ARE TAKEN AT GRADE UNLESS NOTED OTHERWISE.
E. PHOTOMETRIC ANALYSIS COMPLETED BASED ON REQUIREMENTS STATED IN HUBER HEIGHTS, OH CODE OF ORDINANCES, 1181.21 LIGHTING STANDARDS (11): MAXIMUM LIGHTING WILL BE GOVERNED BY THE 4:1 RATIO OF AVERAGE TO MINIMUM ILLUMINATION OF THE SURFACE BEING LIT.



PROPOSED PHOTOMETRIC PLAN
Scale: 1 inch= 20 Ft.

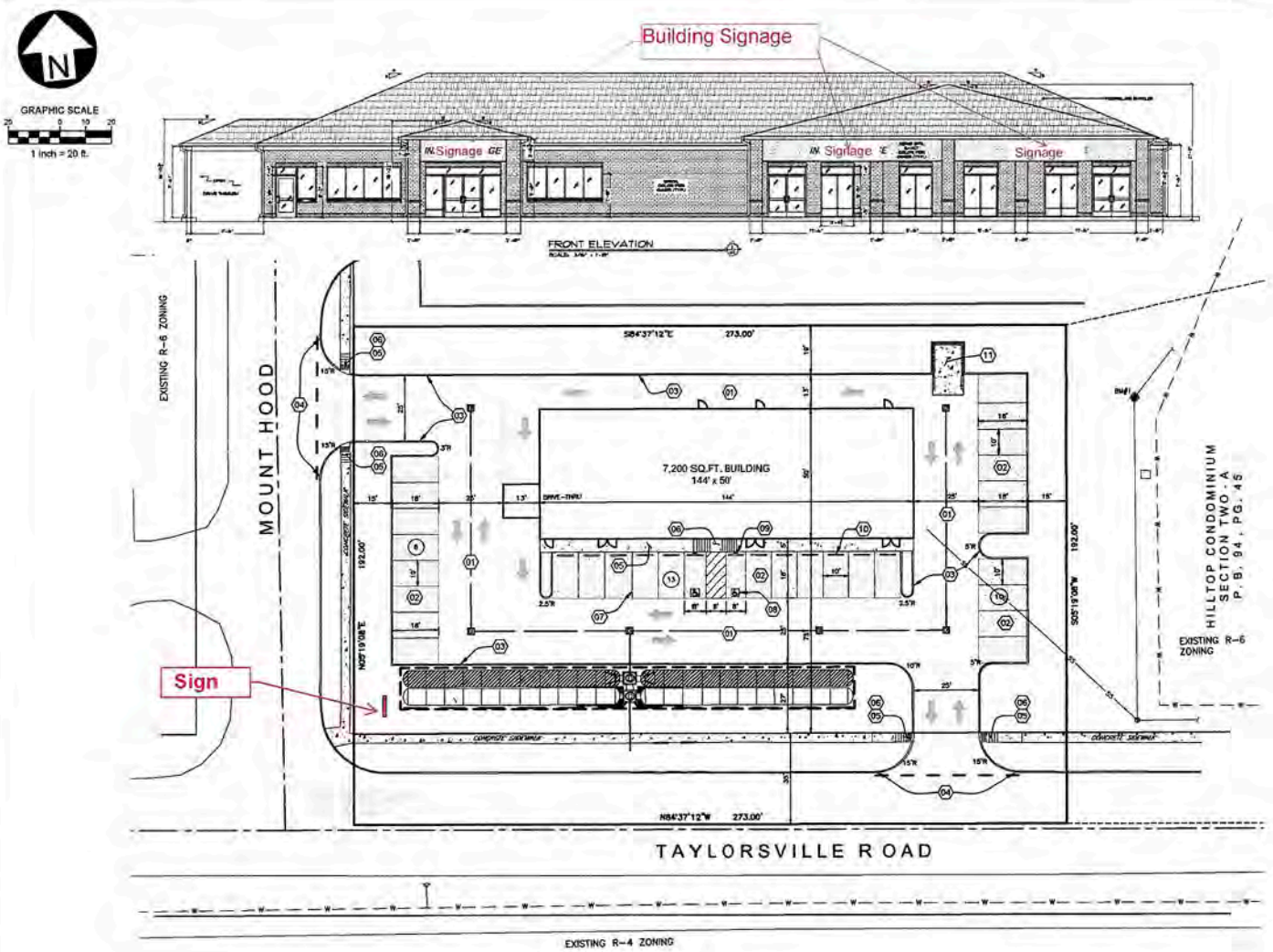
GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

BR LIGHTING & CONTROLS
11785 HIGHWAY DR.
CINCINNATI, OH 45241
513-761-6360

LIGHTING PROPOSAL: BRLC22-012

SITE DEVELOPMENT PLANS FOR
TAYLORSVILLE ROAD COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

By: C.B.	Date: 3/7/2022	Scale: AS NOTED	REV:	SHEET 1 OF 1



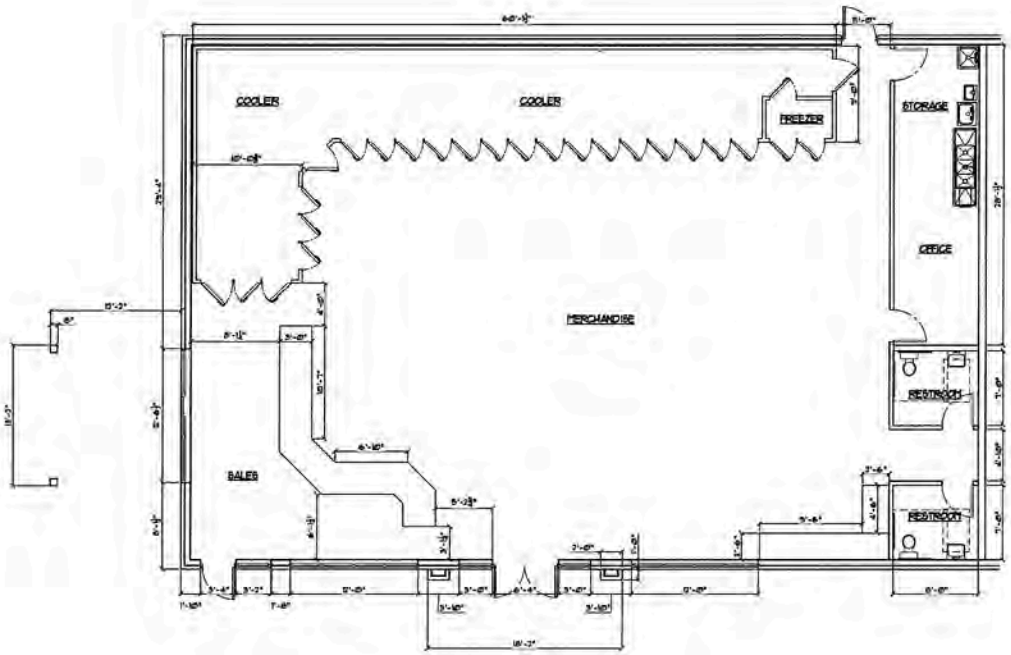
Signage Plan

Signage Requires Separate Permit

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

SITE BENCHMARKS

BM#1 Description: Existing Sanitary Manhole
Rim Elevation: 972.22



PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

D.A.E. Designs

6025 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
PRELIMINARY FLOOR PLAN

DATE: 01/2023
SCALE: 3/16"=1'-0"
DRAWN BY: EAH
CHECKED BY: DAE

REVISIONS:

DAVID A. EATON
ARCHITECT #8924
EXP. DATE: 12/31/2023

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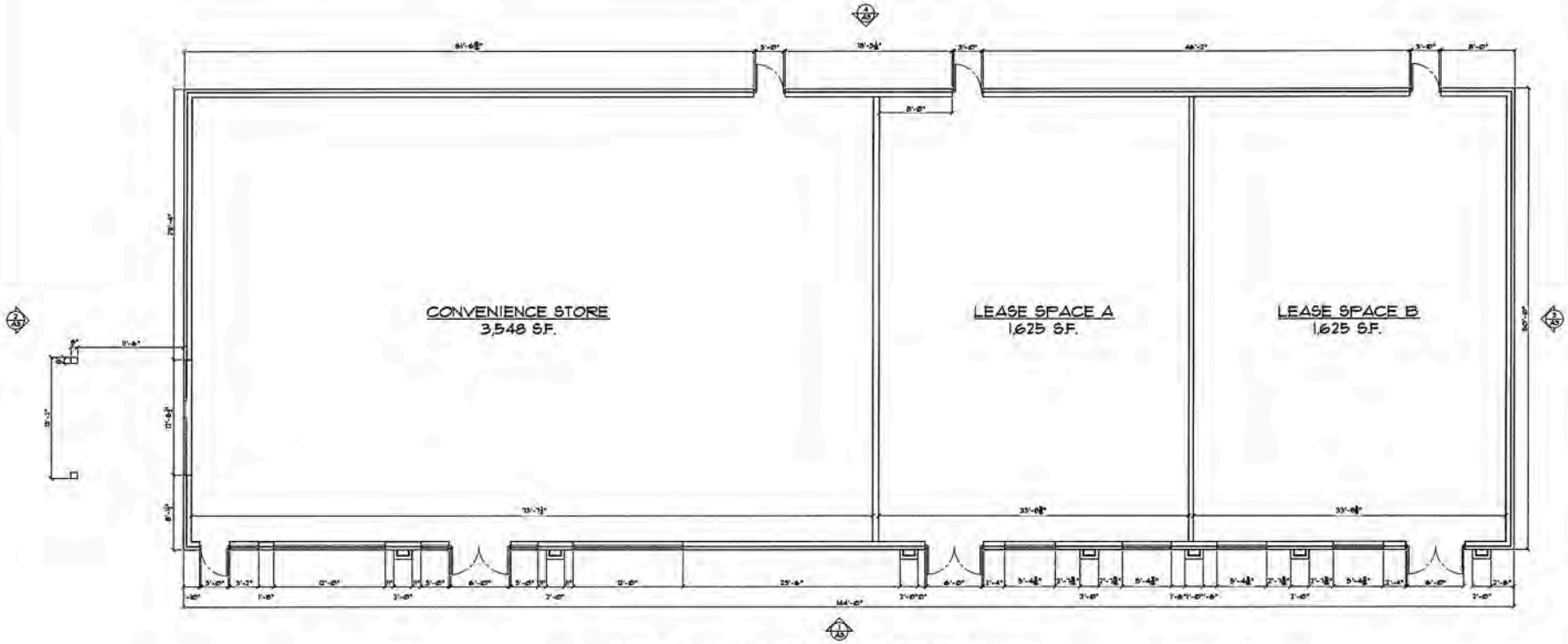
D.A.E. Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 293-3213

A-1



WHOLE BUILDING - PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

D.A.E. Designs

6025 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
PRELIMINARY FLOOR PLAN

DATE: 01/04/23
SCALE: 3/16"=1'-0"
DRAWN BY: ZAM
CHECKED BY: DAE

REVISIONS:

DAVID A. EATON
ARCHITECT #18324
EXP. DATE: 12/31/2023

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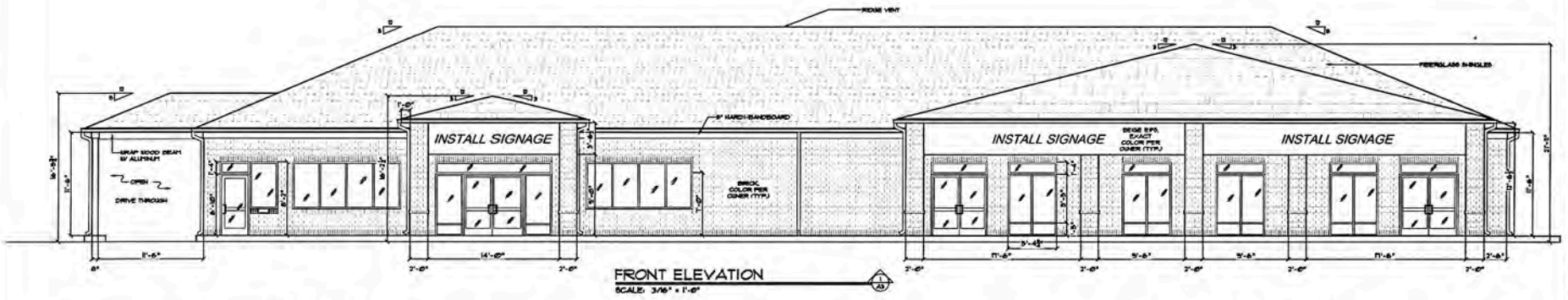
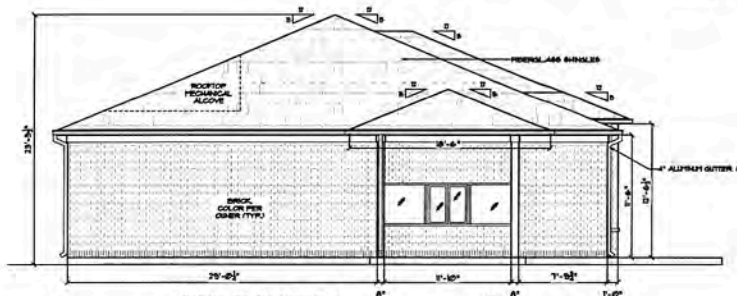
120 W SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 228-2313

