AGENDA
CITY PLANNING COMMISSION
City Hall - Council Chambers
6131 Taylorsville Road
August 24, 2021
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

7. New Business

A. FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Section 3 Phase II of Windbrooke (ZC 21-27).

B. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

C. DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection (ZC 21-25).
D. FINAL PLAT - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of the Final Plat for Broad Reach Realty (ZC 21-26).

8. Additional Business

9. Approval of Minutes
   A. Planning Commission August 10, 2021

10. Reports and Calendar Review

11. Upcoming Meetings
   A. September 14, 2021
   B. September 28, 2021

12. Adjournment
**Planning Commission**

**Meeting Date:** 08/24/2021

**FINAL PLAT**

<table>
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<tr>
<th>Information</th>
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<tbody>
<tr>
<td><strong>Agenda Title</strong></td>
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<td>FINAL PLAT - The applicant, CORRIDOR DEVELOPMENT COMPANY, LLC, is requesting approval of a Final Plat for Section 3 Phase II of Windbrooke (ZC 21-27).</td>
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| Purpose and Background |

<table>
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<tr>
<th>Attachments</th>
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<tbody>
<tr>
<td><strong>Staff Report</strong></td>
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<td><strong>Decision Record</strong></td>
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<tr>
<td><strong>Drawing</strong></td>
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</tbody>
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Memorandum
Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission
From: Scott P. Falkowski, Assistant City Manager
Date: August 19, 2021
Subject: ZC 21-27 (Final Plat Windbrooke Sec. 3 PH II)

Application dated August 17, 2021

Department of Planning and Zoning

<table>
<thead>
<tr>
<th>APPLICANT/OWNER:</th>
<th>Corridor Development Company LLC – Applicant/Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT NAME:</td>
<td>Windbrooke Section 3 Phase II</td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>5060 East US Route 40</td>
</tr>
<tr>
<td>ZONING/ACREAGE:</td>
<td>Planned Mixed (PM) / 7.594 acres</td>
</tr>
<tr>
<td>EXISTING LAND USE:</td>
<td>Residential</td>
</tr>
<tr>
<td>ADJACENT LAND:</td>
<td>Planned Mixed (PM)</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>The applicant requests approval of the Final Plat for Section 3 Phase II of Windbrooke.</td>
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<tr>
<td>ORIGINAL APPROVAL:</td>
<td>ZC 05-10</td>
</tr>
<tr>
<td>APPLICABLE HHCC:</td>
<td>Chapter 1107</td>
</tr>
<tr>
<td>CORRESPONDENCE:</td>
<td>In Favor – None Received</td>
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<td>In Opposition – None Received</td>
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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 II 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-five (25) 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 second phase of 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 northern side of Windbrooke Drive that adjoins the existing Lot 320 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 II 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 August 17, 2021, the applicant, Corridor Development Company LLC, requested approval of the Final Plat for Section 3 Phase II of the Windbrooke Development (Zoning Case 21-27), and;

WHEREAS, on August 24, 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 Corridor Development LLC for approval of the Final Plat for Section 3 Phase II of the Windbrooke Development (Zoning Case 21-27) in accordance with the recommendation of Staff’s Memorandum dated August 19, 2021, with the following conditions:

1. The Final Plat for Section 3 Phase II of the Windbrooke Development shall be the plans stamped received by the City of Huber Heights Planning Department on August 17, 2021.

2. Prior to the issuance of a permit for any of the lots within Section 3 Phase II 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 Phase II except for the directly east of existing Lot 320 which shall have a side yard least width of 5 feet with total side yard of 15 feet.

4. 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.
ZC-21-27 Decision Record

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

________________________________________  ______________________
Terry Walton, Chair                           Date
Planning Commission
WINDBROOKE
SECTION 3 PHASE II
REPLAT INLOT 1610
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2021

LOCATION MAP
NO SCALE

M.D.A. RESTRICTIONS:
All of the lots in Windbrooke Section 3. Phase II are subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Deed Book 788, Page 181 of the Miami County, Ohio, Recorder's Office. Restrictions contained 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
Setbacks lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. All cases of conflict with local zoning regulations, the local zoning requirements shall control.

BASES OF BEARINGS
Bearings are based on the NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:
MIAMI COUNTY RECORD DEED RECORDS:
DOCUMENT NO. 2020OR-11533
DOCUMENT NO. 2020OR-11331
DOCUMENT NO. 2021OR-12238
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 49, PAGE 19
VOLUME 49, PAGE 75

DEVELOPER
CORRIDOR DEVELOPMENT COMPANY LLC
5131 POST ROAD SUITE 101
DUBLIN, OHIO 43017

MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED __________ __________, 2021.
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 land containing 7.594 acres as described in a deed to Corridor Development Company LLC, of record in Document No. 2020OR-11533, as recorded in the deed records of Miami County, Ohio.
The measurements are certified correct and iron pins will be set as shown.

