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. DETAILED DEVELOPMENT PLAN - The applicant, Campbell Berling Huber Heights, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side Chambersburg Road (ZC 21-19).

   B. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).

   C. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).

   D. FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).

8. Additional Business
A. Appoint Housing Council member

9. Approval of Minutes
   A. Planning Commission May 25, 2021

10. Reports and Calendar Review

11. Upcoming Meetings
   A. July 13, 2021
   B. July 27, 2021

12. Adjournment
Planning Commission  
Meeting Date: 06/29/2021  
DETAILED DEVELOPMENT PLAN

Information

Agenda Title  
DETAILED DEVELOPMENT PLAN - The applicant, Campbell Berling Huber Heights, is requesting approval of a Detailed Development Plan for forty-three residential lots in the Quail Ridge Subdivision, located on the South Side Chambersburg Road (ZC 21-19).

Purpose and Background

Attachments

Staff Report  
Decision Record  
Drawings  
Shared Drive  
Flag Lot Notice
Memorandum
Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: June 17, 2021
Subject: ZC 21-19 (Detailed Development Plan Quail Ridge)

Application dated June 15, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>Campbell Berling Huber Heights – Applicant</td>
</tr>
<tr>
<td></td>
<td>Quail Ridge Land Company - Owner</td>
</tr>
<tr>
<td>DEVELOPMENT NAME:</td>
<td>Quail Ridge</td>
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<tr>
<td>ADDRESS/LOCATION:</td>
<td>South Side of Chambersburg Road</td>
</tr>
<tr>
<td>ZONING/ACREAGE:</td>
<td>Planned Residential (PM) / 21.55 acres</td>
</tr>
<tr>
<td>EXISTING LAND USE:</td>
<td>Residential</td>
</tr>
<tr>
<td>ZONING ADJACENT LAND:</td>
<td>South R-1</td>
</tr>
<tr>
<td></td>
<td>East R-4</td>
</tr>
<tr>
<td></td>
<td>West R-4B</td>
</tr>
<tr>
<td></td>
<td>North R-1</td>
</tr>
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<td>REQUEST:</td>
<td>The applicant requests approval of the Detailed Development Plan for the Quail Ridge Subdivision.</td>
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<td>ORIGINAL APPROVAL:</td>
<td>ZC 21-14</td>
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<td>APPLICABLE HHCC:</td>
<td>Chapter 1171</td>
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<tr>
<td>CORRESPONDENCE:</td>
<td>In Favor – None Received</td>
</tr>
<tr>
<td></td>
<td>In Opposition – None Received</td>
</tr>
</tbody>
</table>
STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for the Quail Ridge Subdivision, which includes 43 single-family lots.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

Quail Ridge is a new development of 60-foot lots east of Lexington Place and west of Stoney Creek. The development is proposed to contain 43 new houses, along with all applicable utilities, streets, and easements.

Lot Analysis

The 43 proposed single-family lots meet the minimum dimensional and area requirements of the 2021 Basic Development Plan conditions of approval with 60-foot widths, 25 feet front yard, 40 feet rear yard and 5 feet side yard minimums. The drainage for this development flows to the west into two proposed detention basins. Public water and sewer are being extended through this development to service the lots. The postal service pad is located at the entrance to the subdivision on the west side of the street. A 20-foot fire access road will connect to Hialeah Park in the Lexington Place subdivision and will have a gate that has a Knox box for access. There are trees on the south, west and east sides of the property that are included in buffer zones that are not to be disturbed. The building requirements approved in the Basic Development Plan are as follows. A minimum of 25% of the surface area of the front façade shall be finished with masonry products. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.

Engineering

Engineering has worked through one set of comments and is working with the applicant’s engineer on a few remaining minor issues.

Platting

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

Recommendation
After review of the applicant’s proposal, staff recommends approval of the Detailed Development Plan for Quail Ridge in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, Campbell Berling Huber Heights, requested approval of a Detailed Development Plan for the Quail Ridge Subdivision (Zoning Case 21-19), and;

WHEREAS, on June 29, 2021 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 application by the applicant, Campbell Berling Huber Heights, for approval of a Detailed Development Plan for the Quail Ridge Subdivision (Zoning Case 21-19) in accordance with the recommendation of Staff’s Memorandum dated June 17, 2021, with the following conditions:

1. All previous PUD regulations shall remain in full force and effect unless specifically modified herein.

2. The Detailed Development Plan for Quail Ridge shall be the plans stamped received by the City of Huber Heights Planning and Development Department on June 15, 2021.