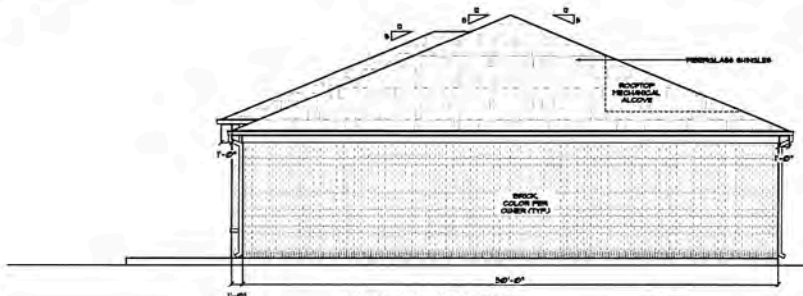
A-1a



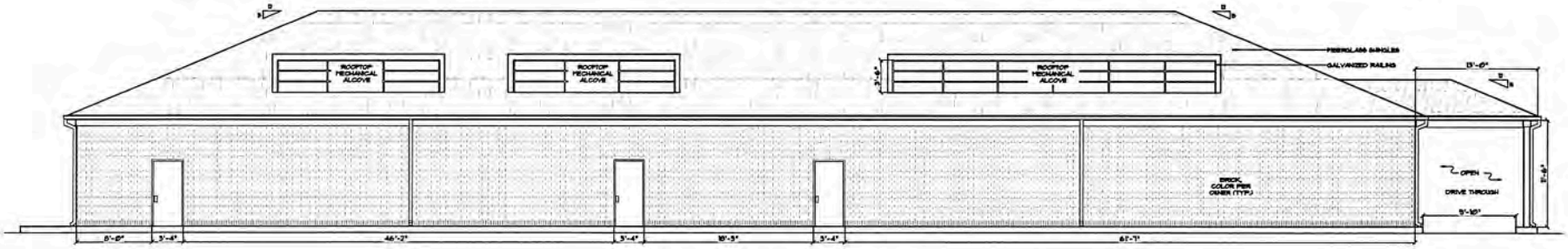
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

CARRA - TAYLORSVILLE RD., HUBER HEIGHTS

D.A.E. Designs

DATE: 01.27.23
SCALE: 3/16"=1'-0"
DRAWN BY: EAH
CHECKED BY: DAE

6025 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
EXTERIOR ELEVATIONS

REVISIONS:

DAVID A. EATON
ARCHITECT-16024
EXP. DATE: 12/31/2023

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D.A.E. Designs
LIBERTY TOWER
120 W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE: (937) 293-3213

A-3

Huber Heights Fire Division

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

Occupancy Name:	Mini Mart
Occupancy Address:	6025 Taylorsville Road

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

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	21-221/22-052
MCBR ELE:		HHFD Box:	25
REVIEWER:	Susong	DATE:	3/29/2022

Fire Department Comments:

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

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- **Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.**
- **If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

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 2017 Ohio Fire Code. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with ALL applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

Administrative Office: 7008 Brandt Pike Huber Heights, Ohio 45424
Telephone: (937) 233 - 1564 Fax Number: (937) 233 - 4520

Hoskins, Geralyn

From: Bergman, Russ
Sent: Friday, April 1, 2022 12:31 PM
To: aaron.sorrell@cpi-planning.com
Cc: Hoskins, Geralyn
Subject: Taylorsville Road Commercial Site

Aaron,

The comments for the Taylorsville Road Commercial Site are as follows:

- Entrances to the site to be constructed according to the City's Commercial Drive Detail. The entrance from Taylorsville Road is to be 36' wide.
- Connect all building downspouts to catch basins
- The width of the drive lane behind the building to be approved by the Fire Department.
- Show the existing 10' easement on the property to the north (behind Right-of-Way)for water service.
- Sanitary service connection on property to the east (Hilltop Condominiums) requires a new easement.
- Provide stormwater detention calculations.
- Provide location and detail (City Standard) for the 2" water meter pit. The pit shall be located behind the sidewalk within the building lot (not inside the building).
- Maintain existing sidewalk across the drive approach areas until the new drive approach is constructed.
- Site to be reviewed and approved by the Fire Department.

Russ Bergman, P.E.
City of Huber Heights
City Engineer
(937) 237-5816
rbergman@hhoh.org

ChoiceOne Engineering

City of Huber Heights, Montgomery County

Taylorsville Road Retail Development Traffic Impact Study

October 2021

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com

ChoiceOne Engineering

Date
October 29, 2021

Attention
Parveen Wadhwa

Address
2946 Idaho Falls Drive
Beavercreek, Ohio 45431

Subject
Traffic Impact Study Submittal
Taylorsville Road Retail Development TIS
MOT-HHE-2111

Dear Mr. Wadhwa:

Enclosed is a Traffic Impact Study for the Taylorsville Road Retail Development. The results of the study indicate the following recommendations:

Taylorsville Road & Proposed Drive

- Construct the proposed drive along Taylorsville Road approximately 250 feet east of Mount Hood.
- The eastbound two-way left-turn lane should remain.

Mount Hood & Proposed Drive

- Construct the proposed drive along Mount Hood approximately 150 feet north of Taylorsville Road.

If you have any questions, feel free to contact our office.

Sincerely,

Michael K. Goettemoeller, P.E. PTOE
Project Manager

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

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8956 Glendale Milford Rd., Suite 1
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www.CHOICEONEENGINEERING.com

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Traffic Impact Study

Analysis Snapshot

Choice One Engineering Corporation (COEC) was retained by HRI Commercial Realty to analyze the traffic impact of a proposed retail development to be submitted to the City of Huber Heights. The retail development is proposed to be in the northeast quadrant of Taylorsville Road and Mount Hood in the City of Huber Heights, Montgomery County, Ohio. The proposed development is expected to consist of a 7,200 square foot shopping center. The purpose of this study is to identify the traffic-related impacts of the proposed development during typical weekday AM and PM Peak Hours. This study anticipates one access point along Taylorsville Road approximately 250 feet east of Mount Hood and one access point along Mount Hood approximately 150 feet north of Taylorsville Road.

This traffic impact study includes: Existing Conditions, Existing Traffic Volumes, Proposed Access Points, Trip Generation, Directional Distribution, 2022 Opening Year Build Traffic Volumes, Growth Rate, Capacity Analysis, Turn Lane Analysis, and Recommendations.

Existing Conditions

Taylorsville Road is a three-lane roadway segment (1 eastbound lane, 1 westbound lane, and 1 two-way left-turn lane) and is classified as a "Major Collector" in ODOT's Functional Classification system. The speed limit on Taylorsville Road is 35 mph and has a 2019 ADT of 8,020 east of Mount Hood.

Mount Hood is a two-lane segment (1 northbound lane, 1 southbound lane) and is classified as a "Local Road" in ODOT's Functional Classification system. The speed limit on Mount Hood is 25 mph.

Existing Traffic Volumes

Video turning movement counts were collected by Choice One Engineering From 6:00 AM to 7:00 PM Thursday, October 14, 2021 at the intersection of Taylorsville Road & Mount Hood. The 2021 existing traffic volumes are attached in Appendix A. The peak hours for the intersection of Taylorsville Road & Mount Hood were found to be from 8:45 to 9:45 AM and 3:15 to 4:15 PM.

Proposed Access Points

The proposed site plan has two (2) proposed access points. One (1) full access drive along Taylorsville Road, that is approximately 250 feet east of the Taylorsville Road & Mount Hood intersection. The site also has one (1) full access drive along Mount Hood, that is approximately 150 feet north of the Taylorsville Road & Mount Hood intersection. The proposed site plan is attached in Appendix B.

Trip Generation

Using the average trip-generation rates given in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*, the inbound and outbound trips for the proposed Retail Development were calculated. The proposed development is expected to consist of a 7,200 square foot shopping center.

Using the average trip-generation rates given in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*, the inbound and outbound trips for the proposed development were calculated. The site generated trips were estimated using 7,200 square feet of shopping center (Land Use Code 820). According to the *ITE Trip Generation Manual, 10th Edition*, the proposed development is estimated to generate 1,005 Vehicular Trips during a typical weekday, 155 Trips during the AM peak hour (96 inbound and 59 outbound) and 78 trips during the PM peak hour (37 inbound and 41 outbound). The forecasted generated trips are attached in Appendix C.

Directional Distribution

COEC analyzed the existing traffic volumes at the intersection of Taylorsville Road & Mount Hood along with the roadway ADTs to formulate the directional distribution. The directional distributions are attached in Appendix C; a summary is below.

Directional Distribution

Route	Approach/Departure Distribution
To/From the East on Taylorsville Road	50% / 50%
To/From the West on Taylorsville Road	50% / 50%
Total	**100% / 100%**

2022 Opening Year Build Traffic Volumes

The 2022 Opening Year Build Traffic Volumes were calculated from the Existing Traffic Volumes increased by an annual growth rate for one year and then adding the trips generated by the proposed development to each of the entering and exiting movements. The 2022 Opening Year Build Traffic Volumes are attached in Appendix C.

Growth Rate

According to ODOT's Transportation Mapping System, Brandt Pike (SR 201) and Old Troy Pike (SR 202) have an annual linear growth rate of 0.0%. Therefore, no growth rates were used for this study and no design year scenario was analyzed.

Capacity Analysis

Utilizing the 2022 Opening Year No-Build and Build Traffic Volumes, capacity calculations were performed for the studied intersections. The calculations employed procedures documented in the Highway Capacity Manual (Transportation Research Board, Sixth Edition, Updated 2016). The capacity of an intersection (signalized or un-signalized) can best be described by its corresponding Level of Service (LOS). The LOS of an intersection is a qualitative measure of the various attributes of an intersection. There are six LOS ranging from "ideal" free flow conditions at LOS "A," to forced or "breakdown" conditions at LOS "F." The LOS for un-signalized intersections is based upon total delay. Total delay is defined in the Highway Capacity Manual as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position.

Capacity calculations were performed in Synchro 10 for the studied intersections analyzing the 2022 Opening Year No-Build and 2022 Opening Year Build Traffic Volumes. The tables below show a summary of the AM and PM Peak Hour Capacity Analysis. **All approaches during the Opening Year 2022 No-Build/Build traffic scenarios operate at an acceptable level of service.** The 2022 Opening Year Capacity Analysis is attached in Appendix E.

Summary of Peak Hour Capacity Analysis

Direction	AM Peak Hour		PM Peak Hour	
	2022 No-Build	2022 Build	2022 No-Build	2022 Build
1 – Taylorsville Road & Mount Hood				
Eastbound Approach	A(1)	A(1)	A(2)	A(2)
Westbound Approach	A(0)	A(0)	A(0)	A(0)
Southbound Approach	B(13)	B(13)	C(16)	C(17)
Total Intersection LOS (Delay)	**A(3)**	**A(3)**	**A(3)**	**A(3)**
2 – Taylorsville Road & Proposed Drive				
Eastbound Approach	-	A(1)	-	A(1)
Westbound Approach	-	A(0)	-	A(0)
Southbound Approach	-	B(14)	-	C(15)
Total Intersection LOS (Delay)	**-**	**A(1)**	**-**	**A(1)**
3 – Mount Hood & Proposed Drive				
Westbound Approach	-	B(10)	-	B(11)
Northbound Approach	-	A(0)	-	A(0)
Southbound Approach	-	A(0)	-	A(0)
Total Intersection LOS (Delay)	**-**	**A(1)**	**-**	**A(1)**

Turn Lane Analysis

Turn Lane Analysis were completed for the free flow movements along Taylorsville Road at the Proposed Drive using the 2022 Opening Year Build Traffic Volumes. The proposed development is not expected to significantly increase turning traffic at the intersection of Taylorsville Road & Mount Hood so the warrants were not evaluated. Turn lane warrants were checked against the 2-Lane Highway Left (or Right) Turn Lane Warrants figures for a =<40 MPH roadway in the ODOT Access Management Manual.

