AGENDA
CITY PLANNING COMMISSION
City Hall - Council Chambers
6131 Taylorsville Road
September 28, 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. DETAILED DEVELOPMENT PLAN - The applicant, Redwood Living, is requesting approval of a Detailed Development Plan for 5.41 acres on Red Buckeye Drive (ZC 21-28).
   B. DETAILED DEVELOPMENT PLAN - The applicant, RA Smith, is requesting approval of a Detailed Development Plan for 1.15 acres at 7578 Old Troy Pike (ZC 21-29).
   C. DETAILED DEVELOPMENT PLAN - The applicant, RJK Associates, is requesting approval of a Detailed Development Plan for 8.755 acres at 5060 US Route 40 (ZC 21-30).
   D. MINOR CHANGE - The applicant, Campbell Berling, LLC, is requesting approval of a Minor Change for signage at The Oaks Section 9 (ZC 21-31).

8. Additional Business
   A. HUBER CENTER

9. Approval of Minutes

10. Reports and Calendar Review
11. Upcoming Meetings

A. OCTOBER 12, 2021

B. OCTOBER 26, 2021

12. Adjournment
To: Huber Heights City Planning Commission
From: Scott Falkowski, Interim City Manager
Date: September 22, 2021
Subject: ZC 21-28 (Detailed Development Plan – Harrison IV)


Department of Planning and Development

| APPLICANT/OWNER: | Redwood Living – Applicant  
| DEC Land Co I LLC - Owner |
| DEVELOPMENT NAME: | The Harrison |
| ADDRESS/LOCATION: | Red Buckeye Drive |
| ZONING/ACREAGE: | PM / 5.41 acres |
| EXISTING LAND USE: | Vacant |
| ZONING | PM |
| ADJACENT LAND: | PM |
| REQUEST: | The applicant requests approval of a Detailed Development Plan. |
| ORIGINAL APPROVAL: | |
| 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 an apartment complex at the above described location.

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

The proposal before Planning Commission calls for the construction of an extension of an existing Multi-Family Housing complex. The site is located in Section One of the Carriage Trails Development on the north side of Red Buckeye Drive. The proposal consists of 36 residential units housed in 3, 4, 5, and 6 unit buildings. There are a total of 8 buildings.

1171.09 - Detailed development plan.

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

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

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

(Ord. 89-O-339, Passed 2-6-89)
1171.091 - Planning commission/council review.

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

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

Building Elevations:

The buildings are proposed to have a combination of stone and vinyl façades that match those of the previous phases. The requirement per the approved Basic Development Plan is that 30% of the primary façade shall be finished with masonry products. All proposed buildings meet or exceed that requirement. The roofs have asphalt shingles and have multiple pitches providing a depth to the buildings. Each unit has a covered entry, all from the outside of the building. Each unit has its own garage located at the front elevation.

Site Design and Engineering:

1179.06 Development standards.

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

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

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

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

(d) **Site Planning.**

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

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

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

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

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

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

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

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.
B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.
C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

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

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

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

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

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

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

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

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

The applicant's proposal consists of an internal drive connection from Phase III of the development. There will be no new curb cuts off Red Buckeye Drive. This street network follows a circular grid pattern and provides turn arounds for trash and emergency vehicles. The drives are all proposed to be 26 feet in width, which is smaller than the City's standard street section, therefore at a minimum, one side of the street shall be posted “No Parking”. Sanitary and water have public main extensions throughout the complex. The water system is proposed to connect to the west through the existing complex. The sanitary sewer system in this area has adequate capacity to handle this number of residential units. Stormwater will flow into existing drainage systems and into existing retention ponds and will meet the City standards for outfall from the site. A mailbox kiosk is located near the center of this phase. Trash will be handled per unit. Lighting is being provided at the front porch and patio door only. The front porch lighting level meets the minimum requirement for infrequent entrances. There are no proposed pole lights in the complex. Parking is provided with garages at each unit, driveways for each unit that lead to each garage, plus an additional 14 parking spaces located throughout the complex, which is a larger space per unit allocation than the previous approved sections. Those spaces are proposed at 10 feet by 19 feet which exceeds the City standards.