3. Prior to issuance of Permits, the applicant shall address comments from the Fire and Engineering Departments.

4. Prior to construction of Quail Ridge, the applicant shall obtain a grading permit and pay all inspection and review fees.

5. Prior to the issuance of a permit for any of the lots within Quail Ridge, the applicant shall obtain approval of a final subdivision for the subject area.
6. Prior to the issuance of a zoning permit for any of the lots contained in Quail Ridge, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning and Development Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning and Development Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning and Development Department, and upon determination by the Department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning and Development Department. The term of the maintenance bond shall be three growing seasons.

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

__________________________________________  __________________________
Terry Walton, Chair                          Date
Planning Commission
NOTES:
1. All work to be done in a manner to be approved by City of Idaho Falls before construction begins.
2. All water main and sanitary elbows and valves to be 42" diameter unless otherwise noted.
3. 48" drain lines shall be located with the curb to be set to the back of curb.
4. Letters "P" on water services is required to avoid conflict with 30" main with 48" service.
Quail Ridge – Huber Heights, OH

Contract Notice to Customer on lot:

___ - 33
___ - 36
___ - 38
___ - 41

There are flag lots adjacent to the lot you are purchasing and as such, there will be a driveway along your side lot line to access the flag lots as shown on the community map and the recorded plat. The flag lots are identified as lots 34, 35, 39 and 40. The driveways for these lots will not be on your property since each flag lot includes enough property to contain the driveway out to the street.

The recorded Plat and/or community map was reviewed and I understand that driveways will be installed adjacent to my side property line to serve flag lots.

_________________________  __________
Buyer Signature             Date

_________________________  __________
Second Buyer Signature      Date

_________________________  __________
Buyer Agent Signature       Date

_________________________  __________
DR Horton Sales Representative Signature  Date

_________________________  __________
DR Horton Officer Signature  Date
AI-7679
Planning Commission
Meeting Date: 06/29/2021

FINAL PLAT

Information

Agenda Title
FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase V-A (ZC 21-20).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawing
To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: June 17, 2021

Subject: ZC 21-20 (Final Plat Carriage Trails Sec. 6, Ph. V-A)

Application dated June 15, 2021

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: DEC Land Co I LLC – Applicant/Owner

DEVELOPMENT NAME: Carriage Trails Section 6, Phase V-A

ADDRESS/LOCATION: South Side of Carriage Trails Parkway

ZONING/ACREAGE: Planned Mixed (PM) / 3.696 acres

EXISTING LAND USE: Residential

ZONING ADJACENT LAND: Planned Mixed (PM)

REQUEST: The applicant requests approval of the Final Plat for Section 6, Phase V-A of Carriage Trails.

ORIGINAL APPROVAL: ZC 08-02

APPLICABLE HHCC: Chapter 1107

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received
STAFF ANALYSIS AND RECOMMENDATION:

Overview

In April 2020, the Planning Commission approved the Detailed Development Plan for Section 6, Phase V. The current request is for the Final Plat of Section 6, Phase V-A 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 request is for a portion of the lots that were approved in Section 6, Phase V to be platted at this time. Fourteen (14) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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 part of the fifth 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 along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) foot minimum widths on the north side of Honeylocust Street, 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

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 6, Phase V-A in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase V-A of the Carriage Trails Development (Zoning Case 21-20), and;

WHEREAS, on June 29, 2021 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 DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase V-A of the Carriage Trails Development (Zoning Case 21-20) in accordance with the recommendation of Staff's Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase V-A shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase V-A of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. 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                  Date
Planning Commission
CARRIAGE TRAILS
SECTION 6 - PHASE V-A
PART INLOT 356
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
APRIL 2021

FEE $___

MIAMI COUNTY RECORDER ________________________ BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED _______ _______ 2021.
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 __________ 2021.