Based on the analyses, an eastbound left turn lane is warranted for the Proposed Drive along Taylorsville Road. Choice One recommends that the eastbound two-way left-turn lane remain as is for eastbound left turners. The turn lane analyses are attached in Appendix F.

Recommendations

Based on the results of the analysis, the following recommendations are made for the surrounding roadway network:

Taylorsville Road & Proposed Drive

- Construct the proposed drive along Taylorsville Road approximately 250 feet east of Mount Hood.
- The eastbound two-way left-turn lane should remain.

Mount Hood & Proposed Drive

- Construct the proposed drive along Mount Hood approximately 150 feet north of Taylorsville Road.

The following included attachments detail the findings of Choice One:

A. Turning Movement Counts
B. Concept Plan
C. Build Traffic Volumes
D. Growth Rate Correspondence
E. 2022 Opening Year Capacity Analysis
F. Turn Lane Analysis

APPENDIX

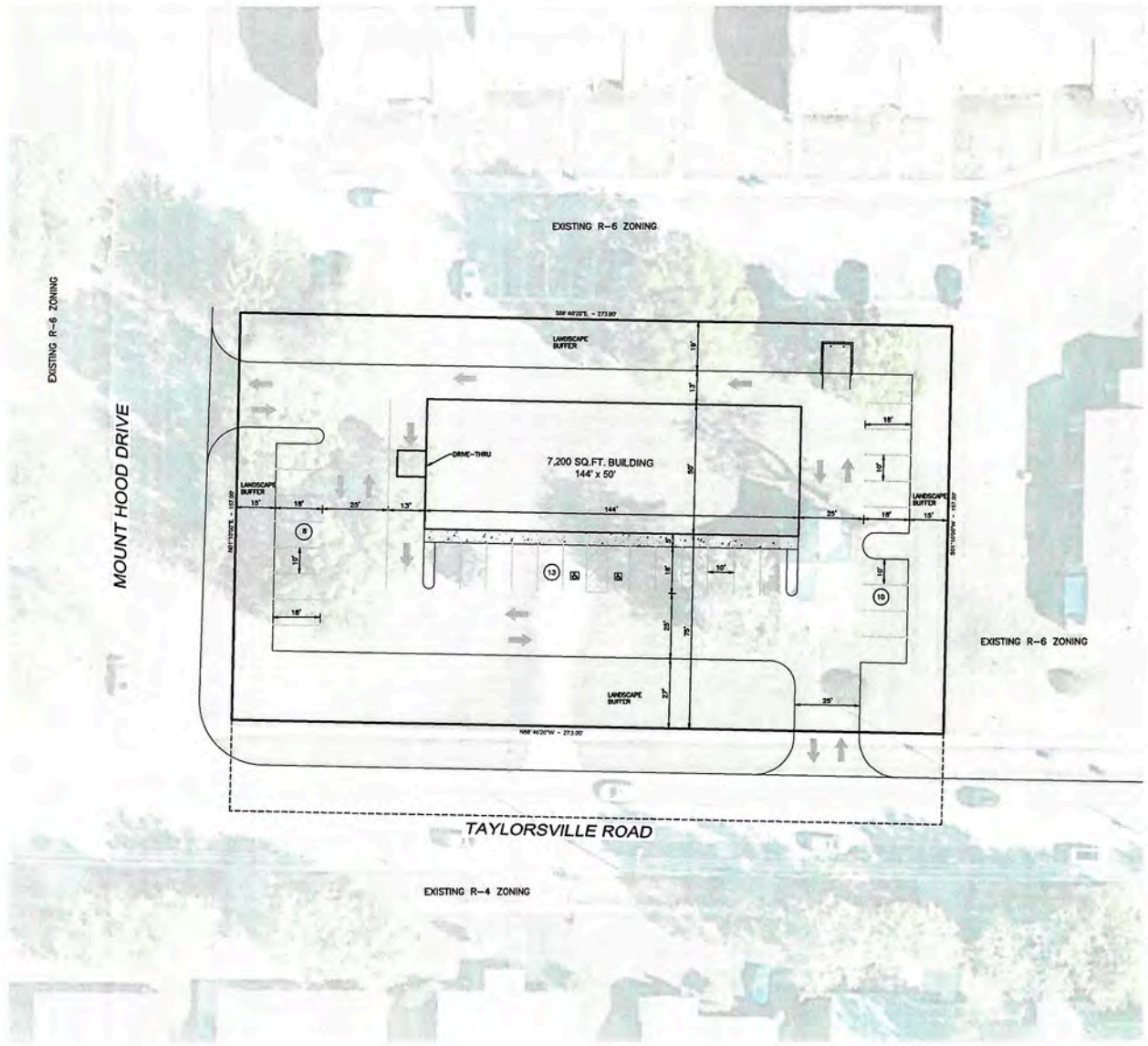
APPENDIX A - Turning Movement Counts

Study Name	Taylorsville Road & Mount Hood
Start Date	Thursday, October 14, 2021 6:00 AM
End Date	Thursday, October 14, 2021 7:00 PM
Site Code	

Report Summary

		Southbound				Westbound				Eastbound				
Time Period	**Class.**	**R**	**L**	**I**	**O**	**R**	**T**	**I**	**O**	**T**	**L**	**I**	**O**	**Total**
Peak 1	Lights	65	67	132	95	49	326	375	297	230	46	276	391	783
Specified Period	%	100%	99%	99%	98%	96%	97%	97%	94%	93%	100%	94%	97%	96%
6:00 AM - 12:00 PM	Other Vehicles	0	1	1	2	2	11	13	19	18	0	18	11	32
One Hour Peak	%	0%	1%	1%	2%	4%	3%	3%	6%	7%	0%	6%	3%	4%
8:45 AM - 9:45 AM	**Total**	**65**	**68**	**133**	**97**	**51**	**337**	**388**	**316**	**248**	**46**	**294**	**402**	**815**
	PHF	0.9	0.57	0.69	0.81	0.71	0.84	0.82	0.82	0.94	0.77	0.95	0.86	0.87
	Approach %			16%	12%			48%	39%			36%	49%	
Peak 2	Lights	77	57	135	206	82	451	533	491	434	123	557	528	1225
Specified Period	%	95%	97%	96%	97%	93%	98%	97%	97%	97%	100%	97%	97%	97%
12:00 PM - 7:00 PM	Other Vehicles	4	2	6	6	6	10	16	17	15	0	15	14	37
One Hour Peak	%	5%	3%	4%	3%	7%	2%	3%	3%	3%	0%	3%	3%	3%
3:15 PM - 4:15 PM	**Total**	**81**	**59**	**141**	**212**	**88**	**461**	**549**	**508**	**449**	**123**	**572**	**542**	**1262**
	PHF	0.75	0.74	0.8	0.88	0.65	0.84	0.85	0.91	0.94	0.88	0.94	0.89	0.96
	Approach %			11%	17%			44%	40%			45%	43%	

APPENDIX B - Concept Plan



EXISTING ZONING: R-4 RESIDENTIAL
PROPOSED ZONING: B-1 WITH VARIANCES OR PUD

B-1 ZONING REQUIREMENTS

Setbacks:
- Front: 75' building and 25' parking setback when across the street from and 'R' district.
- Side: 50' building setback when adjoining an 'R' district. 15' landscape buffer
- Rear: 40' with landscaped buffer when adjoining an 'R' district

Parking:
- 1 space per 200 sq. ft. for first 2,000 sq. ft. then 1 space for every 250 sq. ft
- Required: 31 spaces / 2 handicap spaces
- Provided: 31 spaces / 2 handicap spaces

Screening:
- 6' tall screening required along side and rear yards abutting a residential district

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

N

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

PRELIMINARY PLANS NOT FOR CONSTRUCTION

Item	Description	Date

REZONING SITE PLAN FOR
TAYLORSVILLE ROAD
COMMERCIAL SITE
6025 TAYLORSVILLE ROAD
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

BURKHARDT

Design: AFD	Proj: 21-285
Drawn: AFD	Dwg: 21.285.dwg
Check: KZ	Tab: C2.0-SP
Scale: 1" = 20'	

Date: 09.30.2021

Sheet: REZONING SITE PLAN 7,200 SF BUILDING

Sheet No.: C-2.0

APPENDIX C - Build Traffic Volumes

RETAIL DEVELOPMENT

CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Proposed Trips

Land Use Description	ITE Code	Size	Unit	Weekday				AM Peak Hour				PM Peak Hour			
				Total Trips	Primary Trips			Total Trips	Primary Trips			Total Trips	Primary Trips		
					Total	Entering	Exiting		Total	Entering	Exiting		Total	Entering	Exiting
Shopping Center	820	7,200	Dwelling Units	1,005	1,005	502	503	155	155	96	59	78	78	37	41
Directional Distributions						*50%*	*50%*			*62%*	*38%*			*48%*	*52%*
Totals				**1,005**	**1,005**	**502**	**503**	**155**	**155**	**96**	**59**	**78**	**78**	**37**	**41**

TRIP ASSIGNMENT ROUTINGS

ORIGIN	DESTINATION	TRIP ROUTINGS O-D PERCENT	TRIP ROUTINGS ROUTE SPLIT	AFFECTED MOVEMENTS BY TRIPS	AM TRIPS	PM TRIPS
Entering Trips						
Taylorsville Road (East)	2	50%	100%	2WBR	48	19
Taylorsville Road (West)	2	50%	100%	1EBT 2EBL	48	19
TOTAL ENTERING TRIPS					96	38
Exiting Trips						
2	Taylorsville Road (East)	50%	100%	2SBL	30	20
2	Taylorsville Road (West)	50%	50%	2SBR 1WBT	15	10
3	Taylorsville Road (West)	50%	50%	3WBL 1SBR	15	10
TOTAL EXITING TRIPS					60	40

Intersection Legend
1-Taylorsville Road & Mount Hood
2-Taylorsville Road & Proposed Drive
3-Mount Hood & Proposed Drive

TRAFFIC PROJECTIONS - AM PEAK HOUR

Int. #	Movement		2021	2022	Trips		2022	2032	2032
		Annual Growth Rate	Existing Counts	Opening Year No-Build Volumes	Primary Trips IN	Primary Trips OUT	Opening Year Build Volumes	Design Year No-Build Volumes	Design Year Build Volumes
1	EBL	0.00%	46	46			46	46	46
1	EBT	0.00%	248	248	48		296	248	296
1	WBT	0.00%	337	337		15	352	337	352
1	WBR	0.00%	51	51			51	51	51
1	SBL	0.00%	68	68			68	68	68
1	SBR	0.00%	65	65		15	80	65	80
2	EBL	0.00%	0	0	48		48	0	48
2	EBT	0.00%	316	316			316	316	316
2	WBT	0.00%	388	388			388	388	388
2	WBR	0.00%	0	0	48		48	0	48
2	SBL	0.00%	0	0		30	30	0	30
2	SBR	0.00%	0	0		15	15	0	15
3	WBL	0.00%	0	0		15	15	0	15
3	WBR	0.00%	0	0			0	0	0
3	NBT	0.00%	97	97			97	97	97
3	NBR	0.00%	0	0			0	0	0
3	SBL	0.00%	0	0			0	0	0
3	SBT	0.00%	133	133			133	133	133

Intersection Legend

1-Taylorsville Road & Mount Hood
2-Taylorsville Road & Proposed Drive
3-Mount Hood & Proposed Drive

