



AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
September 15, 2020
6:00 P.M.

1. Call Meeting To Order
2. Roll Call
3. Opening Remarks By The Chair and Commissioners
4. Citizens Comments
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of the Final Plat of Carriage Trails, Windbrooke - Section 3 (ZC 20-21).
8. Additional Business
 - A. None
9. Approval of Minutes
 - A. Planning Commission August 11, 2020 Minutes
10. Reports and Calendar Review

11. Upcoming Meetings

A. September 29, 2020

B. October 13, 2020

12. Adjournment

AI-7144

7. A.

Planning Commission

Meeting Date: 09/15/2020

FINAL PLAT

Information

Agenda Title

FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of the Final Plat of Carriage Trails, Windbrooke - Section 3 (ZC 20-21).

Purpose and Background

Attachments

Staff Report

Decision Record

Drawing

Memorandum

Staff Report for Meeting of September 15, 2020

To: Huber Heights City Planning Commission
From: Scott P. Falkowski, Assistant City Manager
Date: September 10, 2020
Subject: ZC 20-21 (Final Plat Windbrooke Sec. 3 PH I)

⌘ Application dated September 1, 2020

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Corridor Development Company LLC – Applicant/Owner
DEVELOPMENT NAME: Windbrooke Section 3 Phase I
ADDRESS/LOCATION: 5060 East US Route 40
ZONING/ACREAGE: Planned Mixed (PM) / 7.346 acres
EXISTING LAND USE: Residential
ZONING
ADJACENT LAND: Planned Mixed (PM)
REQUEST: The applicant requests approval of the Final Plat for Section 3 Phase I of Windbrooke.
ORIGINAL APPROVAL: ZC 05-10
APPLICABLE HHCC: Chapter 1107
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February, 2020, the Planning Commission approved the Detailed Development Plan for Section 3 of the Windbrooke Subdivision. The current request is for the Final Plat of Section 3 Phase I of the Windbrooke Subdivision in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

Lot Analysis

The twenty-six (26) proposed single-family lots meet the minimum dimensional and area requirements of the 2005 Basic Development Plan conditions of approval. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

Urban Design

This is the third Section which continues the growth to the west side of Senna Street. This is a new extension of two streets running east-west. The lots have seventy (70) foot minimum widths with a twenty-five (25) foot minimum building setback. There are five (5) foot side yards and thirty (30) foot rear yard minimums except for the lot on the southern side of Buttercup drive that adjoins the existing Lot 328 which shall have a side yard least width of 5 feet with total side yard of 15 feet.

Engineering

Engineering has worked with the applicant and is satisfied with the Record Plan.

Recommendation

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 3 Phase I of the Windbrooke Subdivision in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.



Planning Commission Decision Record

WHEREAS, on September 1, 2020, the applicant, Corridor Development Company LLC, requested approval of the Final Plat for Section 3 Phase I of the Windbrooke Development (Zoning Case 20-21), and;

WHEREAS, on September 15, 2020 the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approved the request.

_____ moved to approve the request by Corridor Development LLC for approval of the Final Plat for Section 3 Phase I of the Windbrooke Development (Zoning Case 20-21) in accordance with the recommendation of Staff's Memorandum dated September 10, 2020, with the following conditions:

1. The Final Plat for Section 3 Phase I of the Windbrooke Development shall be the plans stamped received by the City of Huber Heights Planning Department on September 1, 2020.
2. Prior to the issuance of a permit for any of the lots within Section 3 Phase I of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.
3. Side yard requirement shall be 5 foot minimum for all lots in Section 3 except for the directly east of Lot 328 which shall have a side yard least width of 5 feet with total side yard of 15 feet.
4. The end of Buttercup Drive shall have a permanent or temporary turn around.
5. Prior to the release of the record plan for recording, the applicant shall enter into a Subdivider's Agreement with the City and provide a surety in an amount to be determined by the City in accordance with Section 1107.03 of the City of Huber Heights Subdivision Regulations.

Seconded by _____. Roll call showed: YEAS: _____. NAYS: _____. Motion to approve carried _____.