Landscaping:

Along Red Buckeye Drive, landscaping consisting of street trees is being proposed. There is proposed landscaping along all property lines and along the drives and parking areas with a combination of evergreen, shade, and ornamental trees. In Planned Mixed Use Districts, a maximum of 75% impervious area is allowed. This proposal meets that
requirement. Landscaping is also being provided around each building through a combination of bushes, grasses, and flowers. This plan has a different set of tree types than phase I and II. Staff recommends that a minimum of 80 percent of the tree types match the previous phases.

**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 23, 2021, the applicant, Redwood Living, requested approval of a Detailed Development Plan for property located on Red Buckeye Drive (Zoning Case 21-28); and

WHEREAS, on September 28, 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 submitted by the applicant, Redwood Living, requesting approval of a Detailed Development Plan for the property located on Red Buckeye Drive (Zoning Case 21-28), 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 23, 2021.

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

3. A minimum of 80% of the tree types shall match that of the first two Phases of the development.

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

5. 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.

6. 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.

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

________________________________________

Jan Vargo, Vice Chair
Planning Commission

Date___________________
Redwood Harrison IV
Huber Heights, Ohio

Detailed Development Plan
Landscape Package

PREPARED FOR
Redwood Living
7007 East Pleasant Valley Road
Independence, Ohio 44131

PREPARED BY
POD design

SHEET INDEX
L1.0  OVERALL LANDSCAPE PLAN
L2.0  TYPICAL BUILDING FOUNDATION PLANS
SD1.0  LANDSCAPE DETAILS

VICINITY MAP

POD design.net

POD design.net

Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43225
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.382.3544

Redwood Living
7007 East Pleasant Valley Road
Independence, Ohio 44131

DATE: August 20, 2021
PROJECT NO. 21005
PLANT LIST

<table>
<thead>
<tr>
<th>#</th>
<th>CN</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>GROWTH</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Pinus strobus</td>
<td>Eastern White Pine</td>
<td>8' ht.</td>
<td>As Shown</td>
<td>As Shown</td>
</tr>
<tr>
<td>15</td>
<td>Picea abies</td>
<td>Norway Spruce</td>
<td>8' ht.</td>
<td>As Shown</td>
<td>As Shown</td>
</tr>
<tr>
<td>33</td>
<td>Picea omorika</td>
<td>Siberian Spruce</td>
<td>6' ht.</td>
<td>As Shown</td>
<td>As Shown</td>
</tr>
<tr>
<td>40</td>
<td>Pinus pungens</td>
<td>Mexican Juniper</td>
<td>8' ht.</td>
<td>As Shown</td>
<td>As Shown</td>
</tr>
<tr>
<td>41</td>
<td>Pinus taeda</td>
<td>Shortleaf Pine</td>
<td>8' ht.</td>
<td>As Shown</td>
<td>As Shown</td>
</tr>
</tbody>
</table>

PLANT INSTALLATION NOTES
1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND DESIGN CONSULTANT PRIOR TO STARTING WORK, CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-686-5837. CONTRACTOR TO WORK ALTERNATELY TO DISTURB UTILITIES, CURBS AND SIDEWALKS. DISTURBANCE INSTURCTIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND SIZES SHOWN AS SHOWN OR NOTED. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLANT LIST PREVAILS.

3. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL SITE BOUNDARIES AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCIES BETWEEN THE TWO. CONTRACTOR TO WORK ALTERNATELY TO DISTURB UTILITIES, CURBS AND SIDEWALKS. CONTRACTOR TO VERIFY WITH THE OWNER AND UTILITIES PRIOR TO PLANT INSTALLATION.

4. CONTRACTOR SHAL REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GARDENING IN THE PLANT REQUESTED TO PROVIDE A PROPER SOIL AND PLANTING BED.

6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS: COMPOST ORGANIC COMPOST (OR EQUAL) 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT BED LINES TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS CONSULTED BY DESIGN CONSULTANT BY PRIOR TO PLANT INSTALLATION.