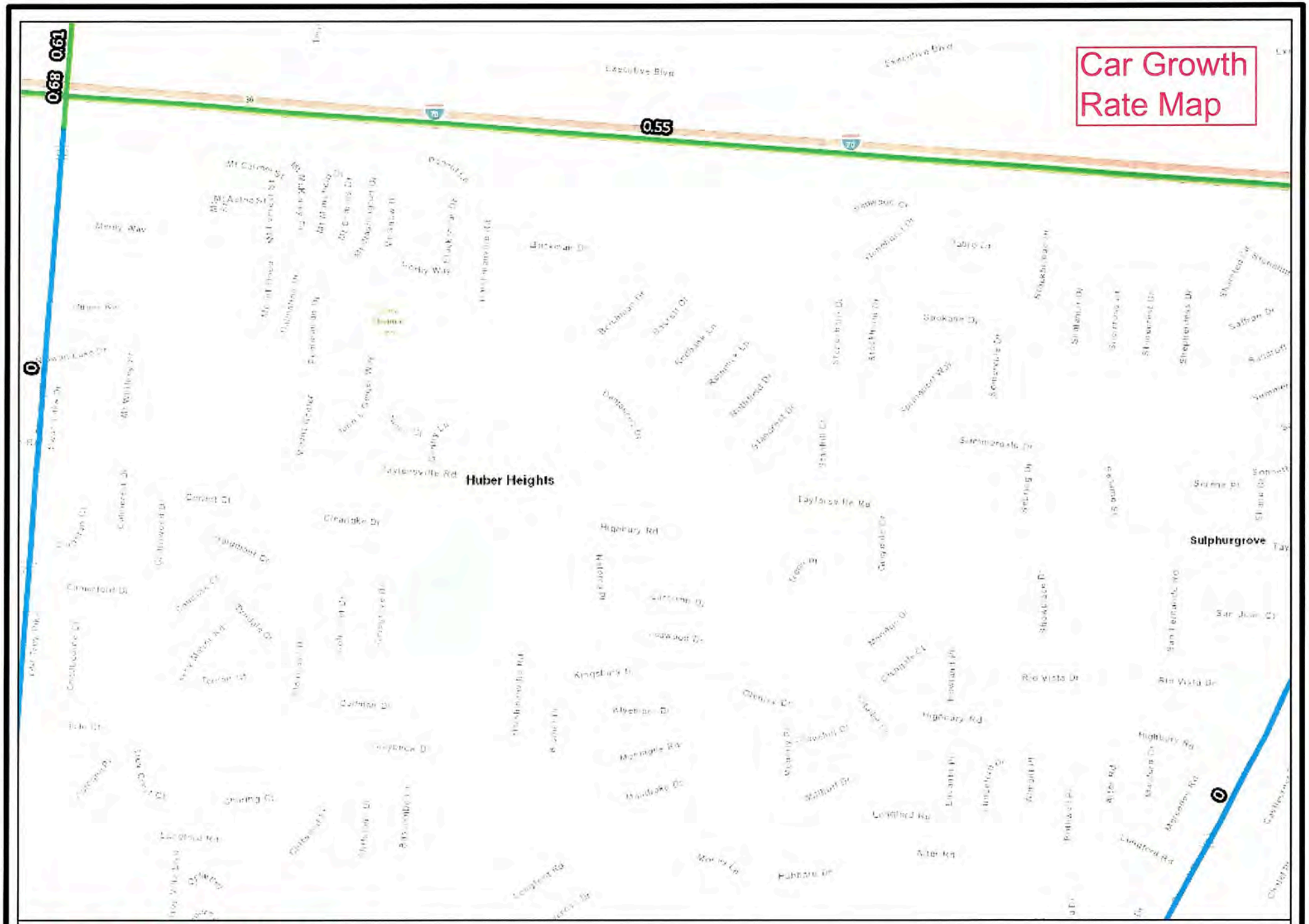
TRAFFIC PROJECTIONS - PM PEAK HOUR

Int. #	Movement		2021	2022	Trips		2022	2032	2032
		Annual Growth Rate	Existing Counts	Opening Year No-Build Volumes	Primary Trips IN	Primary Trips OUT	Opening Year Build Volumes	Design Year No-Build Volumes	Design Year Build Volumes
1	EBL	0.00%	123	123			123	123	123
1	EBT	0.00%	449	449	19		468	449	468
1	WBT	0.00%	461	461		10	471	461	471
1	WBR	0.00%	88	88			88	88	88
1	SBL	0.00%	59	59			59	59	59
1	SBR	0.00%	81	81		10	91	81	91
2	EBL	0.00%	0	0	19		19	0	19
2	EBT	0.00%	508	508			508	508	508
2	WBT	0.00%	549	549			549	549	549
2	WBR	0.00%	0	0	19		19	0	19
2	SBL	0.00%	0	0		20	20	0	20
2	SBR	0.00%	0	0		10	10	0	10
3	WBL	0.00%	0	0		10	10	0	10
3	WBR	0.00%	0	0			0	0	0
3	NBT	0.00%	211	211			211	211	211
3	NBR	0.00%	0	0			0	0	0
3	SBL	0.00%	0	0			0	0	0
3	SBT	0.00%	140	140			140	140	140

Intersection Legend

1-Taylorsville Road & Mount Hood
2-Taylorsville Road & Proposed Drive
3-Mount Hood & Proposed Drive

APPENDIX D – Growth Rate



TIMS TRANSPORTATION INFORMATION MAPPING SYSTEM

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Date: 10/29/2021

APPENDIX E – 2022 Opening Year Capacity Analysis

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	46	248	337	51	68	65
Future Vol, veh/h	46	248	337	51	68	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	75
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	270	366	55	74	71

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	421	0	-	0	764	394
Stage 1	-	-	-	-	394	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1138	-	-	-	372	655
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1138	-	-	-	356	655
Mov Cap-2 Maneuver	-	-	-	-	470	-
Stage 1	-	-	-	-	651	-
Stage 2	-	-	-	-	699	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1138	-	-	-	470	655
HCM Lane V/C Ratio	0.044	-	-	-	0.157	0.108
HCM Control Delay (s)	8.3	-	-	-	14.1	11.2
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6	0.4

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	46	296	352	51	68	80
Future Vol, veh/h	46	296	352	51	68	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	75
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	322	383	55	74	87

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	438	0	-	0	833	411
Stage 1	-	-	-	-	411	-
Stage 2	-	-	-	-	422	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1122	-	-	-	339	641
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	662	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1122	-	-	-	324	641
Mov Cap-2 Maneuver	-	-	-	-	445	-
Stage 1	-	-	-	-	639	-
Stage 2	-	-	-	-	662	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1122	-	-	-	445	641
HCM Lane V/C Ratio	0.045	-	-	-	0.166	0.136
HCM Control Delay (s)	8.4	-	-	-	14.7	11.5
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6	0.5

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	48	316	388	48	30	15
Future Vol, veh/h	48	316	388	48	30	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	52	343	422	52	33	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	474	0	-	0	895	448
Stage 1	-	-	-	-	448	-
Stage 2	-	-	-	-	447	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1088	-	-	-	311	611
Stage 1	-	-	-	-	644	-
Stage 2	-	-	-	-	644	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1088	-	-	-	296	611
Mov Cap-2 Maneuver	-	-	-	-	422	-
Stage 1	-	-	-	-	613	-
Stage 2	-	-	-	-	644	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	13.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1088	-	-	-	471
HCM Lane V/C Ratio	0.048	-	-	-	0.104
HCM Control Delay (s)	8.5	-	-	-	13.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	0	97	0	0	133
Future Vol, veh/h	15	0	97	0	0	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	0	105	0	0	145

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	250	105	0	0	105	0
Stage 1	105	-	-	-	-	-
Stage 2	145	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	739	949	-	-	1486	-
Stage 1	919	-	-	-	-	-
Stage 2	882	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	739	949	-	-	1486	-
Mov Cap-2 Maneuver	739	-	-	-	-	-
Stage 1	919	-	-	-	-	-
Stage 2	882	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	739	1486	-
HCM Lane V/C Ratio	-	-	0.022	-	-
HCM Control Delay (s)	-	-	10	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	123	449	461	88	59	81
Future Vol, veh/h	123	449	461	88	59	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	75
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	134	488	501	96	64	88

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	597	0	-	0	1305	549
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	756	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	980	-	-	-	177	535
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	464	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	980	-	-	-	153	535
Mov Cap-2 Maneuver	-	-	-	-	289	-
Stage 1	-	-	-	-	500	-
Stage 2	-	-	-	-	464	-

Approach	EB	WB	SB
HCM Control Delay, s	2	0	16.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	980	-	-	-	289	535
HCM Lane V/C Ratio	0.136	-	-	-	0.222	0.165
HCM Control Delay (s)	9.3	-	-	-	21	13.1
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.5	-	-	-	0.8	0.6

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	123	468	471	88	59	91
Future Vol, veh/h	123	468	471	88	59	91
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	75
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	134	509	512	96	64	99

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	608	0	-	0	1337	560
Stage 1	-	-	-	-	560	-
Stage 2	-	-	-	-	777	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	970	-	-	-	169	528
Stage 1	-	-	-	-	572	-
Stage 2	-	-	-	-	453	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	970	-	-	-	146	528
Mov Cap-2 Maneuver	-	-	-	-	282	-
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	453	-

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	16.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	970	-	-	-	282	528
HCM Lane V/C Ratio	0.138	-	-	-	0.227	0.187
HCM Control Delay (s)	9.3	-	-	-	21.5	13.4
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.5	-	-	-	0.9	0.7

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	508	549	19	20	10
Future Vol, veh/h	19	508	549	19	20	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	552	597	21	22	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	618	0	-	0	1202	608
Stage 1	-	-	-	-	608	-
Stage 2	-	-	-	-	594	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	962	-	-	-	204	496
Stage 1	-	-	-	-	543	-
Stage 2	-	-	-	-	552	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	962	-	-	-	200	496
Mov Cap-2 Maneuver	-	-	-	-	338	-
Stage 1	-	-	-	-	531	-
Stage 2	-	-	-	-	552	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	15.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	962	-	-	-	378
HCM Lane V/C Ratio	0.021	-	-	-	0.086
HCM Control Delay (s)	8.8	-	-	-	15.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	0	211	0	0	140
Future Vol, veh/h	10	0	211	0	0	140
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	0	229	0	0	152

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	381	229	0	0	229	0
Stage 1	229	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	621	810	-	-	1339	-
Stage 1	809	-	-	-	-	-
Stage 2	876	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	621	810	-	-	1339	-
Mov Cap-2 Maneuver	621	-	-	-	-	-
Stage 1	809	-	-	-	-	-
Stage 2	876	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

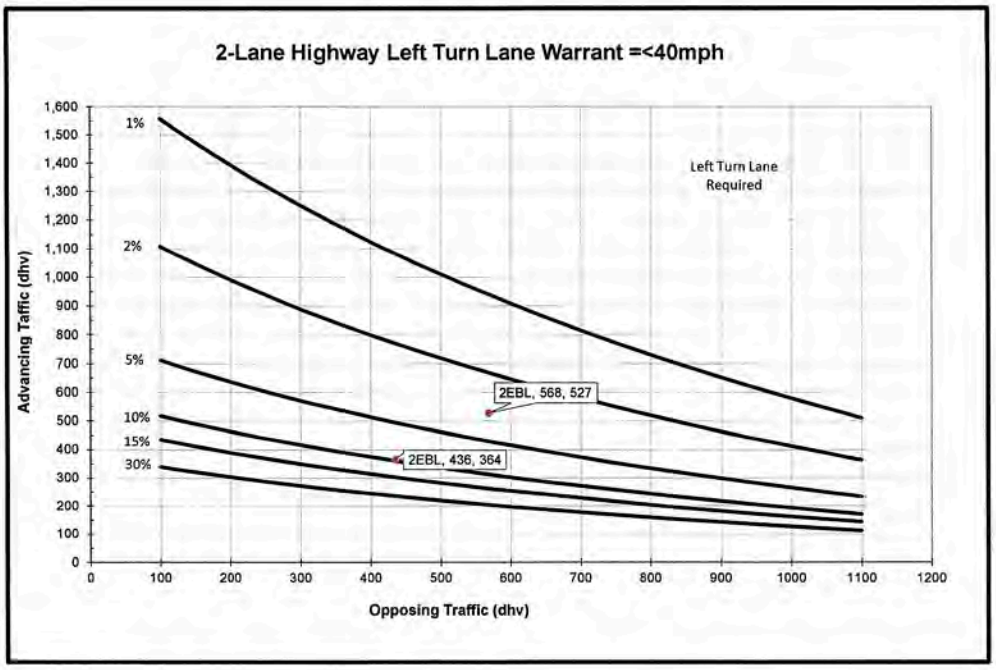
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	621	1339	-
HCM Lane V/C Ratio	-	-	0.018	-	-
HCM Control Delay (s)	-	-	10.9	0	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

APPENDIX F – Turn Lane Analysis

Left Turn Lane Warrant
Opening Year Build Volumes

PM Peak Hour				
Intersection	Left Turning Vol	Advancing Vol	Opposing Vol	Left Turn %
2EBL	19	527	568	4%

AM Peak Hour				
Intersection	Left Turning Vol	Advancing Vol	Opposing Vol	Left Turn %
2EBL	48	364	436	13%

