



Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 6-24-20 Troy Ohio Planning Commission

Time: June 24, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85214189077>

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings
2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 24, 2020, 3:30 P.M.**

1. Roll Call
2. Minutes - 6-10-2020
3. Historic District Application for 25 S. Plum Street, for exterior renovations and modifications, including: block in several window openings and a door opening; replace existing windows with white vinyl windows; painting of entire building; addition of two new air conditioning units on the rear portion and replacing the one unit where it is currently located, screening with shrubs; installing of letters for the address "25 S. Plum Street" where a sign had been located.
Owner/Applicant: MVP 619 Lincoln
-Commission to make decision.
4. Historic District Application for 120 S. Plum Street, for painting of the residence.
Owner/Applicant: Phillip and Christy Beccue
-Commission to make decision.
5. Historic District Application for 126 S. Plum Street, for installation of additional vinyl fencing panels along driveway.
Owner: Matthew Denius
Applicant: Matthew Denius & Amanda Feltner
-Commission to make decision.
6. Historic District Application for 133-135 S. Oxford Street, for replacement of the roof of the residence.
Owner: VSF Investments Ltd.
Applicant: VSF Investments/D&S Construction
-Commission to make decision.
7. Rezoning Application, PT Parcel C06-064830, which consists of 22.515 acres and located between SR 718 and McKaig Road. The applicant's intention is to construct a private residential apartment neighborhood. The rezoning would be from the County zoning of A-2, General Agricultural District to a Residential PD.
-Commission to determine whether or not to hold a public hearing.
-Commission to make recommendation to Council.
8. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held remotely Wednesday, June 10, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGary, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis, Assistant Development Director Harris. Mr. Kappers, Chairman, chaired the meeting.

The Minutes of the May 27 meeting were approved upon motion of Mr. Wolke, seconded by Mrs. Ehrlich.

HISTORIC DISTRICT APPLICATION FOR 210 E. MAIN STREET, ROOF REPLACEMENT. OWNER/APPLICANT: MITCHELL AND PHYLLIS MEIRING. Staff reported: zoning is B-3, Central Business District; house was constructed 1847 and had additions in 1860 and 1862; it is not on the historic register; application is for replacement of existing shingled roof with asphalt shingles in the color of Aged Cedar; garage to have same shingles applied; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape;
- The alteration does not alter any of the historical or architectural features of the property.

A motion was made by Mayor Oda, seconded by Mr. Titterington, to approve the historic district application as submitted for 210 E. Main Street based on the shingle type and color submitted, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape;
- The alteration does not alter any of the historical or architectural features of the property.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR THE DEMOLITION OF THE RESIDENTIAL AND GARAGE STRUCTURE LOCATED AT 126 SOUTH CHERRY STREET. OWNER: FIRST UNITED METHODIST CHURCH. APPLICANT: LINDA BOZICK, TRUSTEE CHURCH. Staff advised that the staff report is as presented at the May 13 Meeting:

"BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the residential and garage structure located at 126 South Cherry Street. The property is zoned OR-1, Office-Residential District and is located near the south end of the block on the west side of South Cherry Street (near the S. Cherry Street/W. Canal Street intersection).

DISCUSSION:

The OHI describes the building as a two-story High Victorian Italianate design built in 1878. Important features listed on the OHI include the double moulded door crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a paneled frieze. The OHI references the ugly porch on the front and states the structure is "a fine house but for the bad porch." This building is not eligible nor listed on the National Register for Historic Places. The OHI form has been attached to this report and labeled as Appendix A.

The property was purchased by the First United Methodist Church on October 1, 2013. It was the intent to rent the property as a single-family residential unit to offset the mortgage and maintenance costs until a final use was decided for the property. The property was in use as a residence until the Ohio Department of Health (ODH) found that there was lead paint in the residence and garage structure. The church was informed by ODH that the property could not be occupied as residential use until the lead paint was abated. The church considered renting the property with a commercial use but advertisement of the property has been unsuccessful. The report from ODH has been attached to this report and labeled as Appendix B.

The church has received estimates for the removal of the lead-based paint, provided by Allied Environmental Services, INC, at a cost of a minimum of \$150,000. This report has been attached to this report and labeled as Appendix C.

A Structural Evaluation has been provided by Tracy S. Mitchell of Consulting Engineers, Corp., which states "The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibility of lead paint and asbestos with the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property." This report has been attached to this report and labeled as Appendix D.