7. TURF: SEE SPECIFICATIONS FOR TURF AND SOIL REQUIREMENTS FOR DRAINAGE, NO SUBSTITUTIONS.

8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR TO AND DURING INSTALLATION, ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE REMOVED AT THE CONTRACTOR'S EXPENSE AND REPLACED WITH MATERIALS MEETING REQUIREMENTS.

9. ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO AND ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TURF MOWING TO PREVENT TIP CUTOFF OF TEE OR BOOT SHAFTS. TO WATER UNTIL THE CONTRACTOR'S SAFETY BANDS ARE PROTECTED FROM BREAKING OR DAMAGE.

10. TURF MOWING TO BE 1" IN SOFTS, 1/2" IN SUBSOIL AND 2" IN HARDSOILS. BINDING TOWARDS THE STREET TURF TO RECEIVE SPRINGS AND FALL TO ALL TURF AND PLANTINGS.

11. MOWING - MINIMUM ONCE PER WEEK OR AS REQUIRED.

12. TRIMMING - SHRUBS, TREES, AND GROUND COVERS - FOR FINAL CLEANUP PRIOR TO CLEANING.

13. MOWING - MINIMUM ONCE PER WEEK OR AS REQUIRED.

14. SPRING AND FALL TO ALL TURF AND PLANTINGS.

15. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1.5" CAL. PER PLANT.

16. MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

17. RAINBOW - MINIMUM ONCE PER WEEK.

18. MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

19. MULCH TO BE 2" THICK. A Minimum of 6" OF MULCH IS REQUIRED TO FEED THE GRADING IN THE PROJECT. REQUIRED TO PROVIDE A PROPER SOIL AND PLANTING BED.

20. MAINTENANCE - 6" OF MULCH IS REQUIRED TO FEED THE rooted material. BARK SHALL BE PROTECTED FROM BRUISING AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE CONTRACTOR SHAL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE CONTRACTOR SHAL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL.

21. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL PLANTS TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.

22. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE CONTRACTOR SHAL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL.

23. MOWING - MINIMUM ONCE PER WEEK OR AS REQUIRED.

24. TRIMMING - SHRUBS, TREES, AND GROUND COVERS - FOR FINAL CLEANUP PRIOR TO CLEANING.

25. MOWING - MINIMUM ONCE PER WEEK OR AS REQUIRED.

26. SPRING AND FALL TO ALL TURF AND PLANTINGS.

27. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1.5" CAL. PER PLANT.

28. MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

29. RAINBOW - MINIMUM ONCE PER WEEK.

30. MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

31. MULCH TO BE 2" THICK. A Minimum of 6" OF MULCH IS REQUIRED TO FEED THE rooted material. BARK SHALL BE PROTECTED FROM BRUISING AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE CONTRACTOR SHAL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL.

32. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL PLANTS TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.

33. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE CONTRACTOR SHAL GUARANTEE ALL TREES, SHRUBS AND PLANTS. ROOT BALL.
TYPICAL BUILDING FOUNDATION PLANS

Typical Haydenwood Foundation Planting - Buildings P, R, T

Typical Willowwood Foundation Planting - Buildings Q, S, U, V, W

PLANT LIST - HAYDENWOOD

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SITE</th>
<th>COND.</th>
<th>SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH</td>
<td>Ilex glabra 'Densa'</td>
<td>Dense Compact Inkberry</td>
<td>18&quot;</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>JU</td>
<td>Juniperus chinensis 'Nicks Compact'</td>
<td>Nicks Compact Juniper</td>
<td>18&quot;</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>PH</td>
<td>Physocarpus opulifolius 'Little Devil'</td>
<td>Little Devil Ninebark</td>
<td>18&quot;</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>SP</td>
<td>Spiraea x 'Neon Flash'</td>
<td>Neon Flash Spirea</td>
<td>18&quot;</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>SY</td>
<td>Syringa meyeri</td>
<td>Palabin Lilac</td>
<td>30&quot;</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>TH</td>
<td>Thuja plicata 'Gelderland'</td>
<td>Gelderland Western Arborvitae</td>
<td>4'</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
</tbody>
</table>