Terry Walton, Chair
Planning Commission

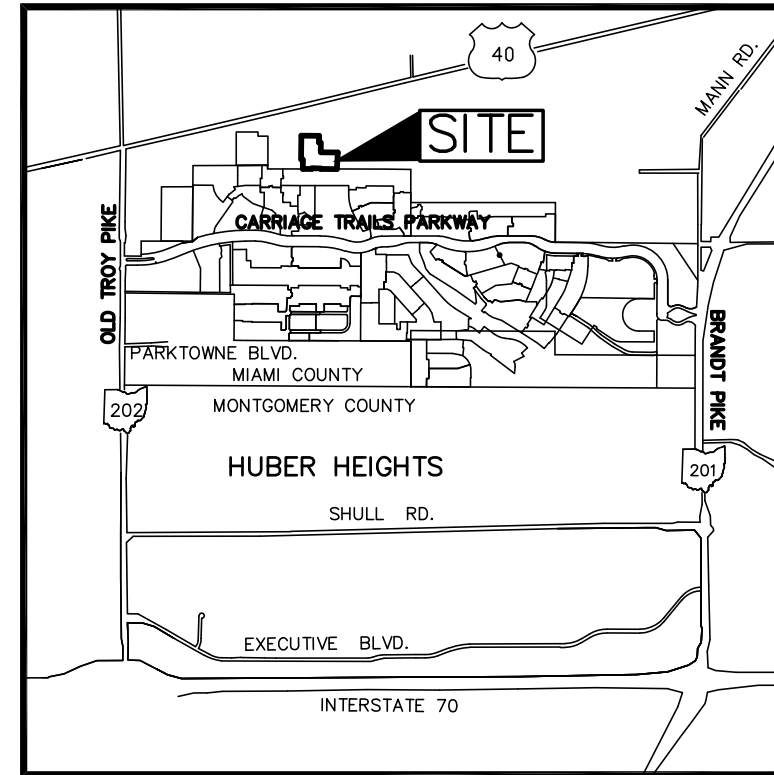
Date

WINDBROOKE

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 3 PHASE I REPLAT INLOT 1611

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
OCTOBER 2020



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Windbrooke Section 3, Phase I, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 765, Page 181 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

OFFSITE EASEMENT DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE UTILITY EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM WATER PIPES AND UNDERGROUND SANITARY SEWER PIPES, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS FOR MAINTENANCE THEREOF. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENTS AREA BE PHYSICALLY ALTERED, REDUCE THE FUNCTIONALLY, IMPAIR THE LAND SUPPORT OR IMPAIR THE ABILITY TO MAINTAIN THE UNDERGROUND FACILITIES.

OWNER:
CITY OF HUBER HEIGHTS., OHIO

BY: _____
PRINT:

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ FOR THE CITY OF HUBER HEIGHTS, OHIO WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DESCRIPTION

BEING A REPLAT OF INLOT 1611 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY LLC, BY DEED RECORDED IN DOCUMENT No. 2020R-11533, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

By: CORRIDOR DEVELOPMENT
COMPANY LLC,

By: _____
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 2020R-08688

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 24, PG. 20 P.B. 21, PG. 41
P.B. 25, PG. 7 P.B. 28, PG. 45
P.B. 25, PG. 8

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 59, PAGE 18
VOLUME 49, PAGE 75

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 2020.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2020

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.346 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY LLC, OF RECORD IN DOCUMENT No. 2020R-11533, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

BY _____
David L. Chiesa P.S.
Registered Surveyor No. 7740

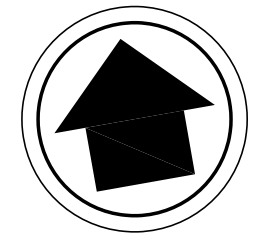
DEVELOPER
CORRIDOR DEVELOPMENT
COMPANY LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017



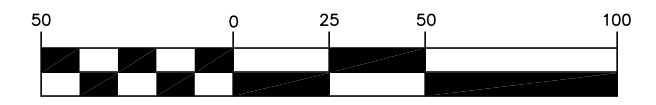
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

CITY OF HUBER HEIGHTS, OHIO
 O.R. 202, PG. 361
 INLOT 1610
 P.B. 20, PG. 101
 7.594 ACRES
 P48-250160

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	23.56'	15.00'	90°00'00"	N50°20'38"E	21.21'
C2	23.56'	15.00'	90°00'00"	S39°39'22"E	21.21'
C3	78.54'	100.00'	45°00'00"	S27°50'38"W	76.54'
C4	157.08'	100.00'	90°00'00"	S50°20'38"W	141.42'
C5	25.17'	125.00'	11°32'13"	S11°06'44"W	25.13'
C6	7.72'	125.00'	3°32'12"	S18°38'57"W	7.71'
C7	24.54'	25.00'	56°15'04"	N7°42'29"W	23.57'
C8	40.33'	50.00'	46°12'55"	S12°43'33"E	39.25'
C9	44.99'	50.00'	51°33'01"	S36°09'24"W	43.48'
C10	60.14'	50.00'	68°54'45"	N83°36'43"W	56.58'
C11	4.95'	50.00'	5°40'37"	N46°19'02"W	4.95'
C12	145.45'	50.00'	166°40'40"	S47°30'19"W	99.32'
C13	24.54'	25.00'	56°15'04"	S71°36'15"E	23.57'
C15	32.89'	125.00'	15°04'25"	S87°48'26"W	32.79'
C16	117.81'	75.00'	90°00'00"	S50°20'38"W	106.07'



NORTH



(IN FEET)
 1 inch = 50 ft.