I.B.I. GROUP

By ________________________________
David L. Chiesa P.S.
Registered Surveyor No. 7740

PHYSICAL SIZE: 1296.0 x 1728.0
Planning Commission
Meeting Date: 08/24/2021
DETAILED DEVELOPMENT PLAN

Information

Agenda Title
DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road (ZC 21-24).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Elevations
Fire Assessment
Memorandum
Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: August 19, 2021
Subject: ZC 21-24 (Detailed Development Plan – Hayden Apartments)

☐ Application dated August 9, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
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<tbody>
<tr>
<td>APPLICANT/OWNER: Homestead Development– Applicant</td>
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<tr>
<td>DEPARTMENT NAME: Hayden Apartments</td>
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<tr>
<td>ADDRESS/LOCATION: Northeast corner Old Troy Pike and Taylorsville Road</td>
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<td>ZONING/ACREAGE: Planned Mixed Use (PM) / 7.533 acres</td>
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<tr>
<td>EXISTING LAND USE: Vacant</td>
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<tr>
<td>ZONING ADJACENT LAND: B-3, R-6</td>
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<tr>
<td>REQUEST: The applicant requests approval of a Detailed Development Plan for 7.533 acres at the Northeast corner of Old Troy Pike and Taylorsville Road</td>
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<tr>
<td>PREVIOUS APPROVAL: ZC 21-16</td>
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<tr>
<td>APPLICABLE HHCC: Chapter 1179</td>
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<tr>
<td>CORRESPONDENCE: In Favor – None Received</td>
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<td>In Opposition – None Received</td>
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STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for a multi-family project at the above described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Site

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site’s frontage. The plan calls for a minimum of 24 feet wide drives.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.
- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are be granted to the public for access from the businesses to the north to access the signalized intersection.
Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

**Site**

Two hundred and eighty parking spaces are being provided, which exceeds the amount approved through the Basic Development Plan of one space per bedroom. Eleven ADA spaces are being provided, which exceeds our Code requirement of seven ADA spaces.

**Building Elevations**

The Approved Architectural Styling is as follows:

The proposed three-story multifamily buildings are designed to be 100% masonry materials, which specifically includes two different color Hardie plank lap siding, Hardie shingle siding, mink grey brick, santa fe brick, and rockcast smooth stone. Asphalt shingles are being used on all buildings. The materials meet the Basic Development Plan approval requirements.

There are six multifamily buildings in addition to the clubhouse building with a total of 192 units, split into 120 one-bedroom units and 72 two-bedroom units.

**Landscaping**

There is proposed landscaping throughout the complex with a combination of evergreen, shade, and ornamental trees, shrubs and perennials, grasses, and groundcover. In Planned Mixed Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement.

**Lighting**

The proposed lighting is as follows:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas...
requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.

- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings

- Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
  - The height of light fixtures shall not exceed 25 feet;
  - All fixtures shall have a cut-off angle of 90 degrees or less;
  - No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
  - Maximum illumination at the property line shall not exceed one half foot-candle

Recommendation:

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

WHEREAS, on August 9, 2021, the applicant, Homestead Development, requested approval of a Detailed Development Plan for property at the northeast corner of Old Troy Pike and Taylorsville Road (Zoning Case 21-24), and;

WHEREAS, on August 24, 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 of the request.

________ moved to approve the application submitted by Homestead Development, and the applicant’s request for approval of a Detailed Development Plan for property at the northeast corner of Old Troy Pike and Taylorsville Road (Zoning Case 21-24) in accordance with the recommendation of Staff’s Memorandum dated August 19, 2021, with the following conditions:

1. The approved Detailed Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on August 9, 2021, except as modified herein.

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

3. The trash compactor & bulk storage area shall have a masonry enclosure.

4. All traffic improvements on Old Troy Pike and Taylorsville Road described in Zoning Case 21-25 shall be complete prior to the issuance of a final for any building within this development.

5. Garage materials shall match those of the multi family buildings.

6. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a Subdivider’s Agreement in accordance with the City of Huber Heights Subdivision Regulations related to the various public improvements in
accordance with the approval of this Detailed Development Plan application.

7. Prior to the issuance of a zoning permit, 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 Department, and shall remain in effect until such time as the landscaping has been completed as determined by the Planning 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 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 Department. The term of the maintenance bond shall be three growing seasons.

8. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of combining/splitting the existing lots, vacating Huber Road and establishing all necessary public easements on the subject property.