PERENNIALS & ORNAMENTAL GRASSES

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SITE</th>
<th>COND.</th>
<th>SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td>CE</td>
<td>Cerastium tomentosum</td>
<td>Snow in the Summer</td>
<td>1 gal.</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>HE</td>
<td>Hemerocallis 'Happy Returns'</td>
<td>Happy Returns Daylily</td>
<td>1 gal.</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>HO</td>
<td>Hosta 'Fortunei Albamarginata'</td>
<td>Variegated Hosta</td>
<td>1 gal.</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
<tr>
<td>MI</td>
<td>Miscanthus sinensis 'Gracillimus'</td>
<td>Maiden Grass</td>
<td>1 gal.</td>
<td>Cont.</td>
<td>As Shown</td>
</tr>
</tbody>
</table>

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

SCALE: 1" = 20'
NOTES:

1. DO NOT STAKE OR WRAP TRUNK. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL.

3. ALL MULCH DEPITS PROJECT LIMITS TO BE 3" MULCH GRADE OR APPROVED EQUAL.

4. SOIL MIXTURE AS SPECIFIED

5. MULCH 3" DEEP, KEEP TREE TRUNK CLEAR. CONSTRUCT 6" HIGH IRRIGATION RING CIRCLING EDGE OF TREE PIT PREPARED SOIL FOR TREES, SEE SPECS 4"-6" DEEPER THAN ROOT BALL

6. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

7. DO NOT STAKE OR WRAP TRUNK. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

8. DO NOT STAKE OR WRAP TRUNK. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

9. DO NOT STAKE OR WRAP TRUNK. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

1. DO NOT PRUNE SHRUBS DURING INSTALLATION.

2. REMOVE STRING, ROPE, TWINE AND WRAP FROM ROOTBALL. REMOVE WIRE BASKET TO A MIN. DEPTH OF 18". LOOSEN BURLAP AROUND TREE TRUNK AND FOLD AWAY FROM TOP OF ROOTBALL. DEPTH OF PLANT PIT TO BE 1"-2" LESS THAN HEIGHT OF ROOTBALL.

3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

5. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

6. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

7. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

8. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

9. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

10. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.

11. THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISHED GRADE.
To: Huber Heights City Planning Commission
From: Scott Falkowski, Assistant City Manager
Date: September 22, 2021
Subject: ZC 21-29 (Detailed Development Plan – Discount Tire)

Application dated August 24, 2021.

Department of Planning and Development                          City of Huber Heights

APPLICANT/OWNER:          raSmith – Applicant
                           HF 2 SUB LLC - Owner

DEVELOPMENT NAME:          Discount Tire

ADDRESS/LOCATION:         7578 Old Troy Pike

ZONING/ACREAGE:           PM / 1.15 acres

EXISTING LAND USE:         Multi Family Residential

ZONING ADJACENT LAND:     PM Planned Mixed Use

REQUEST:                  The applicant requests approval of a Detailed Development Plan for a new Discount Tire Facility.

ORIGINAL APPROVAL:

APPLICABLE HHCC:          Chapter 1171, 1179

CORRESPONDENCE:           In Favor – None Received
                          In Opposition – None Received
STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan for a new Discount Tire Facility.

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. The proposal before Planning Commission calls for the construction of a new 7,020 square foot Discount Tire Facility which is a permitted use in the Planned Mixed Use Zoning District as a commercial use. Staff’s analysis of the proposal is broken into several segments as follows.

1171.09 - Detailed development plan.

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

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

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

(Ord. 89-O-339, Passed 2-6-89)
1171.091 - Planning commission/council review.

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

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

Building Elevations:

The building is made up of split face CMU and aluminum bordered window walls. There are also metal awnings and an aluminum storefront. There is a good mix of colors and depth to the building. The total building height is 26 feet. The dumpster enclosure is proposed to be made of CMU units to match the building and have gates at the front.

Site Design and Engineering:

1179.06 Development standards.

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

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

(b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.
(c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

(d) Site Planning.

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

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

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

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

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

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

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

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

B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

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

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

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

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

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

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.
(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

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

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

The building is 90 feet from the Old Troy Pike Right-of-Way. The building in this location is surrounded by other commercial uses. The parking area at the Old Troy Pike frontage is proposed to be 16.2 feet from the right of way line. The dumpster enclosure is located at the rear of the building.