WINDBROOKE SECTION 3 PHASE I

LEGEND

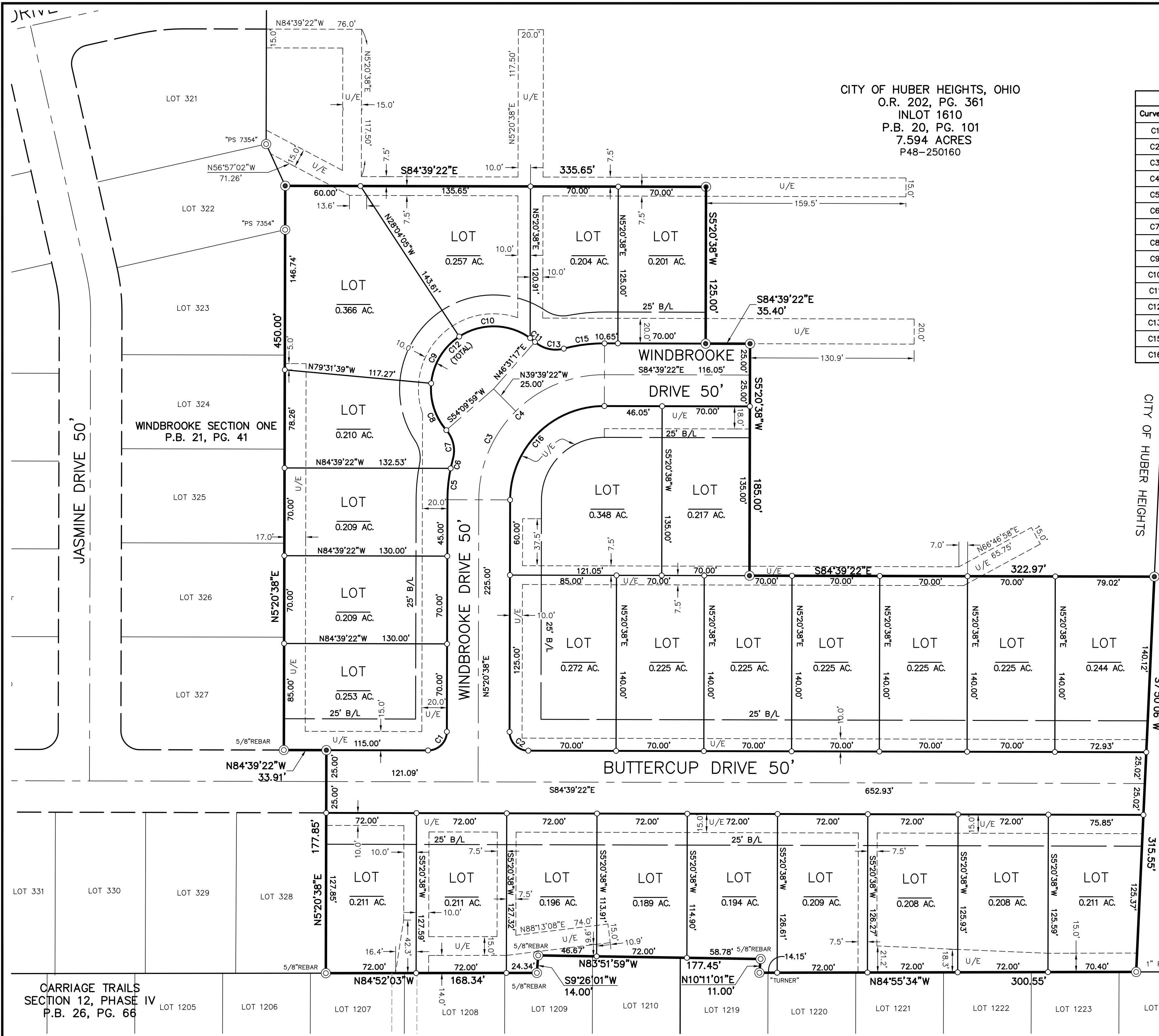
- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET-5/8" REBAR
 30" LONG W/PLASTIC CAP
 "IBI GROUP 6872/7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

BUILDING SETBACKS
 25 FOOT FRONT YARD
 5 FOOT SIDE YARD
 30 FOOT REAR YARD

MICHAEL D. ARCHER &
 JANICE D. ARCHER
 D.B. 734 PG. 182
 10.192 ACRES
 LND. 31-74
 20180R-03327

5.952 ACRES LOTS
 +1.394 ACRES RIGHT-OF-WAY
 7.346 ACRES TOTAL

CARRIAGE TRAILS
 SECTION 9, PHASE IV
 P.B. 26, PG. 67



J:\118956.ctb Win2-3-15-9 Drawings\baseline\survey\118956 WIN 3-1-1-PLAT.dwg by:devild.chiesa on 08/26/2020 @ 11:27:40 am ~ © M+E Companies, Inc.