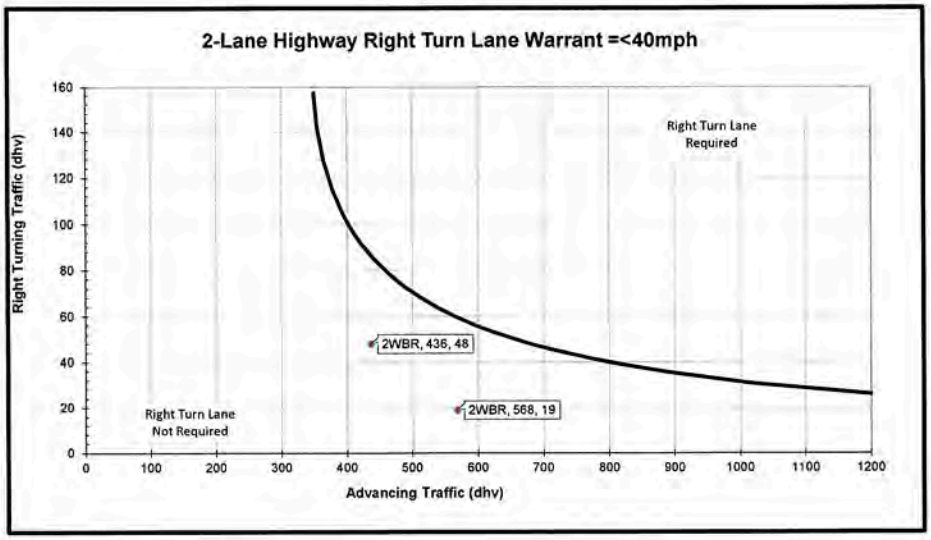


Intersection Legend
1-Taylorsville Road & Mount Hood
2-Taylorsville Road & Proposed Drive
3-Mount Hood & Proposed Drive

Right Turn Lane Warrant
Opening Year Build Volumes

PM Peak Hour		
Intersection	Right Turning Vol	Advancing Vol
2WBR	19	568

AM Peak Hour		
Intersection	Right Turning Vol	Advancing Vol
2WBR	48	436



Intersection Legend
1-Taylorsville Road & Mount Hood
2-Taylorsville Road & Proposed Drive
3-Mount Hood & Proposed Drive

Turn Lane Lengths

Movement	Scenario	Turning Vol. (AM)	Turning Vol. (PM)	Cycles/ Hour	Veh/Cycle (AM)	Veh/Cycle (PM)	Avg. Veh/Hour	Storage Length (ft.)	Condition "A"	Existing Length (ft.)	Recommended Length
2EBL	2031 Build	19	48	60	0.317	0.800	0.8	50	100	TWLTL	No Change

Memorandum

Staff Report for Meeting of April 12, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: April 6, 2022

Subject: MJC 22-14 Major Change to Basic Development Plan and Approval of Detailed Development Plan at 6025 Taylorsville Rd.

Application dated March 16, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Parveen Wadhwa – Applicant & Owner
DEVELOPMENT NAME:	
ADDRESS/LOCATION:	6025 Taylorsville Road
ZONING/ACREAGE:	Planned Commercial / 1.46 acres
EXISTING LAND USE:	Vacant
ZONING ADJACENT LAND:	R-4 / R-6
REQUEST:	The applicant requests a major change to a basic development plan and approval of a detailed development plan for a 7,200 SF retail / commercial building with drive-through
ORIGINAL APPROVAL:	ZC 21-42: November 9, 2021
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

On November 9, 20 21 the Planning Commission approved a rezoning and basic development plan for a 7,200 square foot multi-tenant building housing a convenience store and laundromat. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

Applicable Zoning Regulations (Only relevant sections are cited below)

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

Conformance with Zoning Regulations

Basic Development Plan Requirements:
The Planning Commission approved the basic development plan with the following development standards:

Setbacks:

Front: 75' building and 25' parking setback
Side: 50' building setback when adjoining an 'R' district
15' landscaping buffer
Rear: 32' building setback and 19' landscape buffer

Parking:

1 space for 200 sq. ft. for the first 2,000 sq ft. then 1 space for every 250 sq. ft.
Required: 31 spaces / 2 handicap spaces
Provided: 31 spaces / 2 handicap spaces

Screening:

6' tall screening alongside and rear yards abutting a residential district.

Detailed Development Plan Proposal:
The detailed development plan proposal meets all of the basic development plan standards approved by the planning commission. Additionally, the detailed development plan generally meets or exceeds the following zoning requirements:

1181 General Provisions:
Street Trees: The detailed development plan exceeds the one tree per 40 feet of frontage requirement. Trees are spaced approximately every 30 feet.

Utility Screening: All utilities and service structures are appropriately screened per the zoning code.

Lighting Standards: The lighting plan indicates light fixtures are to be mounted approximately 23 feet high (25 feet is the maximum permitted). Light trespass does not exceed the 0.5 footcandle maximum at the property lines abutting the residential areas.

Commercial Building Design Standards: While not technically required in the Planned Commercial District, the building is clad in all brick, with the exception of doors, windows and sign areas.

1182 Landscaping and Screening:
The site plan and lot coverage is consistent with the basic development plan approved by Planning Commission. Screening is provided through a significant amount of dense evergreen plantings along the side and rear yards abutting the residential areas.

Additionally, the detailed development plan meets all parking lot landscaping requirements outlined in 1182.04.

1185 Parking and Loading:
The detailed development plan illustrates the 31 spaces required in the basic development plan. Additionally, all spaces are designed appropriately.

1189 Signage:
The detailed development plan indicates a signage plan will be submitted separately. Therefore, staff recommends that conformance with Chapter 1189 be a condition of approval of the major change to the basic development plan and the detailed development plan.

Standards for Approval

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) *Major Changes.* Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) *Minor Changes.* The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

1171.09 Detailed development plan.

The detailed development plan shall conform substantially to the basic development plan. If desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved basic plan which is proposed to be recorded and developed; provided however, that such portion conforms to all requirements of this chapter and other applicable ordinances. The requirement procedure for approval of a detailed development plan shall be:

(a) The detailed plan and supporting data shall be filed with the City. The Planning Commission shall determine that such plan is in conformity with these regulations and in agreement with the approved basic plan.

(b) After review of the detailed plan and supporting data, the Commission shall approve or disapprove the plan submitted by the developer. Disapproval of the detailed plan shall be

based on its failure to comply with the basic development plan and current applicable codes, standards and regulations.

Staff Analysis

The applicant seeks a major change to the basic development plan to broaden the approved uses to commercial, retail and office uses. Staff feels the broader spectrum of permitted uses (retail, commercial, office) are appropriate for the building design that was approved by through the rezoning and basic development plan review process.

Additionally, the applicant is requesting approval of the detailed development plan. The detailed development plan meets all requirements outlined in the basic development plan. Additionally, the detailed development plan meets or exceeds all other relevant sections of the zoning code.

Additional Comments:

Fire: See Attached.

City Engineer:

- Entrances to the site to be constructed according to the City's Commercial Drive Detail. The entrance from Taylorsville Road is to be 36' wide.
- Connect all building downspouts to catch basins
- Show the existing 10' easement on the property to the north (behind Right-of-Way) for water service.
- Sanitary service connection on property to the east (Hilltop Condominiums) requires a new easement.
- Provide location and detail (City Standard) for the 2" water meter pit. The pit shall be located behind the sidewalk within the building lot (not inside the building).
- Maintain existing sidewalk across the drive approach areas until the new drive approach is constructed.

Recommendation

Staff feels the general standards for approval are met and recommends approval of the major change basic development plan and approval of the detailed development plan subject to review and approval of the City Engineer.

Planning Commission Action

The planning commission may approve, approve with conditions or deny the major change to the basic development plan.

The planning commission may approve or deny the detailed development plan.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on March 16, 2022, the applicant, Parveen Wadhwa, requested approval of a Major Change to the Basic Development Plan and approval of a Detailed Development Plan for a 7,200 square foot retail/commercial building at property located at 6025 Taylorsville Road, Parcel Number P70-04005-0006 of the Montgomery County, Ohio Records (Case MJC 22-14); and

WHEREAS, on April 12, 2022, 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.

Ms. Thomas moved to recommend approval of the request by the applicant, Parveen Wadhwa, for the approval of a Major Change to the Basic Development Plan and approval of a Detailed Development Plan for a 7,200 square foot retail/commercial building at property located at 6025 Taylorsville Road, Parcel Number P70-04005-0006 of the Montgomery County, Ohio Records (Case MJC DDP 22-14) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, with the following conditions:

1. Permitted uses include; retail, office, commercial and personal service establishments.

2. Sweepstakes Cafés shall be prohibited.

3. Hours of operation for all uses shall be limited to 5am – midnight.

4. Applicant shall comply with all Engineering requirements.

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

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
April 12, 2022, 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. Jeffries, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: Ms. Opp.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

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

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. **REZONING AND BASIC DEVELOPMENT PLAN - The applicant, HARTMAN I, LLC, is requesting approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike for a new Medical Facility. (RZ BDP 22-13).**

Mr. Sorrell stated that the applicant requests approval of a basic development plan and rezoning from Planned Commercial to Planned Office to construct a 10,800 square foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 day once the facility is established.

The site is approximately 1.1 acres and is currently used as an area for outdoor display and storage for the Rural King.

The appliable zoning chapters include: 1171 General Provisions, 1173 Planned Office District, 1181 General Provisions, 1182 Landscaping and Screening, 1185 Parking and Loading.

The proposed use is principally permitted in the PO district.

This medical facility is being proposed within an area that is currently underutilized parking and outdoor storage area for Rural King. However, staff requested the applicant minimally disrupt and to the greatest extent possible, maintain the current parking isle orientations. Additionally, since there is an abundance of existing parking, staff requested the applicant share parking with Rural King to the extent possible.

Therefore, the basic development plan cannot fully comply with the buffer yard requirements of the Planned Office District. The current plan indicates a 30-foot perimeter buffer yard along the east property line, and a 10-foot buffer yard to the south which aligns with the current parking travel lanes. A quasi-15-foot buffer area to the north separates the emergency entrance from a travel lane. Parking is shared on the west property line, though landscape islands have been added to break up the parking area and delineate the new medical facility.

The proposal meets the requirements of Chapter 1181, with the exception of the following items are not in compliance or not illustrated on the Basic Development Plan:

- Street trees shall be placed every 40-feet along the public street.
- No exterior lighting plan was submitted. Unless otherwise directed by the Planning Commission, parking light fixtures shall not exceed 25 feet in height.
- Mechanical, waste, and service screening is not illustrated with great detail, but shall comply with the zoning code.

The Basic Development Plan indicates potential locations for landscape islands and trees within the parking areas. Additional detail shall be provided during the detailed development plan phase.

The proposal generally meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. The maximum required number of parking spaces required is unknown at this time because the interior program has not been finalized. The plan indicates 41 proposed spaces that are either on-site or immediately adjacent to the facility. If significantly more parking spaces are required and joint parking agreement may be required.

The applicant is requesting a mixture of signage including one ground mounted sign, three corporate wall signs, three "Emergency" wall signs and one "Ambulance" canopy sign.

The proposed ground mounted sign is 8-feet tall with a sign area of 80 square feet. The code suggests a height limit of 6-feet and not exceed 75 square feet in sign area.

The two "Emergency" wall signs are 75 square feet each, and the three corporate wall signs are 50 square feet each, totaling 300 square feet. The code suggests single wall signs shall not exceed 75 square feet each, and a cumulative total of no more than 150 square feet. If the commission considers the "emergency" signs to be exempt, the wall signs are compliant.

The "Ambulance" canopy sign is 35 square feet and mounted above the canopy. The code suggests canopy signs are only permitted along street frontage and

may not project above the canopy. While not along a street frontage, the canopy covers the ambulance entrance and a variance from the code requirements seems reasonable.

Fire: See Attached.

City Engineer:

- Construct the right-in / right-out as large as possible and install "No Left Turn" sign and curb delineators

Staff feels the standards of approval outlined in 1171.06 can be met and therefore staff recommends approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

- Street trees shall be placed every 40-feet along Taylorsville Road.
- The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
- The applicant shall comply with Chapter 1181.21 Lighting Standards.
- General Landscaping and Screening.
- The applicant shall comply with Chapter 1182 Landscaping and Screening.
- Applicant shall comply will all fire code requirements.

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

1) Approve the rezoning and basic development plan application, with or without conditions.
2) Deny the basic development plan.
3) Table the application in order to gather additional information.

Jerry Royce
Brian Dean
Dianna Conboy

Discussion on building placement with easement, parking, entrance, and signage.