Parking is as follows.

Required Parking Spaces: Automobile accessories sale or installation: two spaces for every service bay, plus one space for every 400 square feet of sales area.

By Code, sixteen spaces would be required. Thirty nine parking spaces are provided, with two being handicap accessible. The proposal calls for nine foot width parking spaces. Staff recommends that they meet the City Code of ten foot wide spaces.

Utilities:

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 is being collected through catch basins and storm sewer routing the flow to the existing retention pond to the east. There is no need for additional storm water detention. Lighting shall meet the standards of City Code 1181.21.

Signage:

Three wall signs are proposed on the building. The signs are to be located on the west, north and south faces. The total sign area of all three signs shall not exceed 150 square feet as per that standard City Code for buildings with multiple visible faces. No ground sign will be approved at this location. A master development sign will be available for all users.
Landscaping:

Landscaping is being provided around the perimeter of the building and site. The landscaping consists of deciduous trees, evergreen trees, shrubs, grasses and perennials. As the first development plan to be submitted along the Old Troy Pike frontage, this landscape plan will set the standards for landscaped areas along the Old Troy Pike Right of Way.

Recommendation:

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

WHEREAS, on August 24, 2021, the applicant, raSmith, requested approval of a Detailed Development Plan for the property located at 7578 Old Troy Pike, (Zoning Case 21-29); and

WHEREAS, on September 28, 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 submitted by the applicant, raSmith, requesting approval of a Detailed Development Plan for the property located at 7578 Old Troy Pike, (Zoning Case 21-29), with the following conditions:

1. The approved Detailed Development Plan site plans shall be the plans stamped received by the City of Huber Heights Planning Department on August 24, 2021, except as modified herein.

2. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

3. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.

4. Parking spaces shall be a minimum of 10 feet wide.
5. 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.

6. 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.

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

_____________________________   _______________
Jan Vargo, Vice Chair      Date
Planning Commission
LANDSCAPE SCHEDULE

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>QTY</th>
<th>BOTANICAL NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFM</td>
<td>4</td>
<td>Autumn Fantasy Maple</td>
</tr>
<tr>
<td>SL</td>
<td>3</td>
<td>Skyline Honey Locust</td>
</tr>
<tr>
<td>SDN</td>
<td>26</td>
<td>Nikko Slender Deutzia</td>
</tr>
<tr>
<td>LEH</td>
<td>5</td>
<td>Limelight Hydrangea</td>
</tr>
<tr>
<td>MCS</td>
<td>34</td>
<td>Magic Carpet Spirea</td>
</tr>
<tr>
<td>CA3</td>
<td>11</td>
<td>Overdam Feather Reed Grass</td>
</tr>
<tr>
<td>SH2</td>
<td>45</td>
<td>Tara Prairie Dropseed</td>
</tr>
<tr>
<td>PJC</td>
<td>12</td>
<td>Kallay Compact Pfitzer Juniper</td>
</tr>
<tr>
<td>ORNAMENTAL GRASSES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CA3</td>
<td>11</td>
<td>Overdam Feather Reed Grass</td>
</tr>
<tr>
<td>SH2</td>
<td>45</td>
<td>Tara Prairie Dropseed</td>
</tr>
<tr>
<td>PERENNIALS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EC5</td>
<td>17</td>
<td>Kim`s Knee High Purple Coneflower</td>
</tr>
<tr>
<td>H20</td>
<td>14</td>
<td>Mini Pearl Daylily</td>
</tr>
<tr>
<td>H22</td>
<td>14</td>
<td>Red Hot Returns Daylily</td>
</tr>
<tr>
<td>H21</td>
<td>31</td>
<td>Stella de Oro Daylily</td>
</tr>
</tbody>
</table>

LANDSCAPE CALCULATIONS

Para. 1185.06 Landscaping required.

(a) Any parking lot having a capacity of at least twenty (20) parking spaces shall be required to have not less than five percent (5%) of the interior of the parking landscaped.