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

______________________________  __________________
Terry Walton, Chair  
Planning Commission  

Date
EXISTING CONDITIONS & DEMOLITION PLAN

SITE DEVELOPMENT PLANS FOR

OLD TROY PIKE & TAYLORSVILLE ROAD

CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

PARCEL 1:

HUBER ROAD

PLAT NO. 51

SECTION TWO

P.B. 94, P.G. 14

LOT 1147

HERBERT C. HUBER

PARCEL 2:

HUBER ROAD

PLAT NO. 8

SECTION ONE

P.B. 92, P.G. 83

LOT 1148

HERBERT C. HUBER

EXISTING CONDITIONS & DEMOLITION PLAN

CITY OF HUBER HEIGHTS PUBLIC STORM SEWER AND STORM STRUCTURES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

CITY OF HUBER HEIGHTS PUBLIC SANITARY SEWER AND SANITARY MANHOLES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

CITY OF HUBER HEIGHTS PUBLIC WATER LINE AND FIRE HYDRANT TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

HUBER ROAD CUL-DE-SAC (PUBLIC STREET WITH CURB & GUTTER) TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

HUBER ROAD RIGHT OF WAY TO BE VACATED.

SITE TO BE CLEARED OF TOPSOIL (STOCKPILED FOR FUTURE USE), TREES, BUSHES AND OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH GEOTECHNICAL REPORT. SITE IS WOODED/BRUSH.

BUILDING (COVERED PARKING) TO BE REMOVED.

PROJECT AREA

CITY OF HUBER HEIGHTS PUBLIC STORM SEWER AND STORM STRUCTURES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

CITY OF HUBER HEIGHTS PUBLIC SANITARY SEWER AND SANITARY MANHOLES TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

CITY OF HUBER HEIGHTS PUBLIC WATER LINE AND FIRE HYDRANT TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

HUBER ROAD CUL-DE-SAC (PUBLIC STREET WITH CURB & GUTTER) TO BE REMOVED AND DISPOSED OF. COORDINATE WORK WITH CITY OF HUBER HEIGHTS.

HUBER ROAD RIGHT OF WAY TO BE VACATED.
GENERAL SITE NOTES
1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only.
2. All radii and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions in the building are referenced to the outside face of the structure's foundation.
4. All dimensions, curb and gutter, street paving, curbs, driveways, approaches, handrail ramp, 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 access to these areas shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the AODA Accessibility Guidelines (ADAAG).
6. All AODA-accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised tactile plates which contain visually, either raised line, or dark contrast.
7. Contractor shall ensure existing pavements and curbs to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All permanent pavement shall be in accordance with ACI 330R-08, Sections 3.7 and Appendix C. Contractor joints shall be 1/4 of the slab thickness, isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contractor joints shall be non-outlined and spaced as follows:

   - Carbing: 10'-0" (max) spacing
   - Sidewalks: 5'-0" (max) spacing
   - Vehicle Traffic Areas: 4' Concrete Pavement
   - Thickness (ft.): 10'-0" (max) spacing.

SITE KEYNOTES
01. PARKING STRIPES - HATCH
   - 1" WIDE PARKING STRIPES: ADA HATCHING TO BE AT 1" AND 2'-0" O.C.
   - STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW

02. ADA ACCESSIBLE RAMP
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

03. ADA PARKING SIGNAGE
   - PER PAVEMENT SECTION: SHEET C-5.0
   - ADA PARKING SIGNAGE
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

04. ADA PARKING SYMBOL
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

05. LIGHT TRAFFIC ASPHALT "PARKING AREA" PAVEMENT
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

06. HEAVY TRAFFIC ASPHALT "DRIVEWAY AREA" PAVEMENT
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

07. CONCRETE GROOVE
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

08. CONCRETE BARRELS WITH INTEGRAL CURB
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

09. CURB AND TAPER FROM 6'-0" TO 0'
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

10. CURB SIDEWALK HEIGHT GOES FROM 6" TO 0" OVER 8'
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

11. TRASH ENCLOSURE
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS

12. CONCRETE WHEEL STOP
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

13. FIRE ACCESS DRIVE FROM ROAD: CURB TO BE REINFORCED IN THIS AREA AND CURBS USED TO MAIN DRIVE AS FIRE ACCESS ONLY.

14. LASPACER
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0
   - PER PAVEMENT SECTION: SHEET C-5.0

15. MONUMENT SIGN
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS

16. CAN GARAGE
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS

17. DRIVE-THRU
   - DRIVE-THRU
   - DRIVE-THRU
   - DRIVE-THRU
   - DRIVE-THRU

18. POOL AREA
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS
   - PER ARCHITECTURAL PLANS FOR DETAILS

19. MONUMENT SIGN
   - PER ARCHITECTURAL PLANS FOR DETAILS
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   - PER ARCHITECTURAL PLANS FOR DETAILS