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK 792, PAGE 922, 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.E.
Registered Surveyor No. 7740

REFERENCE:

MIAMI COUNTY RECORDER’S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 789

MIAMI COUNTY RECORDER’S LOT RECORDS:
P.B. 22, PG. 25
P.B. 22, PG. 27
P.B. 27, PG. 27
P.B. 27, PG. 77
P.B. 28, PG. 19
P.B. 28, PG. 25
P.B. 28, PG. 56

MIAMI COUNTY ENGINEER’S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136
VOLUME 51, PAGE 23
VOLUME 55, PAGE 158

BASES OF BEARINGS
BEARINGS ARE BASED ON THE HUG. 83 OHIO STATE PLANE
COORDINATE SYSTEM, OHIO SOUTH HALF.

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
APRIL 2021

LEGAL DESCRIPTION:
BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDE’S RECORDS.

PROPERTY OWNERS CONSENT:

THE UNDERSIGNED DIANA K. COYLER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATED, DOES HERBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREIN AND HERBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREIN.

EASEMENTS SHOWN HEREIN THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANEITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PERMIT 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.

SEC Land Co. I LLC
By Carriage Trails
at The Heights LLC
By ________________________________
Diane K. Coyler, Assistant Secretary and Treasurer

STATE OF OHIO, COUNTY OF ________ SS:

BE IT REMEMBERED, THAT ON THIS DAY OF______ 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DIANA K. COYLER, FOR SAID OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SEC LAND CO. I 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 LIENHOLDERS:

WEISBACH BANK, INC.

BY ________________________________
DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF ________ COUNTY OF ________ SS:

BE IT REMEMBERED THAT ON THIS DAY OF______ 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WEISBACH 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 ________________________________
Agenda Title
FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VI (ZC 21-21).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawing
**Memorandum**  
Staff Report for Meeting of June 29, 2021

To: Huber Heights City Planning Commission  
From: Scott P. Falkowski, Assistant City Manager  
Date: June 17, 2021  
Subject: ZC 21-21 (Final Plat Carriage Trails Sec. 6, Ph. VI)  
   Application dated June 15, 2021

<table>
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<tr>
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<th>City of Huber Heights</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>DEC Land Co I LLC – Applicant/Owner</td>
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<tr>
<td>DEVELOPMENT NAME:</td>
<td>Carriage Trails Section 6, Phase VI</td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>South Side of Carriage Trails Parkway</td>
</tr>
<tr>
<td>ZONING/ACREAGE:</td>
<td>Planned Mixed (PM) / 8.716 acres</td>
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<tr>
<td>EXISTING LAND USE:</td>
<td>Residential</td>
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<tr>
<td>ZONING ADJACENT LAND:</td>
<td>Planned Mixed (PM)</td>
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<td>REQUEST:</td>
<td>The applicant requests approval of the Final Plat for Section 6, Phase VI of Carriage Trails.</td>
</tr>
<tr>
<td>ORIGINAL APPROVAL:</td>
<td>ZC 08-02</td>
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<tr>
<td>APPLICABLE HHCC:</td>
<td>Chapter 1107</td>
</tr>
</tbody>
</table>
| CORRESPONDENCE:                   | In Favor – None Received  
                                       In Opposition – None Received |
STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VI. The current request is for the Final Plat of Section 6, Phase VI 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 request is for the lots that were approved in Section 6, Phase VI to be platted at this time. Thirty-Two (32) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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 sixth 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 sixty (60) foot minimum widths to comply with the Basic Development Plan approval with 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. The is one open space lot being platted for stormwater detention.

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 6, Phase VI in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase VI of the Carriage Trails Development (Zoning Case 21-21), and;

WHEREAS, on June 29, 2021 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 DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase VI of the Carriage Trails Development (Zoning Case 21-21) in accordance with the recommendation of Staff’s Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase VI shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase VI of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. 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
CARRIAGE TRAILS
SECTION 6 - PHASE VI
PART INLOT 356
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
MAY 2021

LOCATION MAP
NO SCALE

M.D.A. RESTRICTIONS:
All of the lots in Carriage Trails Section 6, Phase VI, are subject to the
Declaration of Covenants, Conditions, Restrictions and Easements of the
Master Owners Association as recorded in Official Record Volume 0029,
Pages 135-210 of the Miami County, Ohio Recorder's Office.
Restrictions created in this Declaration are 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.