PARCEL SIZE: 50,199 SF
REQUIRED: 50,199 X 5% = 2,510 SF Landscaped
PROVIDED: 2,713 SF
(b) The landscaped area shall include at least one (1) tree (1-3/4) inch caliper, measured at chest height of a species approved by the City Engineer (or his designee) for every 100 square yards of interior landscaped area.

REQUIRED: (2,510 SF) 279 SY/100 = 3 Trees
PROVIDED: 3 Trees

d) Street Tree Requirement
Required to have one street tree per forty (40) feet of frontage planted just outside of the street right-of-way.
Street trees shall be planted at least 4' from the edge of the sidewalk or other property.

PROVIDED: 3 TREES
**GENERAL LANDSCAPE DETAILS**

- Prune tree as needed - methods vary
- Prune out any connective tissue
- Prune out the lower one-third of rootball
- Root ball should be in good shape
- Plant root ball into the hole and will no longer be moved.
- Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
- Avoid any air pockets and do not tamp soil down.
- Scarify side walls of tree pit prior to installation.
- Plant bed preparation: all perennial, annual, and groundcover areas are required to receive a blend of organic soil amendments prior to installation. The landscape contractor may, at his/her discretion, determine the ratio of soil amendments or organic soil amendments to be applied to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay, and stones from plant beds.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, and mulches. The contractor will conduct a final review of the project upon completion to ensure all specifications and requirements are complete and correct.

**GENERAL LANDSCAPE NOTES**

- 3. Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one year from the date of project completion. A tree, evergreen, or shrub under warranty will be replaced at the time and expense of the landscape contractor.

**DISCUNT TIRE - OHIO 1241
HUBER HEIGHTS, OH
LANDSCAPE PLAN NOTES AND DETAILS**

- This plan is for review.
- Not for bidding.
- Or construction purposes.

---

**NOT FOR BIDDING**

- 1. This plan is for review.
- 2. Not for bidding.
- 3. Or construction purposes.
Memorandum
Staff Report for Meeting of September 28, 2021

To: Huber Heights City Planning Commission
From: Scott Falkowski, Interim City Manager
Date: September 22, 2021
Subject: ZC 21-30 (Detailed Development Plan in a PM Planned Mixed Use District – 5060 US Route 40)


APPLICANT/OWNER: RJK Associates – Applicant
Corridor Development Company LLC - Owner

DEVELOPMENT NAME: Bearcat Self Storage

ADDRESS/LOCATION: 5060 US Route 40

ZONING/ACREAGE: PM / 8.755 acres

EXISTING LAND USE: Commercial

ZONING ADJACENT LAND: PM Planned Mixed Use

REQUEST: The applicant requests approval of a Detailed Development Plan in a PM Planned Mixed Use District for a Storage Facility.

ORIGINAL APPROVAL: 05-10

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received
 STATEMENT OF FACT:

The applicant requests approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for a Storage Facility.

STAFF ANALYSIS AND RECOMMENDATION:

Overview:

The proposal before Planning Commission calls for development of the property at 5060 US Route 40, currently vacant for an Indoor Storage Facility.

STAFF ANALYSIS:

1171.09 - Detailed development plan.

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

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

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

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

1171.091 - Planning commission/council review.

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

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

The site in question is the one that currently is the remainder parcel at the north end of the Windbrooke Subdivision. The applicant is requesting approval of a Detailed Development Plan that would allow for the installation of fourteen new storage buildings with leasable space, split into four phases. Staff's analysis of the proposal is broken into several segments as follows.

Building Elevations:

The buildings are made up of multiple materials. The office portion is covered with brick veneer and has a metal roof. The storage building that also faces Senna Drive has a brick veneer façade on the west face. The storage units have a combination of metal siding and tilt up piers. Each unit will have roll up doors. Any dumpster enclosure will be masonry with gates at the front.