Action

Ms. Thomas moved to approve the request by the applicant Hartman I, LLC, for approval of a Rezoning to Planned Office (PO) and a Basic Development Plan for property located at 7611 Old Troy Pike, Parcel Number P70 04005 0140 of the Montgomery County, Ohio Recorder's Office (RZ BDP 22-13) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, and the Planning Commission Decision Record attached thereto.

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

Moves on to City Council.

2. **MAJOR CHANE TO THE BASIC DEVELOPMENT PLAN AND APPROVAL OF A DETAILED DEVELOPMENT PLAN - The applicant, PARVEEN WADHWA, is requesting approval of a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan for a Commercial Lot located at 6025 Taylorsville Road (MJC DDP 22-14).**

Mr. Sorrell stated that on November 9, 20 21 the Planning Commission approved a rezoning and basic development plan for a 7,200 square foot multi-tenant building housing a convenience store and laundromat. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

The Planning Commission approved the basic development plan with the following development standards:

Setbacks:
Front: 75' building and 25' parking setback
Side: 50' building setback when adjoining an 'R' district
15' landscaping buffer
Rear: 32' building setback and 19' landscape buffer

Parking:
1 space for 200 sq. ft. for the first 2,000 sq ft. then 1 space for every 250 sq. ft.
Required: 31 spaces / 2 handicap spaces
Provided: 31 spaces / 2 handicap spaces

Screening:
6' tall screening alongside and rear yards abutting a residential district.

The detailed development plan proposal meets all of the basic development plan standards approved by the planning commission. Additionally, the detailed development plan generally meets or exceeds the following zoning requirements:

1181 General Provisions:
Street Trees: The detailed development plan exceeds the one tree per 40 feet of frontage requirement. Trees are spaced approximately every 30 feet.

Utility Screening: All utilities and service structures are appropriately screened per the zoning code.

Lighting Standards: The lighting plan indicates light fixtures are to be mounted approximately 23 feet high (25 feet is the maximum permitted). Light trespass does not exceed the 0.5 footcandle maximum at the property lines abutting the residential areas.

Commercial Building Design Standards: While not technically required in the Planned Commercial District, the building is clad in all brick, with the exception of doors, windows and sign areas.

1182 Landscaping and Screening:
The site plan and lot coverage is consistent with the basic development plan approved by Planning Commission. Screening is provided through a significant amount of dense evergreen plantings along the side and rear yards abutting the residential areas.

Additionally, the detailed development plan meets all parking lot landscaping requirements outlined in 1182.04.

1185 Parking and Loading:
The detailed development plan illustrates the 31 spaces required in the basic development plan. Additionally, all spaces are designed appropriately.

1189 Signage:
The detailed development plan indicates a signage plan will be submitted separately. Therefore, staff recommends that conformance with Chapter 1189 be a condition of approval of the major change to the basic development plan and the detailed development plan.
The applicant seeks a major change to the basic development plan to broaden the approved uses to commercial, retail and office uses. Staff feels the broader spectrum of permitted uses (retail, commercial, office) are appropriate for the building design that was approved by through the rezoning and basic development plan review process.

Additionally, the applicant is requesting approval of the detailed development plan. The detailed development plan meets all requirements outlined in the basic development plan. Additionally, the detailed development plan meets or exceeds all other relevant sections of the zoning code.

Fire: See Attached.

City Engineer:
- Entrances to the site to be constructed according to the City's Commercial Drive Detail. The entrance from Taylorsville Road is to be 36' wide.
- Connect all building downspouts to catch basins
- Show the existing 10' easement on the property to the north (behind Right-of-Way) for water service.
- Sanitary service connection on property to the east (Hilltop Condominiums) requires a new easement.
- Provide location and detail (City Standard) for the 2" water meter pit. The pit shall be located behind the sidewalk within the building lot (not inside the building).
- Maintain existing sidewalk across the drive approach areas until the new drive approach is constructed.

Staff feels the general standards for approval are met and recommends approval of the major change basic development plan and approval of the detailed development plan subject to review and approval of the City Engineer.

The planning commission may approve, approve with conditions or deny the major change to the basic development plan.

The planning commission may approve or deny the detailed development plan.

Parveen Wadhwa

Discussion on uses, restricted hours, sweepstakes cafés not permitted, state liquor licenses, and 7,200 square feet.

Action

Ms. Thomas moved to approve the request by the applicant Parveen Wadhwa, for approval of a Major Change to the Basic Development Plan and Approval of a Detailed Development Plan at 6025 Taylorsville Road, Parcel Number P70 04005-0006 of the Montgomery County Ohio Records (MJC DDP 22-14) in accordance with the recommendation of Staff's Memorandum dated April 6, 2022, and the amended Planning Commission Decision Record attached thereto.

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

Moves on to City Council.

3. **MAJOR CHANE TO THE DETAILED DEVELOPMENT PLAN - The applicant, HALLE PROPERTIES, LLC, is requesting approval of a Major Change to an Approved Detailed Development Plan for Discount Tire (MJC 22-15).**

Mr. Sorrell stated that on September 28, 2021, the Planning Commission approved the detailed development plan for a 7,020 square foot Discount Tire retail store. The applicant is requesting a major change to the detailed development plan to add a service bay and increase the size of the building to 7,680 square feet.

The revised proposal is very similar to the concept originally approved by the Planning Commission. In addition to the larger building, parking has been reduced from 39 spaces to 30 spaces. Only nine spaces are required under the zoning code.

The proposed landscaping plan is very similar to the originally approved plans and meet the landscaping requirements.

It does not appear that signs were included in the original review and approval by the Zoning Commission. Three internally illuminated wall signs are proposed. The largest, facing Old Troy Pike is approximately 85 square feet and the two

smaller wall signs are approximately 66 square feet each, which is a total of 217 square feet of wall sign area.

The zoning code gives the Planning Commission great flexibility in approving signage in planned development districts. The code guidance for wall signs in commercial districts is a total of 150 square feet and no sign should exceed 75 square feet. The two recent sign approvals (Popeyes and Dunkin Donuts) met these standards. However, those buildings are significantly smaller (3,200 SF and 2,030 SF) than what is proposed in this application. Given the larger building size, larger wall signs may be warranted.

The applicant seeks a major change to increase the building size of a previously approved detailed development plan and approval of the sign package. Aside from the change of building size, the plans are very similar to the previous approval and meet the requirements of the Basic Development Plan.

Fire: None received

City Engineer:

- Provide location of closest fire hydrant – distance needs to be checked by the Fire Department.
- Connect all building downspouts to catch basins.
- Provide location and details of the water meter pit.
- Provide detail for Right in/Right out island unless that is part of a different contract.

Staff recommends approval of the major change to the detailed development plan as submitted.

The planning commission may approve, approve with conditions or deny the major change to the detailed development plan.

Steven McCleary

Discussion on parking, what was approved and what is now required, moving of handicap spaces.

Action

Mr. Jeffries moved to approve the request by the applicant Halle Properties, LLC, for approval of a Major Change to an Approved Detailed Development Plan for Property at 7578 Old Troy Pike, Parcel Numbers P70 04005-0015 and P70 04005 0043 of the Montgomery County Ohio Records (MJC DDP 22-15) in accordance with the recommendation of Staff's Memorandum dated April 4, 2022, and the amended Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: Mr. Jeffries. Motion to approve carried 3-1.

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN AND APPROVAL OF A DETAILED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6025 TAYLORSVILLE ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 04005 0006 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE MJC 22-14).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case MJC 22-14 and on April 12, 2022, recommended approval by a vote of 4-0 of the Major Change to the Basic Development Plan and approval of the Detailed Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Major Change to the Basic Development Plan and approval of the Detailed Development Plan (Case MJC 22-14) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. Permitted uses include: retail, office, commercial and personal service establishments.
2. Sweepstakes Cafés shall be prohibited.
3. Hours of operation for all uses shall be limited to 5 a.m. – midnight.
4. Applicant shall comply with all Engineering requirements.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