The church obtained a repair estimate from Westfield Construction Co., LLP, for the electrical, mechanical, interior and exterior repairs. The cost provided by the estimate is listed as \$223,504.80. This report has been attached to this report and labeled as Appendix E.

Lastly, an estimate was provided by Foundation Services LLC, for repairs to the back porch, portions of the foundation and support beams. The cost provided for the services is listed as \$33,500. This report has been attached to this report, labeled as Appendix F.

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

- I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.
- II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.
- III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.
- IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

When reviewing these standards:

- I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, therefore not meeting the standard for a certificate of appropriateness for demolition.
- II) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.
- III) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.

- IV) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.
- V) The third standard requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similar structures in the historic district. The information provided by Allied Environmental Services Inc., shows a cost of a minimum \$150,000 to eliminate the lead-based paint that currently exist. Additionally, an estimate to repair the foundation provided by Foundation Services, LLC, estimated at \$33,500. In addition, the cost for electrical, mechanical, interior and exterior repairs has been quoted as \$223,504.80. The combined \$407,004 estimated cost is more than double the Miami County Auditors value of \$179,800 for this property. Staff has compared the cost of similar buildings to determine an average cost per square foot (Appendix H). The costs of the seven comparable nearby properties was determined at \$87.5 per square foot. The cost to bring the property into compliance with the minimum building code would exceed the square market value of similar structures. Staff feels this standard for a certificate of appropriateness for demolition has been met.
- VI) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The property has been posted with an Order to Vacate by the ODH. The posting states "This property contains lead hazards and has been declared unsafe for children under six years of age and pregnant women as ordered by the Director of the Ohio Department of Health." According to Chapter 3767.41 of the Ohio Revised Code, Buildings found to be "public nuisance" means "a building that is a menace to the public health, welfare, or safety; that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment."

As stated above, the property has been declared a public nuisance by ODH. The second criteria is whether demolition will result with an adverse effect in the architectural or historic integrity of the streetscape. The property is located in the middle of the block which already has been broken up by the removal of a house at 118 South Cherry Street many years ago. Therefore, the streetscape will not be negatively impacted as a "missing tooth" already exists. Staff feels this standard for a certificate of appropriateness for demolition has been met.

For reference, Section 1143.22(11) provides criteria to determine substantial economic hardship. The applicant believes they meet these criteria due to:

- 1) That the square foot cost of meeting the minimum building code and requirements of the Ohio Department of Health exceeds the market value of the property.
- 2) No reasonable alternative exists consistent with the architectural standards and guidelines due to the costs of remediation and repairs for reuse of the building.

Ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

- 1) The property has little or no significant historic and architectural significance and is listed as non-qualifying for the National Register.
- 2) No reasonable means of saving the home due to the extravagant cost associated with the remediation and repair needed to reuse the home.

REUSE PLAN:

The applicant has submitted a reuse plan that results in creating a green space with the lot being leveled off with dirt and returned to grass by planting seed after demolition. Please know that any future plans for development will be required to come before the Planning Commission for a Historic Review. The applicant feels the reuse plan mitigates any negative effects to the streetscape and the historic district as other neighboring parcels have had buildings removed and replaced as green space.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval for the demolition of the existing residential and garage structure, with the condition that a performance bond is posted with sufficient funds to insure completion of the demolition and reuse plan. This finding is based upon the following:

- o The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- o The property is not listed on the National Register;
- o The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- o The property has little or no significant historical or architectural value;
- o The property is not eligible for inclusion on the National Register;
- o A minimal reuse plan has been submitted."

SPEAKING REGARDING THE APPLICATION WERE:

Primary speaker for opponents of the demolition	Bill McGraw	5 minutes
Primary speaker for proponents of the demolition	Jose Lopez	5 minutes
Secondary speaker #1 for opponents to the demolition	Evanthia Owen	3 minutes
Secondary speaker #1 for proponents to the demolition	Ann Baird	3 minutes
Secondary speaker #2 for opponents to the demolition	Patrick Hansford	3 minutes
Secondary speaker #2 for proponents to the demolition	Arthur Haddad	3 minutes

Mr. McGraw commented regarding the purposes of the historic district, deficiencies in the staff report, and the role of the Commissioners. He commented: demolition will destabilize the neighborhood and reduce property values; staff did not mention the owners' failure to maintain the property and then seek demolition; there is no declaration that the property is a public nuisance; he does not feel the applicant has provided clear evidence of meeting two of the four standards in the ordinance; staff has become an advocate for the applicant; other demolitions approved by the Commission were found not historically or architecturally significant and had reuse plans that were laudable with public property goals; this re-use/rescue plan is dirt and grass seed; one of the claims of the applicant is lead based paint, which is not unusual in older properties and can be handled; and this would be approving demo of a property that qualifies to be on the historic register.