EASEMENTS
Easements outside of the platted area are on lands owned by DEC Land
Co. I LLC and are to be used for utilities for future development.

GREEN SPACE
LOT 356 IS A NON-BUILDABLE GREEN SPACE LOT AND WILL BE
OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:
MIAMI COUNTY RECORDER'S DEED RECORD:
VOL. 792, PG. 922.
MIAMI COUNTY RECORDERS PLAT RECORDS:
P.B. 22, PG. 37
P.B. 27, PG. 34
P.B. 28, PG. 39
P.B. 29, PG. 10
P.B. 28, PG. 55
P.B. 28, PG. 56
MIAMI COUNTY ENGINEERS RECORDS OF LAND SURVEYS:
VOLUME 04, PAGE 136
VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

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

DEVELOPER
DEC LAND CO. I LLC
6370 RIVERSIDE DRIVE SUITE 200
DUBLIN, OHIO 43017

MIAMI COUNTY RECORDER
BY DEPUTY RECORDER
APPROVED AND TRANSFERRED
MIAMI COUNTY AUDITOR
MIAMI COUNTY 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 __________________ 2021

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION
CERTIFICATION
THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF
LAND CONTAINING 100.040 ACRES AS DESCRIBED IN A DEED
TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK
VOLUME 792, PAGE 922, 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

NOTARY PUBLIC
MY COMMISSION EXPIRES:

SIGNATURES:
Diane K. Colyer, Assistant Secretary and Treasurer

David L. Gieser P.S.
Registered Surveyor No. 7740

Location: Miami County, Ohio
Notary: Diane K. Colyer
Date: May 2021

The document is a legal plat for Carriage Trails Section 6, Phase VI, Part Inlot 356 in Miami County, Ohio, outlining the restrictions, easements, and legal descriptions of the lots within the subdivision.
Planning Commission
Meeting Date: 06/29/2021
FINAL PLAT

Information

Agenda Title
FINAL PLAT - The applicant, DEC LAND CO I, LLC, is requesting approval of a Final Plat for Carriage Trails, Section 6 Phase VII (ZC 21-22).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawing
To: Huber Heights City Planning Commission
From: Scott P. Falkowski, Assistant City Manager
Date: June 17, 2021
Subject: ZC 21-22 (Final Plat Carriage Trails Sec. 6, Ph. VII)

Application dated June 15, 2021

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</tr>
<tr>
<td>DEVELOPMENT NAME: Carriage Trails Section 6, Phase VII</td>
<td></td>
</tr>
<tr>
<td>ADDRESS/LOCATION: South Side of Carriage Trails Parkway</td>
<td></td>
</tr>
<tr>
<td>ZONING/ACREAGE: Planned Mixed (PM) / 15.553 acres</td>
<td></td>
</tr>
<tr>
<td>EXISTING LAND USE: Residential</td>
<td></td>
</tr>
<tr>
<td>ZONING ADJACENT LAND: Planned Mixed (PM)</td>
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<td>REQUEST: The applicant requests approval of the Final Plat for Section 6, Phase VII of Carriage Trails.</td>
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<td></td>
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</tbody>
</table>
| CORRESPONDENCE: In Favor – None Received
In Opposition – None Received |
STAFF ANALYSIS AND RECOMMENDATION:

Overview

In February 2021, the Planning Commission approved the Detailed Development Plan for Section 6, Phase VII. The current request is for the Final Plat of Section 6, Phase VII 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 request is for the lots that were approved in Section 6, Phase VII to be platted at this time. Fifty (50) proposed single-family lots meet the minimum dimensional and area requirements of the 2008 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 seventh phase of Section 6 which continues the growth to the south of Carriage Trails Parkway. This is an extension of streets to the east of White Ash Drive and provides a connection to the south to Trowbridge. The lots have seventy (70) foot minimum widths along the south side of Honeylocust Street to comply with the Basic Development Plan approval and sixty (60) and seventy (70) foot minimum widths on the rest of the Section with 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. There are two open space lots with this Phase as well.