MJC 22-14
6025 Taylorsville Road

Major Change to Basic Development Plan

Council Work Session

May 3, 2022

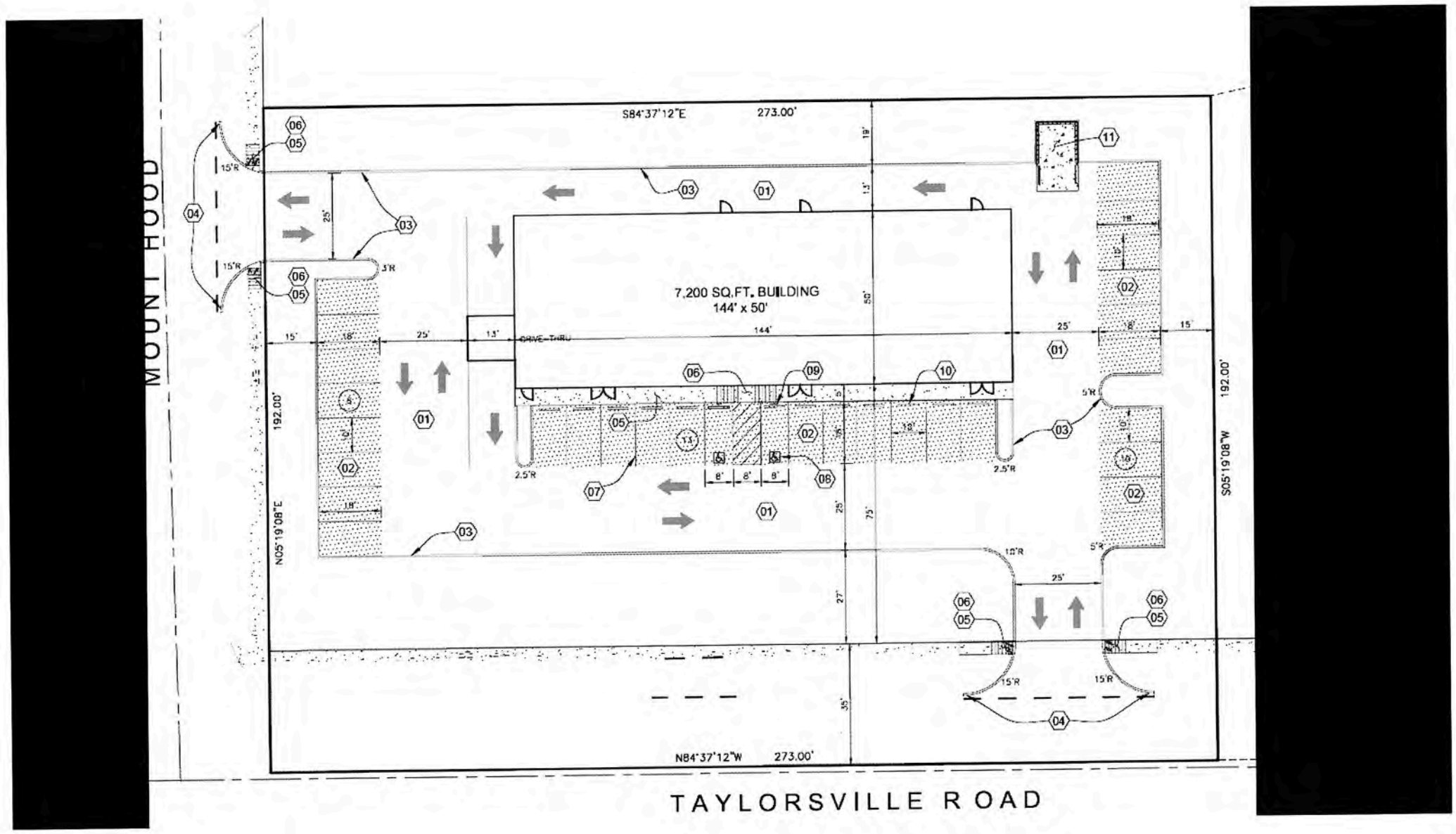

R-6
MOUNT HOOD DR
ROW
TAYLORSVILLE RD
MOUNT RAINER DR
JOHN L. GEIGE
PP
R-4
CHARNWOOD DR
CORLETT CT
TROY MANOR RD
R-1

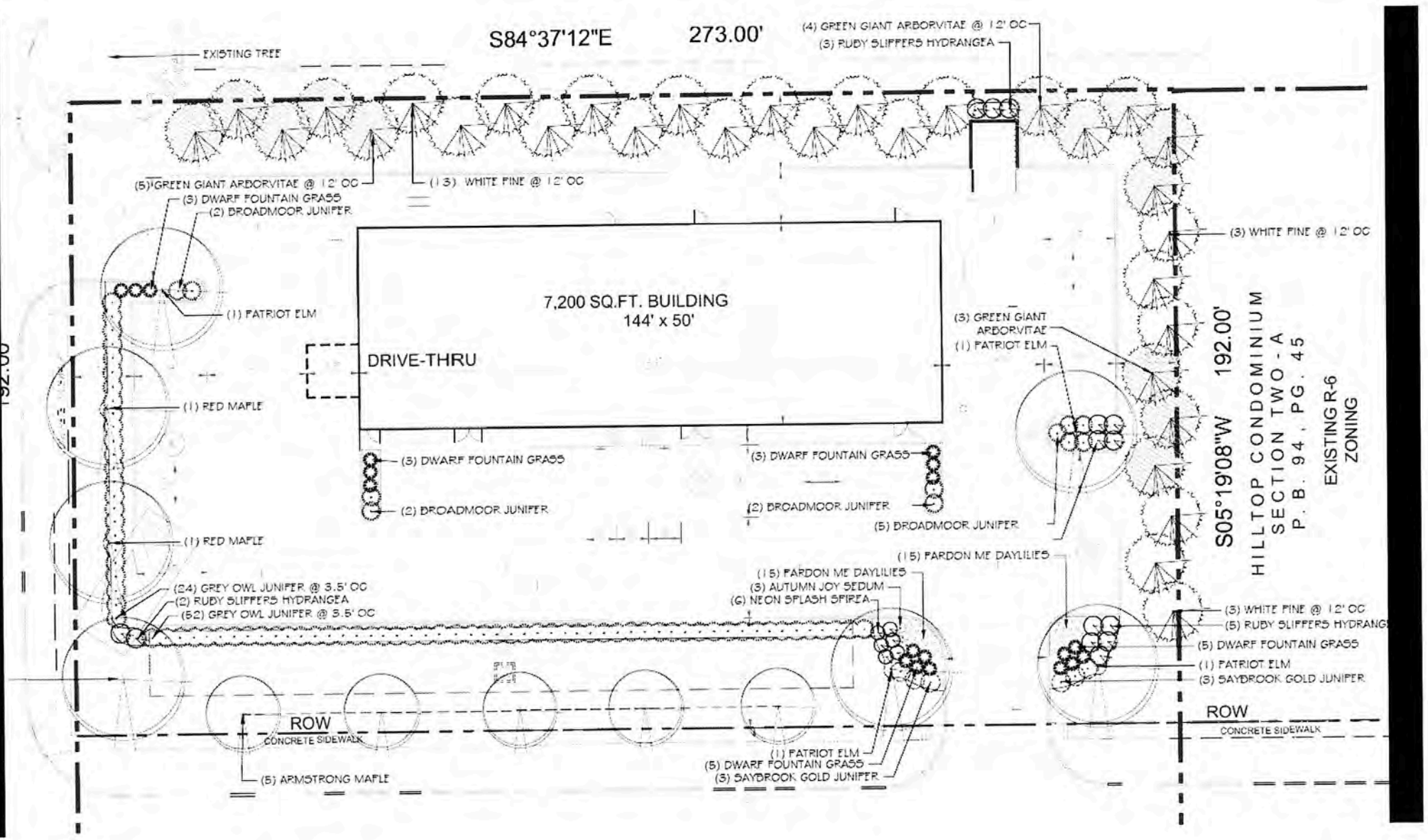
Site Details:

- 1.46 acres, zoned PC (Planned Commercial)
- Planning Commission approved basic development plan November 9, 2021 for a convenience store and laundromat.

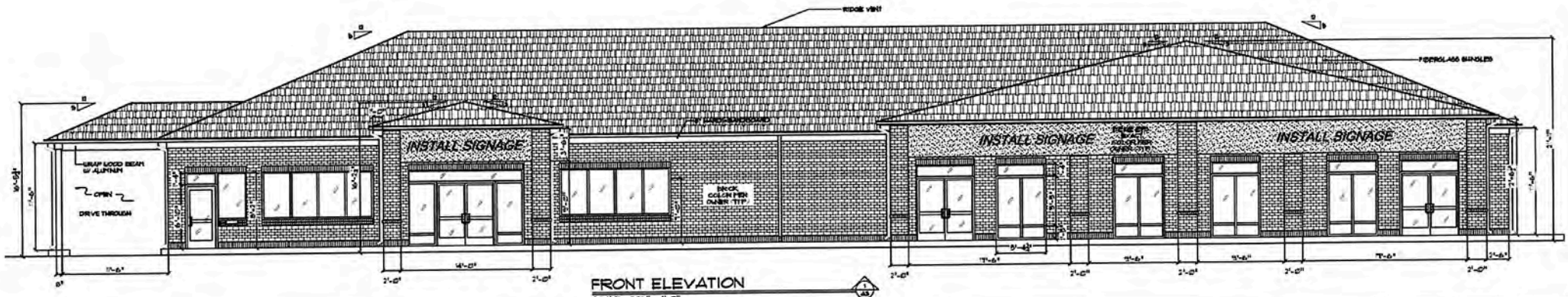
Development Details:

- Applicant is requesting a major change to the basic development plan to broaden potential permitted uses (retail, commercial, office)


MOUNT HOOD
S84°37'12"E 273.00'
7,200 SQ.FT. BUILDING
144' x 50'
144'
50'
DRIVE-THRU
192.00'
N05°19'08"E
S05°19'08"W
N84°37'12"W 273.00'
TAYLORSVILLE ROAD


S84°37'12"E
273.00'
EXISTING TREE
(4) GREEN GIANT ARBORVITAE @ 12' OC
(3) RUDY SLIPPERS HYDRANGEA
(5) GREEN GIANT ARBORVITAE @ 12' OC
(13) WHITE PINE @ 12' OC
(3) DWARF FOUNTAIN GRASS
(2) BROADMOOR JUNIPER
(3) WHITE PINE @ 12' OC
(1) PATRIOT ELM
7,200 SQ.FT. BUILDING
144' x 50'
DRIVE-THRU
(3) GREEN GIANT ARBORVITAE
(1) PATRIOT ELM
(1) RED MAPLE
(3) DWARF FOUNTAIN GRASS
(3) DWARF FOUNTAIN GRASS
(2) BROADMOOR JUNIPER
(2) BROADMOOR JUNIPER
(5) BROADMOOR JUNIPER
(1) RED MAPLE
(15) PARDON ME DAYLILIES
(15) PARDON ME DAYLILIES
(3) AUTUMN JOY SEDUM
(6) NEON SPLASH SPIREA
(24) GREY OWL JUNIPER @ 3.5' OC
(2) RUBY SLIPPERS HYDRANGEA
(52) GREY OWL JUNIPER @ 3.5' OC
(3) WHITE PINE @ 12' OC
(5) RUBY SLIPPERS HYDRANG
(5) DWARF FOUNTAIN GRASS
(1) PATRIOT ELM
(3) SAYBROOK GOLD JUNIPER
ROW
CONCRETE SIDEWALK
ROW
CONCRETE SIDEWALK
(1) PATRIOT ELM
(5) DWARF FOUNTAIN GRASS
(3) SAYBROOK GOLD JUNIPER
(5) ARMSTRONG MAPLE
S05°19'08"W 192.00'
HILLTOP CONDOMINIUM
SECTION TWO - A
P. B. 94, PG. 45
EXISTING R-6
ZONING

[redacted]

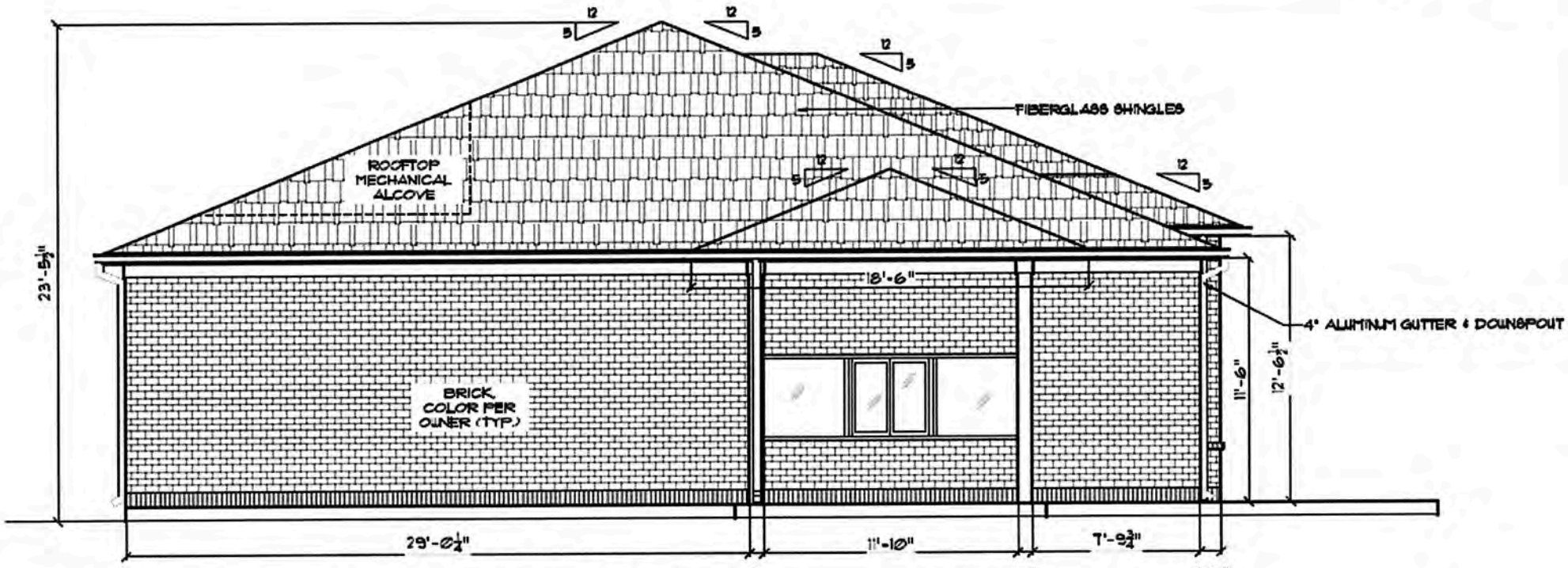


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

[redacted]

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

2
A3

SCALE: 3/16" = 1'-0"

Basic Development Plan Change

Applicant would like to broaden permitted uses to commercial, office, retail.

Parking standards are based on specialty retail commercial, specialty food store, personal service and commercial center, and shopping center uses.

Staff feels there is little impact to surrounding property so long as new uses are within 10% of parking requirement.

Staff Analysis and Recommendation

Staff feels a broader spectrum of permitted uses (retail, commercial, office) are appropriate for the building design that was approved by through the rezoning and basic development plan review process.

- Staff recommends approval of the major change to the basic development plan with the following condition:
    - Proposed uses must conform to parking standards.

Planning Commission Recommendation

Planning Commission unanimously recommended approval with the following conditions:

- Permitted uses include: retail, office, commercial and personal service establishments.
- Sweepstakes Cafés shall be prohibited
- Hours of operation for all uses shall be limited to 5:00am to midnight
- Applicant shall comply with all engineering requirements.

AI-8349 **Topics of Discussion** K.

Council Work Session

Meeting Date: 05/03/2022

OneOhio Opioid Funding Distribution - Region 8 Governance Structure

Submitted By: Bryan Chodkowski

Department: City Manager

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

OneOhio Opioid Funding Distribution - Region 8 Governance Structure

Purpose and Background

In association with the State of Ohio's settlement of opioid-related litigation, funds will be made available throughout the state for distribution to qualifying organizations; Huber Heights being a qualifying organization. To provide for the accurate and orderly distribution of funds, the state has been divided into various regions with each region being responsible for determining the manner and method of funding distribution. Montgomery County is its own region, Region 8, and the legislation being proposed would establish the structure of how Region 8 would be governed. This legislation is related to Resolution No. 2021-R-7033 adopted by City Council on September 14, 2021, as well as the resolution establishing the City's OneOhio Fund which was introduced to City Council during the April 19, 2022 Council Work Session and adopted at the April 25, 2022 City Council Meeting.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

OneOhio Region 8 COG ByLaws

Resolution

REGION 8 ONEOHIO GOVERNANCE BOARD BY-LAWS

The Region 8 OneOhio Governance Board ("Board") provides a mechanism to disburse settlement proceeds from opioid litigation into Region 8 (Region 8 includes Montgomery County and all the political subdivisions contained therein) communities to help abate the opioid and addiction crisis.

1. PURPOSE

The role of Regional OneOhio Board is to ensure input and equitable representation regarding regional decisions including representation on the Statewide Foundation Board and selection of projects to be funded from the regional share that will equitably serve the needs of the entire Region.