20. MONUMENT SIGN
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   - PER ARCHITECTURAL PLANS FOR DETAILS

21. MONUMENT SIGN
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22. MONUMENT SIGN
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23. MONUMENT SIGN
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24. MONUMENT SIGN
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25. MONUMENT SIGN
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26. MONUMENT SIGN
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SITE AND PAVEMENT LEGEND
- CG - CONCRETE GROOVE
- GB - CONCRETE BARRELS WITH INTEGRAL CURB
- GHS - CONCRETE SIDEWALKS
- HR - CONCRETE RAMP
- HW - CONCRETE WHEEL STOP
- JG - JUNCTION BLOCK
- KG - KEEPER CURB
- LG - LID ENGINEERING
- CR - CURB END TAPER FROM 6" TO 0"
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 not commence until such that a minimum area of the site is stabilized or a time. Construction operations shall be terminated and performed in such a manner such that sediment control measures are in place prior to commencement in critical areas and temporary sediment control measures are in place throughout the project.

3. Special permission will be taken in the use of sediment removal equipment to prevent sediments that promote erosion.

4. Changes to the site plan or area must be reviewed and erosion control measures are not disturbed.

5. The erosion control measures are to be inspected twice a week and a record of the inspections is to be maintained. All critical areas are to be inspected daily. The inspector shall check the site to determine that sediment control measures are in place and address any problems that the inspector may determine need immediate attention.

6. Temporary sediment stabilization shall occur within 7 days of the initial excavation. Once the trench is constructed, erosion control measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be removed shall be temporarily stabilized before backfilling. Any trench to enlarge existing drainage ditches or to a storm sewer shall be temporarily stabilized within 7 days of the initial work. Any trench to enlarge existing drainage ditches or to a storm sewer shall be temporarily stabilized within 7 days of the initial work. All work shall be completed within 14 days after work is completed.

7. Trenches for underground utility lines and pipe shall be temporarily stabilized within 7 days if they are not to remain active for 30 days. Trenches that are more than 8 feet wide will be temporarily stabilized before backfilling. A drainage swale shall be formed to remove excess water below digging. If the trench is bi-directional, the inner sections shall be temporarily stabilized before backfilling. In the event of a large release of petroleum waste (25 gallons or more) contractor shall contact OEPA at 1-800-282-9378, the local fire department and the local emergency planning committee (LEPC) within 30 minutes of spill.

8. The Contractor shall be responsible for submitting a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Huber Heights, Montgomery County, Ohio. The SWPPP shall include the following:

   a. A spill prevention control and countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total oil storage capacity of 10,000 gallons or more, or total diesel storage capacity of 2,500 gallons or more.

   b. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed if the site has more than 200 square feet of paved area or 500 square feet of impervious area. The SWPPP shall include:

      i. A site map showing the location of all active construction sites.

      ii. A list of all construction activities and materials to be transported or stored on site.

      iii. A description of all temporary erosion and sediment control measures and activities to be undertaken.

      iv. A schedule for the implementation and completion of all temporary erosion and sediment control activities.

      v. A schedule for the removal and disposal of all sediments and other materials.

   c. Data Management System (DMS) Plan for tracking all sediment and erosion control activities.

   d. A Spill Prevention Control and Countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total oil storage capacity of 10,000 gallons or more, or total diesel storage capacity of 2,500 gallons or more.

   e. All storm sewers, infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.

   f. All construction and demolition debris waste will be disposed of in an OEPA approved C&DD landfill as required by Ohio Revised Code 3714.

   g. Contractors shall be responsible for the disposal of debris, trash, and sediment-laden waste. All materials shall be disposed of by the OEPA approved C&DD landfill.

9. The Contractor shall be responsible for submitting a Stormwater Pollution Prevention Plan (SWPPP) to the City of Huber Heights, Montgomery County, Ohio. The SWPPP shall include the following:

   a. A Spill Prevention Control and Countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total oil storage capacity of 10,000 gallons or more, or total diesel storage capacity of 2,500 gallons or more.

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      iii. A description of all temporary erosion and sediment control measures and activities to be undertaken.

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   h. The Contractor shall be responsible for the disposal of debris, trash, and sediment-laden waste. All materials shall be disposed of by the OEPA approved C&DD landfill.