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 6, Phase VII in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.
Planning Commission Decision Record

WHEREAS, on June 15, 2021, the applicant, DEC Land Co I LLC, requested approval of the Final Plat for Section 6, Phase VII of the Carriage Trails Development (Zoning Case 21-22), and;

WHEREAS, on June 29, 2021 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 DEC Land Co I LLC for approval of the Final Plat for Section 6, Phase VII of the Carriage Trails Development (Zoning Case 21-22) in accordance with the recommendation of Staff’s Memorandum dated June 17, 2021, with the following conditions:

1. The Final Plat for Section 6, Phase VII shall be the plans stamped received by the City of Huber Heights Planning Department on June 15, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 6, Phase VII of the development, the applicant shall provide to the Planning Department a copy of the executed and recorded plat.

3. 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          Date
Planning Commission
CARRIAGE TRAILS

SECTION 6 - PHASE VII

PART INLOT 356

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

MAY 2021

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, Phase VII, shall be subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Miami County, Ohio. The restrictions contained in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

BUILDING SETBACKS:

Setbacks 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.

EASEMENTS:

Easements outside of the platted area are on lands owned by SEC Land Co. LLC and are to be used for utilities for future development.

GREEN SPACE:

Lots 10 and 11 are non-buildable green space lot and will be owned and maintained by the Master Owners Association.

REFERENCES:

VOL. 792, PG. 922, O.R. 922, PG. 782

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 54, PAGE 126
VOLUME 51, PAGE 23
VOLUME 55, PAGE 158

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, MOBO SOUTH ZONE.
Planning Commission
Meeting Date: 06/29/2021
Minutes

Information
Agenda Title
Planning Commission May 25, 2021

Purpose and Background

Attachments
Minutes
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: Scott Falkowski, Interim City Manager.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

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

VI. Pending Business

None.

VII. New Business

1. MINOR CHANGE - The applicant, GENERATIONS CONSTRUCTION, is requesting approval of a Minor Change to the Detailed Development Plan for Rear Yard Setback at 7815 Wedgemere Circle in Callamere Farms (ZC 21-18).

Mr. Falkowski stated that the applicant is requesting to modify the rear yard setback for lot 105 of the Callamere Farms subdivision. A handful of these types of requests have been approved in this subdivision over the years. The lot in question is a lot that is at the entrance of a cul-de-sac. The approved rear yard setback is 50 feet. As this lot is not a consistent shape, the house is being proposed at the far east side. There are multiple rear yards on this lot, and they comply with the major street frontage portion. The houses being built in the Callamere Farms subdivision are larger homes with this requested home to be 1695 square feet in area. A 14-foot side yard will be kept on the east property line which complies with the zoning of the subdivision. The building will be located 40.8 feet from the west (rear) property line. This would not encroach into any easements or required buffer zones. The encroachment would be rear corner of the house, not full faces.
The following City Code covers Minor Changes to PUD's.

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.

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

This application does not alter the concept, uses or intent of the PUD. The 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)

Staff feels that this request meets the criteria for approval of the Minor Change.

After review of the applicant’s proposal, staff recommends the approval of the Minor Change to the Detailed Development Plan for Callamere Farms, Lot 105 for encroachment into the rear setback.

Mr. Jeff Grisez from Generations Construction explained that the homeowners want to put in a pool and have some space. They felt this was the best configuration.

**Action**

Ms. Vargo moved to approve the request by the applicant GENERATIONS CONSTRUCTION, for the approval of a Minor Change for a rear yard setback for Lot 105 of the Callamere Farms subdivision (ZC 21-18) in accordance with the
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May 25, 2021

recommendation of Staff’s Memorandum dated May 20 2021, and the Planning Commission Decision Record attached thereto.

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

The next step is to get permits through the Zoning Dept.

2. MAJOR CHANGE AND REZONING – The applicant, KYLE FLAMING, is requesting approval of a Major Change to the Basic and Detailed Development Plan for a new Oil Change Facility at 7536 Brandt Pike (ZC 21-17).

Mr. Falkowski stated that the proposal before Planning Commission calls for the construction of a new 1,432 square foot Take Five Oil Change Facility.

The site in question is the one that most recently was occupied by a retail building that has been previously demolished. The applicant is requesting approval of a Major Change to the Basic and Detailed Development Plan that would allow for the construction a new Take 5 Oil Change Facility which is a permitted use in the Planned Commercial Zoning District as a Service Station. Staff’s analysis of the proposal is broken into several segments as follows.