AI-7143

9. A.

Planning Commission

Meeting Date: 09/15/2020

Minutes

Information

Agenda Title

Planning Commission August 11, 2020 Minutes

Purpose and Background

Attachments

Minutes

**Planning Commission
August 11, 2020 Meeting
City of Huber Heights**

- I. Chair Terry Walton called the remote meeting to order at approximately 6:22 p.m.
- II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Staff Present: Scott Falkowski, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

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

VI. Pending Business

None.

VII. New Business

- 1. **FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of the Final Plat for Section 6, Phase III of Carriage Trails (ZC 20-19).**

Mr. Falkowski stated In August 2019, the Planning Commission approved the Detailed Development Plan for Section 6, Phase III. The current request is for the Final Plat of Section 6, Phase III in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The twenty-one (21) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. There are no green space lots within this Phase. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the third phase of Section 6 which continues the growth to the south of Carriage Trails Parkway and connects new streets to the east of White Ash Drive. The lots have sixty (60) foot minimum widths and one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback.

The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning.

Engineering has worked with the applicant and is satisfied with the Record Plan.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 6, Phase III in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Ken Conaway from DEC Land Co I, LLC, stated they weren't sure what the pandemic would do so they hit the brakes a bit, but it has been better than expected. 70 sales for the year, 1,080 overall. Ryan, Fischer, and DRHorton.

Action

Ms. Opp moved to approve the request by the applicant, DEC Land Co I LLC, for approval of the Final Plat for Section 6, Phase III of the Carriage Trails Development (Zoning Case 20-19) in accordance with the recommendation of Staff's Memorandum dated August 6, 2020, and the Planning Commission Decision Record attached thereto.

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

2. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of the Final Plat for Section 6, Phase IV of Carriage Trails (ZC 20-20).

Mr. Falkowski stated in April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase IV. The current request is for the Final Plat of Section 6, Phase IV in order for the lots to be sold and developed for single-family houses. The construction of the infrastructure and streets is ongoing.

The twenty-four (24) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 Basic Development Plan conditions of approval. There is also one green space lot that is non-buildable being platted with Section 6, Phase IV. All required streets and easements, including utility, waterline and drainage easements, will also be platted with this application. The final plat as presented complies with the previously approved Detailed Development Plan.

This is the fourth phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of a street to the east of White Ash Drive. The lots have seventy (70) foot minimum widths and one hundred thirty (130) foot minimum depths with a twenty-five (25) foot minimum building setback. The lots are considered small single-family homes per the Basic Development Plan and fit within the "Bubble Plan" that was approved at the rezoning.

Engineering has worked with the applicant and is satisfied with the Record Plan.

After review of the applicant's proposal, staff recommends approval of the Final Plat for Section 6, Phase IV in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Action

Mr. Jeffries moved to approve the request by the applicant, DEC Land Co I LLC, for approval of the Final Plat for Section 6, Phase IV of the Carriage Trails Development (Zoning Case 20-20) in accordance with the recommendation of Staff's Memorandum dated August 6, 2020, and the Planning Commission Decision Record attached thereto.

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

The next step is for the applicant to get signatures and record with the county.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the July 28, 2020, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated that there are no submissions for the 8/25/2020 meeting so we will notify by the end of the week of cancellation.

Mr. Walton asked about the parking lot expansion by Hot Head Burrito. Mr. Falkowski stated that the city granted permission to the owner of the building to add parking on city property for public parking. A new tenant is looking to go between Hot Head and Cricket.

Mr. Jeffries asked about traffic on 202 due to Raising Cane's. Line of site is blocked by Kroger landscaping. Mr. Falkowski stated when Cane's first opened there were police there helping with the traffic. We will continue to check on. Several things for Old Troy Corridor that will help. Area by the gas stations are in the design phase, Taylorsville and Troy design to add a turn lane coming North. Shopping Center landscaping in islands can block line of site, Zoning Dept. will check on.

Ms. Vargo asked about Chick fil A, Speedway, and Huber Center signs
Mr. Falkowski stated that Chick fil A has redesigned their store due to COVID-19 measures, spacing tables and removing kids play areas. They should be starting soon.

Planning Commission Meeting
Aug 11, 2020

Speedway, we haven't heard anything. They possible have all their permits. Huber Center signs, the footers are in. Delay in the poles as the city has also run into a delay with the mast arm poles. In contact with Mr. Knowlton.

XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:42 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Secretary

Date