2. MEMBERSHIP

The 12 (twelve) member Board is representative of the individuals and organizations identified as community stakeholders for the Community Overdose Action Team as well as Local Governments & Businesses including representatives from:

Region's Largest Municipality (2 (two) representatives)
Another City, as identified by the Greater Dayton Mayors and Managers Association
Township, as identified by the Montgomery County Township Association
Village, as identified by the Village most affected by overdose deaths
Montgomery County Commissioner
Dayton Area Chamber of Commerce
Montgomery County Alcohol, Drug Addiction & Mental Health Services
Public Health - Dayton & Montgomery County
Criminal Justice Council
Greater Dayton Area Hospital Association
Individual with Lived Experience, as determined by the Community Overdose Action Team Backbone Support.

Board members shall serve two-year terms, with no limit on the number of terms a member can serve as long as the individual has the concurrence of the agency she/he is to represent.

A Board member shall designate one specific alternate from their respective organization to attend any meeting which the member is unable to attend. These alternates have all the powers and privileges of the Board member in the member's absence.

3. MEETINGS AND VOTING

The Board shall meet quarterly and more frequently if needed. The schedule shall be set in December of each year for the next year. A minimum of 6 (six) members or their designated alternates shall constitute a quorum for the transaction of any and all business. If a quorum is present, any vote issued by majority vote of that quorum is valid.

All Board members may vote unless there is a conflict of interest as outlined in Conflict of Interest & Recusal Policy (section 5). Alternates shall vote only in the absence of the Board member. Motions shall be adopted by a majority vote of those present.

4. MEMBER RESPONSIBILITIES

All Region 8 Board members are expected to:

a) Attend all scheduled meetings, (subject to their availability);

b) Inform the Board Chair of the inability to attend scheduled meetings by either the Board member or the alternate;

c) Keep alternates informed of all pertinent actions, issues and discussions;

e) Be mindful of the community-wide perspective that represents the scope and responsibility of the Board;

f) Inform the organization that they represent of pertinent actions, issues and discussions;

g) Advocate for the recommendations proposed by the Board.

5. CONFLICT OF INTEREST & RECUSAL POLICY

Board members, and their immediate family members (spouse, partner or children) may not participate in or influence discussions or resulting decisions on any funding proposal that directly affects an organization that they have a relationship with as staff or Board member or in which they have a business or financial interest.

6. **BOARD RESPONSIBILITIES**

a) Designate a Board Chair (on a biennial basis as long as the individual has the concurrence of the agency she/he is to represent) who shall also serve as Representative to the OneOhio Statewide Foundation;

b) Designate a Board Vice-Chair on a biennial basis (as long as the individual has the concurrence of the agency she/he is to represent)

b) Approve local OneOhio funding applications to OneOhio Statewide Foundation

c) Encourage regional cooperation when appropriate on mutual interests.

7. MINUTES

Minutes of all Region 8 Board meetings will be the responsibility of the Board Chair/ Representative to the OneOhio Statewide Foundation and shall be prepared after each meeting, and presented at the following meeting for approval. The minutes will contain information about proposed funding, discussion on any program or policy proposals, and any action regarding funding, including recusals or abstentions if they occurred. If the Board Chair/Representative to the OneOho Statewide Foundation is not available, the Vice-Chair will be responsible for minutes.

8. ANTI-DISCRIMINATION

The Board shall not discriminate in any regard to race, creed, color, gender, sexual orientation, marital status, housing status, religion, national origin, ancestry, pregnancy, parenthood, custody of a minor child, or physical or mental disability.

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-

APPROVING PARTICIPATION IN REGION 8 GOVERNANCE STRUCTURE UNDER THE ONEOHIO MEMORANDUM OF UNDERSTANDING.

WHEREAS, the City of Huber Heights is a Local Government that has adopted and approves the OneOhio Memorandum of Understanding ("Memorandum"), which establishes a mechanism to disburse settlement proceeds from opioid litigation into Ohio's communities to help abate the opioid crisis, including allocations to local governments and regions through a statewide foundation; and

WHEREAS, this jurisdiction is a participant in Region 8 as established by the Memorandum; and

WHEREAS, pursuant to the Memorandum each region shall create their own governance structure so it ensures all local governments have input and equitable representation regarding regional decisions including representation on the statewide OneOhio Recovery Foundation Board and selection of projects to be funded from the region's regional share; and

WHEREAS, regions have the responsibility to make submissions regarding the allocation of funds to projects that will equitably serve the needs of the entire region; and

WHEREAS, it is found that the regional governance structure in Region 8 will consist of a 12-member board of the individuals and organizations identified as community stakeholders for the Community Overdose Action Team as well as local governments and businesses including representatives from:

- Region's Largest Municipality (two representatives)
- Another City, as identified by the Greater Dayton Mayors and Managers Association
- Township, as identified by the Montgomery County Township Association
- Village, as identified by the Village most affected by overdose deaths
- Montgomery County Commissioner
- Dayton Area Chamber of Commerce
- Montgomery County Alcohol, Drug Addiction & Mental Health Services
- Public Health - Dayton & Montgomery County
- Criminal Justice Council
- Greater Dayton Area Hospital Association
- Individual with Lived Experience, as identified by the Community Overdose Action Team

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Subject to and effective upon the concurrence of a majority of local governments (counties, cities, villages, townships) in Region 8, this legislative body hereby approves and enters into the Regional Governance Agreement and supports the designated Region 8 Representative appointed to the OneOhio Recovery Foundation Board.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2022;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-8389

Topics of Discussion L.

Council Work Session

Meeting Date: 05/03/2022

Brandt Pike Revitalization Project

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 12/07/2021 and 01/04/2022 and 01/18/2022 and 02/08/2022 and 02/22/2022 and 03/08/2022 and 03/22/2022 and 04/05/2022 and 04/19/2022 and 05/03/2022

Audio-Visual Needs: None

Emergency Legislation?: No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Brandt Pike Revitalization Project

Purpose and Background

This item is to continue discussion on the Brandt Pike Revitalization Project. The link to the Brandt Pike Target Revitalization Plan from May, 2017 is as follows: https://www.hhoh.org/DocumentCenter/View/2667/Brandt_Pike_Target_Revitalization_Plan_FINAL_DRAFT_2017_0512

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-8390 **Topics of Discussion** **M.**

Council Work Session

Meeting Date: 05/03/2022

Liquor Permit Objection - Marathon - 7851 Old Troy Pike

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/05/2022 and 04/19/2022 and 05/03/2022

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.: N/A

Agenda Item Description or Legislation Title

Liquor Permit Objection - Marathon - 7851 Old Troy Pike

Purpose and Background

Each year, the City has the opportunity to object to the renewal of any liquor licenses in the City (see attached). The deadline for filing an objection is May 2, 2022.

The City Council directed the Law Director to file an objection to the renewal of the liquor permit for the Marathon gas station at 7851 Old Troy Pike by the deadline with the Ohio Division of Liquor Control (see attached). This agenda item was requested for the Law Director to provide an update to the City Council on the Marathon liquor permit objection.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

2022 Annual Liquor Permit Renewal Objections

Resolution

Department
of Commerce
Division of Liquor Control

Mike DeWine, Governor
Sheryl Maxfield, Director

NOTICE TO LEGISLATIVE AUTHORITIES
Objections to Renewal of a Liquor Permit

57-083 MARCH 16, 2022

CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424

Dear Clerk of Legislative Authority:

All Class C and D permits to sell alcoholic beverages at retail in your political subdivision will expire on **June 1, 2022.** In order to maintain permit privileges, every permit holder must file a renewal application with the Division.

Ohio Revised Code Section 4303.271(B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. The hearing may be held in the county seat of the county in which the permit premises is located if that request is made in writing. This will be your only opportunity to object to the renewal of a liquor permit premises which might be a problem in your community.

In order to register a valid objection with the Division of Liquor Control and request a hearing, the legislative authority must pass a resolution **that specifies the problems at the liquor permit premises and the legal grounds for the objection as set forth in Ohio Revised Code Section 4303.292(A). It is suggested that a separate resolution be passed for each permit premises.** The Chief Legal Officer of your political subdivision must also submit a statement with the resolution that, in the Chief Legal Officer's opinion, the objection is based upon substantial legal grounds within the meaning and intent of Ohio Revised Code Section 4303.292(A). **The resolution and Chief Legal Officer's statement must be addressed to the Division of Liquor Control, Attn: Legal Section, 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005 and postmarked no later than May 2, 2022.**

For your convenience, our website, www.com.ohio.gov/liqr, under "Local Government Resources" contains information on the objection process and other tools for dealing with problem permit locations.

You may wish to contact the law enforcement agency for your jurisdiction to determine if it has any information which will aid in your decision whether or not to object and request a hearing. For your convenience you may obtain a list of issued permit holders in your jurisdiction from our website under "What are you looking for" and clicking on "Searchable Liquor Control Information" Click on "find information on Liquor Permit Holders". Select type and statuses and enter the search criteria for your county / city / township to bring up the issued permits in your location.

If you determine that there are no permit premises within your jurisdiction that you wish to object to, you do not need to take any action. The renewal applications for those premises will be submitted by the permit holders and will be processed by the Division and issued as appropriate.

If you have any questions, please contact the Legal Section at liquorlegal@com.state.oh.us.

Sincerely,

Licensing Section

Licensing Renewal Section
6606 Tussing Road
PO Box 4005
Reynoldsburg, OH 43068-9005 U.S.A.
DLC 4020 REV. 03/11/22

614 | 644 3162
Fax 614 | 644 6968
TTY/TDD 800 | 750 0750
www.com.ohio.gov/liqr

An Equal Opportunity Employer and Service Provider

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2022-R-7113

AUTHORIZING THE LAW DIRECTOR TO REGISTER AN OBJECTION TO A LIQUOR PERMIT RENEWAL AND REQUEST A HEARING.

WHEREAS, Ohio Revised Code provides the City with the right to object to the renewal of a liquor permit and request a hearing by passing a Resolution specifying the reason for objecting; and

WHEREAS, the Law Director has recommended that the City object to the renewal of the liquor permit for Hai Radhe LLC DBA 7851 Marathon at 7851 Old Troy Pike, Huber Heights Ohio for the reason that the owners have operated the premises in a manner that demonstrates a disregard for the laws, regulations, or local ordinances and is so located with respect to the neighborhood that substantial interference with public decency, sobriety, peace or good order would result from the renewal of the permit and operation by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The Law Director, or his designee, is authorized to object to the renewal of a liquor permit for Hai Radhe LLC DBA 7851 Marathon at 7851 Old Troy Pike, Huber Heights Ohio and request a hearing regarding same for the reason that the owners have operated the premises in a manner that demonstrates a disregard for the laws, regulations, or local ordinances and because the premises is so located with respect to the neighborhood that substantial interference with public decency, sobriety, peace or good order would result from the renewal of the permit and operation by the applicant.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the 25th day of April, 2022:
8 Yeas; 0 Nays.

Effective Date: April 25, 2022

AUTHENTICATION:

Clerk of Council

4-26-22
Date

Mayor

Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of RESOLUTION NO. 2022-R-7113 **passed by the City Council of Huber Heights, Ohio on** APRIL 25, 2022

APRIL 28, 2022
Date

Anthony C. Rodgers, Clerk of Council

AI-8372 **Topics of Discussion** N.

Council Work Session

Meeting Date: 05/03/2022

Liquor Permit #13139450105 - Casey's General Store - 8000 Brandt Pike

Submitted By: Anthony Rodgers

Department: City Council

Type of Liquor Permit: New

Motion/Ordinance/ Resolution No.:

Agenda Item Description

Liquor Permit #13139450105 - Casey's General Store - 8000 Brandt Pike

Review and Comments - Police Division

The Police Division has no objections to the approval of this liquor permit.

Review and Comments - Fire Division

The Fire Division has no objections to the approval of this liquor permit.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Liquor Permit

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

13139450105 PERMIT NUMBER	NEW TYPE	CASEYS MARKETING COMPANY DBA CASEYS GENERAL STORE 4155 8000 BRANDT PIKE HUBER HEIGHTS OH 45424
ISSUE DATE		
03 23 2022 FILING DATE		
C1 C2 PERMIT CLASSES		
57 TAX DISTRICT / 083 / A / D34994 RECEIPT NO.		

FROM 04/13/2022

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT / RECEIPT NO.		

MAILED 04/13/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/16/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES A NEW 1313945-0105
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)
☐ Clerk of City Council
☐ Township Fiscal Officer

CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424

DLC 4052

REV. 03/09