10. All erosion and sediment control practices shall be maintained until permanent erosion control measures are in place. Permanent erosion control measures may include:

   a. Retaining walls

   b. Dry wells

   c. Erosion control blankets

   d. Silt fences

   e. Drainage swales

   f. Biofiltration cells

   g. Sediment basins

   h. Bioretention systems

   i. Wet ponds

   j. Erosion control blankets

   k. Silt fences

   l. Drainage swales

   m. Sediment basins

   n. Bioretention systems

   o. Wet ponds

   p. Erosion control blankets

   q. Silt fences

   r. Drainage swales

   s. Sediment basins

   t. Bioretention systems

   u. Wet ponds

11. All erosion and sediment control practices shall be maintained until permanent erosion control measures are in place. Permanent erosion control measures may include:

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   v. Silt fences

   w. Drainage swales

   x. Sediment basins

   y. Bioretention systems

   z. Wet ponds

   a. Erosion control blankets

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

### Occupancy Information

<table>
<thead>
<tr>
<th>Occupancy Name:</th>
<th>Hayden Apartments</th>
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<td>Occupancy Address:</td>
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### Permit Information

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<td>MCBR ELE:</td>
<td>HHFD Plan: 21-178</td>
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<td>REVIEWER:</td>
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<td>DATE:</td>
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### 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. 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:**

- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c).
- At least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified
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.

Ordinance 1521.01(e). (Based on Utility Plan C-4, 8/6/2021, locations appear to meet this requirement.)

- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. (See below.)
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5.
- The water supply shall be capable of providing required fire flows for fire protection. Ohio Fire Code 507.1 & 507.3. Calculations and findings will need to be determined and provided. (Refer to Ohio Fire Code Appendix B for required flows.)
- Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.
- Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1. The secondary fire department access road is shown in different location on the site drawings and landscape drawings. Final location shall be resubmitted before construction.
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1. (Based on Utility Plan C-4, 8/6/2021, locations appear to meet this requirement.)
- Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.

Please reference contact information below for questions or concerns with this document.
Planning Commission
Meeting Date: 08/24/2021
DETAILED DEVELOPMENT PLAN

Information

Agenda Title
DETAILED DEVELOPMENT PLAN - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection (ZC 21-25).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Fire Assessment
Memorandum  
Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission  
From: Scott Falkowski, Assistant City Manager  
Date: August 19, 2021  
Subject: ZC 21-25 (Detailed Development Plan – Broad Reach)  
☐ Application dated August 9, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
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</table>
| **APPLICANT/OWNER:** | Broad Reach Retail Partners, LLC  
| | Applicant  
| | HF 2 SUB LLC  
| | Owner |
| **DEVELOPMENT NAME:** | Huber Heights Common |
| **ADDRESS/LOCATION:** | Northeast corner Taylorsville and Old Troy Pike |
| **ZONING/ACREAGE:** | Planned Mixed Use (PM) / 9.2 acres |
| **EXISTING LAND USE:** | Multi-Family Residential/Office |
| **ZONING ADJACENT LAND:** | R-6, B-3, PC |
| **REQUEST:** | The applicant requests approval of a Detailed Development Plan for 9.2 acres at the Taylorsville Road and Old Troy Pike intersection |
| **PREVIOUS APPROVAL:** | ZC 21-16 |
| **APPLICABLE HHCC:** | Chapter 1179 |
| **CORRESPONDENCE:** | In Favor – None Received  
| | In Opposition – None Received |
STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for the infrastructure portion of a commercial and multi-family Mixed Use project at the above-described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The above-described property was rezoned from R-6 - Residence and B-3 - Commercial to PM – Planned Mixed Use in 2021. The site is located at the northeast corner of Taylorsville Road and Old Troy Pike. The overall proposal calls for the construction of six commercial buildings to be located on individual lots and 192 market rate apartment units housed in 6 multi-family buildings.

Site

Access will be in multiple locations along Old Troy Pike and Taylorsville Road. Both Taylorsville Road and Old Troy Pike will be widened along the site’s frontage. The plan calls for a minimum of 24 feet wide drives. Individual Detailed Development Plans will be submitted for each user and lot.

The traffic improvements included are as follows:

- Old Troy Pike is being widened to add an express lane along the frontage.
- Old Troy Pike & Access 1 is proposed to be right-in/right-out only.
- Old Troy Pike & Access 2 (across from IHOP) restricts left turns out of the development.
- Old Troy Pike & Access 3 (across from Burger King) shall have a signalized intersection installed.
- Taylorsville Road is being widened on the north side to match the widening of the existing northbound turn lane at the intersection of Old Troy Pike and Taylorsville.
- Huber Road will be vacated with this development.
- Access easements are be granted to the public for access from the businesses to the north to access the signalized intersection.
With the Huber Road vacation, additional property is being transferred to the adjacent property owners. With this, the QSR has room to relocate the parking area along the shared access drive that parallels Old Troy Pike to the north. Exact layout will come with the individual Detailed Development Plan.