Ms. Owen, adjacent property owner, noting that she does not doubt the generosity of the church or its outreach programs, stated she believes there are mistakes of the church regarding this application – purchasing the property and failing to make inspections; renting without inspections was risky; ignoring the health department's request to make repairs resulted in a loss of revenue; failing to notice the value of the house; submitting an application with inconsistencies with high cost estimates; failure to justify demolition with a rescue plan; ignoring the ordinances regarding the historic district; and just because the church made a poor business decision is not reason for the demolition.

Mr. Hansford spoke regarding the history of Troy that led to construction of homes in what is now considered the Historic District; stated this house is eligible to meet the criteria for being on the Historic Register; this house is the only example of a front gabled Italianate architecture house in Troy; if approved the Commission must mediate the impact on the surrounding properties; and the Church has not filed an appropriate reuse plan.

Mr. Lopez spoke that no indication of lead based paint was provided to the applicant by the prior owner; the house cannot be rented out; the church received only one bid for remediation of lead based paint of \$150,000; over for the last ten years there have been the approved applications for demolition; the cost to repair far exceeds the value; the condition is not the fault of the church; there is not historic value, this property has been identified by the Dept. of Health that it cannot be rented in the condition that exists; it would be an economic waste for the church to embark on the remediation; the time and season for this property has expired; and the owner has the constitutional right to make the best application for the property. Mr. Kappers asked about a comment from prior owner that indicated the wiring had been redone. Mr. Lopez said that was not correct.

Mrs. Baird spoke that the house is not a historic house while located in the historic district; it was rented at one time and the church then found issues the prior owner had not listed; problems will continue to be found with older homes; the lead paint and asbestos abatement is more than the value of the house; and the costs of making repairs is impacting the ability of the Methodist Church to carry out other missions.

Mr. Haddad spoke that the application is consistent with the long-range plan of the church, which includes the church remaining in the downtown; the church has purchased adjacent properties for land for future church uses; and the Methodist Church has been a good steward in the downtown and the community.

Discussion. Mr. Kappers commented that he hopes all parties understand that the decision is difficult for the Commission; and that the Commission members have looked at the information provided by both sides and have studied the Ordinances. He commented that he personally received a letter from Mr. Lopez asking that he recuse himself based on relationships with both the applicant and opponents. Regarding serving as closing officer for the church, Mr. Kappers commented that he only handled the financial arrangement for the closing and not the details. Mr. Kappers stated that he and Mr. McGraw had worked for the same law firm, but that relationship ended with his retirement more than a year ago; however, he and Mr. McGraw do have a shared interest in a property and two bicycles in Florida. Mr. McGraw did represent him in an estate matter and that matter has been closed. Regarding his relationship with Hayner Cultural Center, a prior approved applicant for a demolition, questioned by Jeff Schilling, Mr. Kappers stated he was involved in the purchase of property for Hayner and advised the Hayner Director, but did not participate in any discussion or vote of the Commission on the Hayner demolition application. Mr. Kappers stated he has consulted Ohio Ethics Commission rulings and does not believe he has a conflict of interest in considering this application.

Mrs. Ehrlich, commenting that she is a newer member, stated she read all communications and studied the ordinances. She asked staff if staff accepted the costs stated in the application. Mr. Davis stated he did, and noted staff participated in some inspections, and noted inspections were by a certified professional.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve a Certificate of Appropriateness for the demolition application of 126 S. Cherry Street as submitted, and based on the findings of staff that:

- o The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- o The property is not listed on the National Register;
- o The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- o The property has little or no significant historical or architectural value;
- o The property is not eligible for inclusion on the National Register;
- o A minimal reuse plan has been submitted.

VOTING: YES – Oda, Titterington, Wolke, Ehrlich, Westmeyer NO – Kappers, McGarry MOTION APPROVED.

There being no further business, the meeting adjourned at 4:33 p.m. following motion of Mr. Titterington, seconded by Mr. Wolke.