Site Design and Engineering:

1179.06 Development standards.

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

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

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

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

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

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

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

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

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

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.
(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

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

B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

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

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

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

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

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

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

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

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

(Case 346; Ord. 99-O-1199, Passed 3-22-99)
The proposal calls for one curb cut to access the facility off of Senna Drive. No access will be provided off US Route 40. The parking requirement for the office is one space for every 300 square feet of gross floor area, which calculates to 4 parking spaces, with 1 of those being designated accessible spaces. 5 total parking spaces are proposed at 9 feet by 19 feet. City standard is 10 feet by 18 feet. Staff recommends the 10 foot wide space requirement. Paved drive aisles access each building with no dead-end drives. Six foot wrought iron fencing is proposed at the north and west perimeter of the site with a gate at the front and an emergency gate at the rear and six foot wood privacy fence is proposed at the south and east perimeters. The interior aisles are 25 and 30 feet in width and exterior aisles vary to allow for emergency vehicle turning movements.

Utilities:

The buildings are to be serviced by connections to public water and the office will connect to the public sanitary sewer. Gas, telephone, and electric are also currently available at the site. Drainage is being collected through catch basins and storm sewer routing the flow through proposed detention basins onsite. The detention basins are designed to meet current water quality and quantity detention requirements. All field tile encountered are to be routed around the proposed buildings and into the storm water drainage system. Lighting is shown on the submitted drawings and complies with City Code 1181.21.

Signage:

The proposal calls for a wall sign on the front of the office building. No dimensions are shown, but staff would recommend limiting the size to a maximum of seventy five (75) square feet in area as per the standard City Code.

Landscaping:

Landscaping is being proposed to include street trees and buffering around the perimeter of the site. This landscaping includes a combination of deciduous trees, evergreen trees, shrubs and grasses. A twenty five foot landscape buffer is proposed along the southern property line, protecting some of the vegetation and adding buffer type trees for year round protection. The Landscaping Plan complies with the City Standards.

Recommendation

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

WHEREAS, on September 3, 2021, the applicant, RJK Associates Inc, requested approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for the property located at 5060 US Route 40 (Zoning Case 21-30); and

WHEREAS, on September 28, 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 submitted by the applicant, RJK Associates Inc, requesting approval of a Detailed Development Plan in a PM (Planned Mixed Use) District for the property located at 5060 US Route 40 (Zoning Case 21-30), 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 September 3, 2021, except as modified herein.

2. The applicant shall comply with all Fire and Building Codes prior to occupancy.

3. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.

4. Any dumpster enclosure shall be masonry with gates at the front.

5. All storm field tile encountered shall be rerouted to existing stormwater drainage systems.

6. Parking spaces shall be a minimum of 10 feet wide.
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.

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

_____________________________   _______________
Jan Vargo, Vice Chair     Date
Planning Commission
Planned Unit Development for
Detailed Development

City of Huber Heights
E US RT 40
8.75 Acre Tract
Parcel P48-250161

Clermont County Ohio

Surveyor / Engineer
RJK Associates Inc.

Developer / Contractor
RJK Associates Inc.
ADA PARKING DETAILS

NOT TO SCALE
Seeds All Disturbed Areas

- 10 Autumn Flame Maple
- 10 Skyline Honeylocust
- 9 Little Leaf Linden
- 3 Norway Maple
- 3 Norway Maple
- 3 Elderberry
- 14 Gold Lace Juniper
- 15 Gold Lace Juniper
- 8 Heavy Metal Switch Grass
- 3 Heavy Metal Switch Grass
- 4 Boulders
- 6 Gold Lace Juniper
- 5 Grey Owl Juniper
- 8 Norway Spruce
- 3 White Pine
- 3 Norway Spruce
- 3 Black Spruce
- 3 Norway Spruce
- 3 White Pine
- 6 Norway Spruce
- 3 Black Spruce
- 14 Norway Spruce
- 3 White Pine
- 6' Wood Privacy Fence

The diagram includes various trees and shrubs arranged in a landscape plan. The scale for the plan is provided as 1/8" = 1'-0" at 22x34" or 1/16" = 1'-0" at 11x17".
To: Huber Heights City Planning Commission  
From: Scott Falkowski, Interim City Manager  
Date: September 22, 2021  
Subject: ZC 21-31 (Minor Change Signage Oaks of Huber Heights Section 9)  
 Applications dated September 5, 2021