Storm water is handled through storm sewers flowing into an existing retention pond at the eastern side of the property.

Sanitary will flow into existing public sanitary sewers which flow across the property into the Old Troy Pike right of way. A portion of the sewer will be relocated to align better with the street and lot network.

Water is being provided from the existing public main which also crosses the middle of the property and connects in the Old Troy Pike right of way and into the property to the east. A new main will be located along a portion of the water main and part will also be relocated to align better with the street and lot network.

**Building Elevations**

No buildings are being approved with this application.

**Landscaping**

There is proposed landscaping throughout the interior street network and along the existing retention pond. The materials include Deciduous Trees, Ornamental Trees and Evergreen Trees. Existing trees will remain around the retention pond and along the eastern property line. A new four foot black coated chain link fence will be installed around the retention pond for safety. In Planned Mixed Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that requirement. Landscaping will also be provided around each building through a combination of bushes, grasses, and flowers and will be part of those individual Detailed Development Plan submittals.

**Lighting**

Lighting will be address in the individual Detailed Development Plan submittals, but will have the following guidelines:

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.
• Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
• Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
  o The height of light fixtures shall not exceed 25 feet;
  o All fixtures shall have a cut-off angle of 90 degrees or less;
  o No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
  o Maximum illumination at the property line shall not exceed one half foot-candle

**Signage**

One community ground sign is being proposed at the southwest corner with details to be provided at a later date. Individual lot signage will be presented at the detailed Development Plan stage for each lot. While the designs have not been submitted, the individual signs shall not exceed that of the City’s standard sign code, unless specifically approved by Planning Commission.

**Recommendation:**

Staff’s analysis of the applicant’s proposal leads it to recommend approval of the Detailed Development Plan in accordance with the approval conditions detailed in the proposed legislation for Planning Commission’s consideration.
Planning Commission Decision Record- Rev

WHEREAS, on August 9, 2021, the applicant, Broad Reach Retail Partners, LLC, requested approval of a Detailed Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike (Zoning Case 21-25), and;

WHEREAS, on August 24, 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 of the request.

[Resolution]

moved to approve the application submitted by Broad Reach Retail Partners, LLC, and the applicant's request for approval of a Detailed Development Plan for property at the northeast corner of Taylorsville Road and Old Troy Pike (Zoning Case 21-25) in accordance with the recommendation of Staff’s Memorandum dated August 19, 2021, with the following conditions:

1. The approved Detailed Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on August 9, 2021, except as modified herein.

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

3. The Detailed Development Plan approval is for internal roads, utility, stormwater, landscaping, and Public Road improvements only.

4. No parking spaces shall be located along the shared access drive north of the signalized intersection.

5. Access shall be limited coming off the main access drive from the signalized intersection at the closest crossing drive for right turn only movements.

6. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a Subdivider's Agreement in accordance with the City of Huber Heights
Subdivision Regulations related to the various public improvements in accordance with the approval of this Detailed Development Plan application.

7. Prior to the issuance of a zoning permit, 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 Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning 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 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 Department. The term of the maintenance bond shall be three growing seasons.

8. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of combining the existing lots and establishing all necessary public easements on the subject property.

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

Terry Walton, Chair
Planning Commission
Demolition Keynotes:

1. City of Huber Heights Public Storm Sewer and Storm Structures to be removed and disposed of. Coordinate work with City of Huber Heights.
2. City of Huber Heights Public Sanitary Sewer to be removed and disposed of. Coordinate work with City of Huber Heights.
3. City of Huber Heights Public Water Line to be removed and disposed of. Coordinate work with City of Huber Heights.
4. Fire hydrant to be relocated for road widening on Old Troy Pike.
5. Huber Road CUL-DE-SAC (Public Street with Curb & Gutter) to be removed and disposed of. Coordinate work with City of Huber Heights. Huber Road Right of Way to be vacated.
6. Curb and Gutter and Sidewalks along Old Troy Pike (East Side) and Taylorsville Road (North Side) to be removed and disposed of. Coordinate work with City of Huber Heights.
7. City of Huber Heights Public Storm Sewer to be removed and disposed of. Coordinate work with City of Huber Heights.
8. Rounding to be removed and utility lines abandoned per utility provider requirements.
9. Building to be removed and utility lines abandoned per utility provider requirements.
10. PAVEMENT, SIDEWALKS, PADS AND FENCING TO BE REMOVED AND DISPOSED OF.
11. TREES TO BE CLEARED ON SITE.

Overall Site DDP Set:

This DDP Set is for the internal roads, utility lines, and public road improvements for this project. Each individual lot will need to submit its own DDP set. The site layout shown on these plans may not be the actual layout for the individual lots.