The building is made up of differing colors of EIFS on all sides. There are also metal awnings and an aluminum storefront. There is a good mix of colors and depth to the building. The roof is made up of metal panels. The total building height is 19 feet 10 1/8 inches. The dumpster enclosure shall be a four-sided enclosure constructed of a brick, stone, decorative concrete material, or a material compatible with the material of the principle structure.

Site Design and Engineering:

The Planned Commercial Code is as follows:

**1176.03 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 a Business or Industrial District shall be maintained in landscaping and not used for parking, to the extent of a minimum of fifteen (15) feet along property lines.

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

(Ord. 2006-0-1656. Passed 10-5-05.)
The building is 76.37 feet from the Brandt Pike Right-of-Way. The closest side yard distance is 26.46 feet and the closest point to the rear property line is 118 feet. The dumpster enclosure is located at the rear of the property.

Parking is as follows.

- **Required Parking Spaces:** two spaces for each service bay, plus one space for each employee on the largest shift, and also one space for each service vehicle; with a minimum of six spaces, plus one space for every 125 square feet of retail floor area if a convenience store is an accessory use.

  By Code, twelve spaces would be required. Five parking spaces are provided, with one being handicap accessible. This use does not have patrons leaving their vehicles for service. They drive into the bay and service is provided with them still in the vehicle.

  The building will be serviced by connections to public water and sanitary sewer connections. Gas, telephone, and electric are also available at the site limits. Drainage will sheet flow from the parking lot to the rear through an area of rock and the grass to filter before flowing to the rear property line following the existing drainage pattern. There is no need for additional storm water detention.

  Signage is not proposed with this application and will come back with a Minor Change application to Planning Commission.

  Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses, and perennials. A large area of existing trees at the east side of the property will remain.

  Staff’s analysis of the applicant’s proposal leads it to recommend approval of the Basic and Detailed Development Plans in accordance with the approval conditions detailed in the proposed legislation for Planning Commission’s consideration.

  Ms. Vargo asked about Fire recommendation. Mr. Falkowski stated they will work with the applicant on the turning radius about how to get in and get out. Will be handled after approval. Will they be required to have two entrances and Fire stated no. The reviewer wrote the report and the Fire Chief agreed to hammerhead turnaround.

  Ms. Vargo asked about second fire hydrant. Sprinkler in this building? Mr. Falkowski said they will be at the building permit process.

  Mr. Jeffries asked about parking spaces. Minimum is 6 and we are at 5. Discussion on number of employees and spaces, room for fire, retail parking. Mr. Falkowski said spaces can be added to the north.

  Mr. Jeffries asked about exiting, right and left. Should there be 3 lanes. Mr. Falkowski stated he looked at utilizing the north curb cut. He felt this would be acceptable.
Mr. Matt Gilbert, excited about being part of our community. Discussion on the Fire concerns, space and parking, and driveway.
Mr. Jeffries asked about basement. Mr. Gilbert said no, not a basement. Operate two bays.
Mr. Walton asked about the Decision record. Mr. Falkowski stated Fire concerns are covered already, we can add a minimum of 7 parking spaces.

**Action**

Mr. Jeffries moved to approve the request by the applicant, KYLE FLAMING, for approval of a Major Change to the Basic and Detailed Development Plan in a Planned Commercial District for the property located at 7536 Brandt Pike, further identified as Parcel Number P70-03909-0080 on the Montgomery County Auditor’s Tax Map (ZC 21-17) and the Planning Commission’s Decision Record as amended.

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

As this is a Major Change, the next step is this will go to City Council.

**VIII. Additional Business**

Mr. Falkowski gave an update; at last night's City Council meeting the rezoning for the lot on Taylorsville from PI to PR did pass. Waived second reading. Also, the dog training facility, that applicant redrew his application.

**IX. Approval of the Minutes**

Without objection, the minutes of the May 11, 2021, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

Mr. Falkowski said we have no cases right now.
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XI. Upcoming Meetings

Jun 15, 2021
Jun 29, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:31 p.m.

__________________________________________________________________________
Terry Walton, Chair __________________________ Date

__________________________________________________________________________
Geri Hoskins, Administrative Secretary __________________________ Date