<table>
<thead>
<tr>
<th>Department of Planning and Zoning</th>
<th>City of Huber Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>APPLICANT/OWNER:</strong></td>
<td>Campbell Berling LLC – Applicant/Owner</td>
</tr>
<tr>
<td><strong>DEVELOPMENT NAME:</strong></td>
<td>The Oaks of Huber Heights</td>
</tr>
<tr>
<td><strong>ADDRESS/LOCATION:</strong></td>
<td>Fishburg Road</td>
</tr>
<tr>
<td><strong>ZONING/ACREAGE:</strong></td>
<td>Planned Residential (PR)</td>
</tr>
<tr>
<td><strong>EXISTING LAND USE:</strong></td>
<td>Residential</td>
</tr>
<tr>
<td><strong>ZONING ADJACENT LAND:</strong></td>
<td>R-4, PR</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>The applicant requests approval of a Minor Change for Signage for The Oaks of Huber Heights, Section 9.</td>
</tr>
<tr>
<td><strong>ORIGINAL APPROVAL:</strong></td>
<td>ZC 18-32</td>
</tr>
<tr>
<td><strong>APPLICABLE HHCC:</strong></td>
<td>Chapter 1171</td>
</tr>
</tbody>
</table>
| **CORRESPONDENCE:**              | In Favor – None Received  
In Opposition – None Received |
STATEMENT OF FACT:

The applicant requests approval of a Minor Change for signage for the Oaks of Huber Heights Section 9 Development at the entrance off of Fishburg Road.

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant wishes to install an entrance development sign on the south side of Silver Oak Way. The request is to locate the sign sixteen (16) feet from the Fishburg Road right of way and twelve (12) feet from the Silver Oak Way right of way line. As described below the standard code for ground signs is for the sign to be located a minimum of fifteen feet from the right of way. In this instance, a distance of twelve (12) feet from the Silver Oak Way right of way line would allow for the full landscaping mound approved with the Detailed Development Plan along Fishburg Road. The sign base would be ten (10) feet in width, with an overall height of six (6) feet. The sign face itself is four (4) feet six (6) inches wide by two (2) feet six (6) inches tall. The sign area would by eleven and a quarter (11.25) square feet per side. The sign would not be located over any utility line. Landscaping shall be placed around the sign as to not block the sight distance of the intersection.

The applicable standard City Code for signage is as follows:

1189.05 Types of signs.

(b) Ground Signs.

(1) Setback. Unless otherwise stated in this chapter, any temporary or permanent ground sign or any part thereof shall be set back a minimum distance of 15 feet from any right-of-way.

(2) Landscaping requirement. A permanent ground sign shall require a single continuous landscaped area to be maintained beneath the sign in accordance with the following standards:

A. The minimum landscaped area shall be equal to the area of the sign face.

B. The landscaped area shall include all points where sign structural supports are attached to the ground.

C. Where the required landscaped area is adjacent to a paved surface accessible to vehicular traffic, a raised barrier curb suitable to prevent the encroachment of vehicles shall be required. The minimum distance between the face of any required curb and any part of the sign shall be 30 inches.

D. The landscaped area shall include live plantings aesthetically located and maintained. The use of concrete, asphalt or any other paved surface inside the required landscaped area beneath the sign shall be prohibited.
(i) Planned Unit Development Sign Programs. Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this chapter. Variations permitted through a PUD sign program may include but are not limited to the following: total number of signs permitted, sign size, sign setback, sign height and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

Recommendation

After review of the applicant’s proposal, staff recommends approval of the Minor Change for signage for the Oaks of Huber Heights, Section 9 in accordance with the conditions contained in the proposed Decision Record for Planning Commission’s consideration.
WHEREAS, on September 5, 2021, the applicant, Campbell Berling LLC, requested approval of a Minor Change for Signage for the Oaks of Huber Heights Section 9 Development (Zoning Case 21-31), and;

WHEREAS, on September 28, 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 LLC, for approval of a Minor Change for Signage for the Oaks of Huber Heights Section 9 Development (Zoning Case 21-31) in accordance with the recommendation of Staff’s Memorandum dated September 22, 2021, with the following conditions:

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

2. The approved plan shall be that stamped as received by the Planning Department on September 5, 2021, except as modified herein.

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

_____________________________   _______________
Jan Vargo, Vice Chair      Date
Planning Commission