The multi-family site that was part of the PUD rezoning will also submit their own DDP set.
before you dig.

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 units or edge of paving areas 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, driveway aprons, handicap ramps, etc. shall be constructed outside the property line of the right of way shall conform to all Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
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. At a minimum, detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contraction joints shall be 1/4 of the slab thickness. Location joints shall be placed between pavement and foundations, islands, and other fixed structures. Construction joints shall be tooled finished and spaced as follows:
   - Commercial: 10'-0" (max) spacing
   - Sidewalks: 0'-0" (max) spacing

SITE KEYNOTES
- CONCRETE ASPHALT ("DRIVEWAY AREA") PAVING
- CONCRETE ("PARKING LOT") PAVING
- CONCRETE ("MULTI FAMILY"") PAVING
- DRIVES ARE FOR FACE OF CURB TO FACE OF CURB
- DIMENSIONS FOR PROJECT APPROACHES, HANDicap Ramps, etc. constructed outside the property line in the right of way shall conform to all Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- 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).
- All sidewalks, curb and gutter, street paving, curb cuts, driveway, driveway aprons, handicap ramps, etc. shall be constructed outside the property line of the right of way shall conform to all Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All site and radii dimensions are referenced to the face of units or edge of paving areas otherwise noted.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only.
- All site and radii dimensions are referenced to the face of units or edge of paving areas otherwise noted.
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway, driveway aprons, handicap ramps, etc. shall be constructed outside the property line of the right of way shall conform to all Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- 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).
- At a minimum, detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
- Contraction joints shall be 1/4 of the slab thickness. Location joints shall be placed between pavement and foundations, islands, and other fixed structures. Construction joints shall be tooled finished and spaced as follows:
  - Commercial: 10'-0" (max) spacing
  - Sidewalks: 0'-0" (max) spacing

SITE AND PAVEMENT LEGEND
- IMAGE SOURCE: SITE PLAN SHOWS HUBER ROAD RIGHT OF WAY BEING VACATED
- DATA SOURCE: THIS SITE PLAN SHOWS HUBER ROAD RIGHT OF WAY BEING VACATED
- OVERALL SITE DDP SET: THIS DDP SET IS FOR THE INTERNAL ROADS, UTILITY LINES, AND PUBLIC ROAD IMPROVEMENTS FOR THE PROJECT. EACH INDIVIDUAL LOT WILL NEED TO PRESENT ITS OWN DDP SET. THE SITE LAYOUTS SHOWN ON THESE PLANS MAY NOT BE THE ACTUAL LAYOUT FOR THE INDIVIDUAL LOTS.
- THE MULTI FAMILY SITE THAT WAS PART OF THE PUD REZONING WILL ALSO SUBMIT THEIR OWN DDP SET.
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, including detention basin.
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).
10. Install pavement, curb, and other hardscape structures/surfaces.
11. Stabilize ditches, detention basin, common areas and slopes.
12. Establish permanent vegetation for all disturbed areas.
13. Remove all temporary erosion and sediment control devices.

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.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).
SWPPP DETAILS

28. OVERALL SITE DDP

Protected storage areas for industrial or construction materials shall be used to minimize exposure of such materials to storm water.

27. In the event of a large release of petroleum waste (25 gallons or more) contractor shall contact OEPA at 1-800-282-9378, the local fire department and the local emergency planning committee (LEPC) within 30 minutes of spill.

26. All contaminated soils must be treated and/or disposed in OEPA approved soil waste management facilities or hazardous waste treatment, storage or disposal facilities (TSDFS).

25. A Spill Prevention Control and Countermeasures (SPCC) Plan shall be developed if the site has one above ground storage tank of 660 gallons or more, total above ground tank storage of 1330 gallons, or below ground storage of...

24. Dumpsters shall be provided for the disposal of debris, trash, hazardous and petroleum waste. All containers must be covered and leak proof.

23. Any areas that will be used for mixing or storing fertilizers, lime, asphalt or concrete or used for vehicle fueling shall be designated and these areas should be kept away from any watercourses or storm sewers.

22. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.

21. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads 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 cause soil erosion in order to ensure safety and allow for safe road use. Collected sediments shall be placed in a stable location on or outside of a stable location. Contractor shall use State Department of Transportation recommendations for haul road design.

20. The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.

19. All disturbed areas shall be permanently stabilized after 7 days of free draining. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, or at which time temporary measures will be removed.


17. The Contractor shall be responsible for the installation, maintenance, and removal of all temporary erosion control measures. These measures shall be in place until the permanent erosion control measures are completed. The Contractor shall be responsible for the...
**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. 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.

- Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.
- Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.
- The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1. *(To enable fire apparatus access around buildings we are requesting that the bypass lane at the proposed bank be increased.)*
- Verify that proposed trees do not obstruct fire department access and access roads. The minimum clear vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1.
- The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and
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.

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

Agenda Title
FINAL PLAT - The applicant, BROAD REACH RETAIL PARTNERS, LLC, is requesting approval of the Final Plat for Broad Reach Realty (ZC 21-26).

Purpose and Background

Attachments

Staff Report
Decision Record
Drawings
Memorandum  
Staff Report for Meeting of August 24, 2021

To: Huber Heights City Planning Commission
From: Scott P. Falkowski, Assistant City Manager
Date: August 19, 2021
Subject: ZC 21-26 (Final Plat Broad Reach Realty)

Application dated August 9, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT/OWNER:</td>
<td>Broad Reach Retail Partners, LLC - Applicant</td>
</tr>
<tr>
<td></td>
<td>HF 2 SUB LLC – Owner</td>
</tr>
<tr>
<td>DEVELOPMENT NAME:</td>
<td>Huber Heights Common</td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>NE Corner Old Troy Pike and Taylorsville Road</td>
</tr>
<tr>
<td>ONING/ACREAGE:</td>
<td>Planned Mixed (PM) / 17.200 acres</td>
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<tr>
<td>EXISTING LAND USE:</td>
<td>Residential/Office/Vacant</td>
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<tr>
<td>ZONING ADJACENT LAND:</td>
<td>R-6, B-3, PC</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>The applicant requests approval of the Final Plat for Broad Reach Realty.</td>
</tr>
<tr>
<td>ORIGINAL APPROVAL:</td>
<td>ZC 21.16</td>
</tr>
<tr>
<td>APPLICABLE HHCC:</td>
<td>Chapter 1107</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>
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</table>
STAFF ANALYSIS AND RECOMMENDATION:

Overview

In 2021, City Council approved the Rezoning of the above-described property to Planned Mixed Use. The current request is for the Final Plat to combine the existing lots and dedicate right of way for the development.

Lot Analysis

This plat takes two existing lots and reconfigures the lot lines for two new lots. Also included is dedicating a portion of Old Troy Pike for a consistent right of way along the frontage. This plat also dedicates all easements, including access, utility, waterline, and drainage. Huber Road is to be vacated and a portion is added to this plat. The final plat as presented complies with the proposed Detailed Development Plan.

Engineering

Engineering has worked with the applicant and will require easement for the public utilities on Parcel 2.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Final Plat for Broad Reach Realty in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
Planning Commission Decision Record

WHEREAS, on August 9, 2021, the applicant, Broad Reach Retail Partners, LLC, requested approval of the Final Plat for Broad Reach Realty (Zoning Case 21-26), and;

WHEREAS, on August 24, 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 Broad Reach Retail Partners, LLC for approval of the Final Plat for Broad Reach Realty (Zoning Case 21-26) in accordance with the recommendation of Staff’s Memorandum dated August 19, 2021, with the following conditions:

1. The Final Plat for Broad Reach Realty shall be the plans stamped received by the City of Huber Heights Planning Department on August 9, 2021.

2. The approval is subject to the vacation of Huber Road.

3. Easements shall be added to Parcel 2 for the public utility extensions.

4. 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 .

______________________________  

______________________________
Situate in Section 29, Town 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, State of Ohio this description is part of a 10.994 acre tract, Situated in the City of Huber Heights, County of Montgomery, State of Ohio;

PARCEL 1:

Legal Description (per Title Commitment)

DEDICATION

The undersigned being the owner and developer of the lands herein described, do hereby dedicate as a public street the land described in the dedication plat hereto attached. The undersigned does hereby dedicate to the public, its agents and employees, the land described in the dedication plat hereto attached for all time, for the uses and purposes of a public street.

OWNERS STATEMENT

This description is the true and correct description of all parcels and easements as described in the dedication plat hereto attached.

ACKNOWLEDGEMENT

This instrument was acknowledged in the City of Huber Heights, Montgomery County, State of Ohio on this day of , 20__ before me, a Notary Public in and for said County, in the presence of the undersigned witnesses.

CERTIFICATE OF SURVEYOR

The undersigned, a duly licensed and active member of the American Congress of Surveying and Mapping, and a duly licensed Surveyor in the State of Ohio, hereby certifies that I have surveyed the parcel of land described in the dedication plat hereto attached and that the same is a true and accurate representation of the same.
9. A.

Planning Commission
Meeting Date: 08/24/2021
MINUTES

Information
Agenda Title
Planning Commission August 10, 2021

Purpose and Background

Attachments

No file(s) attached.