Respectfully submitted,

_____ Chairman

_____ Secretary

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

**CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT**
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 6/5/20

Applicant MVP 619 Lincoln Telephone No. 937-572-9542

Owner of Property MVP 619 Lincoln Has the Owner been Notified? _____

Address of Project 25 Plum Street, Troy, OH

Contact Address (if different than Project Address) 4810 Monroe Concord Road Troy, OH 45373

Name of Architect/Engineer and/or Contractor Jeff Bartula

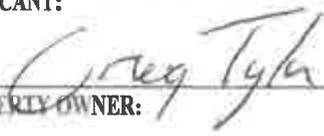
Application for renovation to include the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:



Greg Taylor

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	June 24,2020
SUBJECT:	Historic District Review: 25 S. Plum St.
OWNER:	MVP 619 Lincoln
APPLICANT:	MVP 619 Lincoln

DISCUSSION:

The applicant requests the Planning Commission to review the exterior renovation and modifications of the building located at 25 S. Plum St. The property, is zoned B-3, Central Business District.

The Ohio Historic Inventory lists this property as being constructed in 1910. Built with a rough faced concrete block that includes a recessed entry, large central bay openings and a crenelated parapet. This building has been altered with new windows. The property is zoned B-3 Central Business District and is not on the National Register.

PROPOSAL:

The applicant is requesting multiple modifications for your consideration to the exterior of the building with the following:

To block in several window openings and a door opening around the façade of the building. This is a part of the building conversion to apartments. The proposed openings to be closed have been provided in the attachments.

The replacement of the existing modern, bronze vinyl windows with new, white vinyl windows. This includes removing the lower level glass block windows with white vinyl egress windows.

The painting of the entire building with using the following Sherwin William colors. The walls being painted in (SW9163) Tin Lizzie, the trim to match the proposed windows with (SW7005) Pure White, and the entry doors in (SW 2839) Roycroft Copper Red. Attached

The applicant is also requesting the addition of two new air conditioning units on the rear portion, replacing the one unit where it currently is located. The units will be screened with shrubs installed by the applicant.

The final request is the installation of Brushed Aluminum, stud mounted 6-inch letters for the address "25 Plum Street" in the current sign location for the previous businesses. This panel is 3 feet by 4 feet making a total size of 12 square feet

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed modifications are appropriate for the building and will maintain the visual relationship of the streetscape.
- The alterations do not alter any of the historical or architectural features of the property.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
 1985 Velma Avenue
 Columbus, Ohio 43211
 614/297-2470



1. No.	2. County Miami	4. Present Name(s) Miami Co. Board of Realtors Building <input type="checkbox"/> Coded
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) Jessie McCullough Building
Roll No. L	Picture No.(s) 1	

6. Specific Address or Location 25 S. Plum St.	16. Thematic Association(s) Commercial	28. No. of Stories 2
6a. Lot, Section or VMD Number	17. Date(s) or Period 1910	29. Basement? Raised Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. City or Village Troy	18. Style or Design N/A	30. Foundation Material Rock faced conc. bloc
8. Site Plan with North Arrow 	17b. Alteration Date(s) Unknown	31. Wall Construction Rock faced conc. bloc
9. U.T.M. Reference Quadrangle Name	18a. Style of Addition or Element(s) N/A	32. Roof Type & Material Flat/built up
Zone Easting Northing	19. Architect or Engineer	33. No. of Bays Front 3 Side 5
10. Site Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	19a. Design Sources	34. Exterior Wall Material(s) Rock faced conc. bloc
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	20. Contractor or Builder	35. Plan Shape Rectangular
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>	21. Building Type or Plan N/A	36. Changes Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22. Original Use, if apparent Commercial/Offices	37. Window Type(s) replacemen <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other 1/1
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>	23. Present Use Offices	38. Building Dimensions 40 x 60
15. Name of Established District (N.R. or Local) Troy Historic District	24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>
	25. Owner's Name & Address, if known Miami Co. Bd of Realtors 25 S. Plum St Troy, OH	40. Chimney Placement Side/flush
	26. Property Acreage	41. Distance from and Frontage on Road 10 x 40
	27. Other Surveys in Which Included N/A	

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)
 Two story rock faced concrete block commercial building. CDF: include the construction material; recessed entry with double entry doors on the northern most bay of the facade; corner quions; large central bay opening; crenelated parapet. Alterations include infill of central bay opening and new windows.

43. History and Significance (Continue on reverse if necessary)
 Built by Jessie McCullough in 1910.

44. Description of Environment and Outbuildings (See #52)
 Small urban setting of closely spaced buildings and numerous shade trees.

45. Sources of Information
 Field observation
 City of Troy
 Miami Co. property records

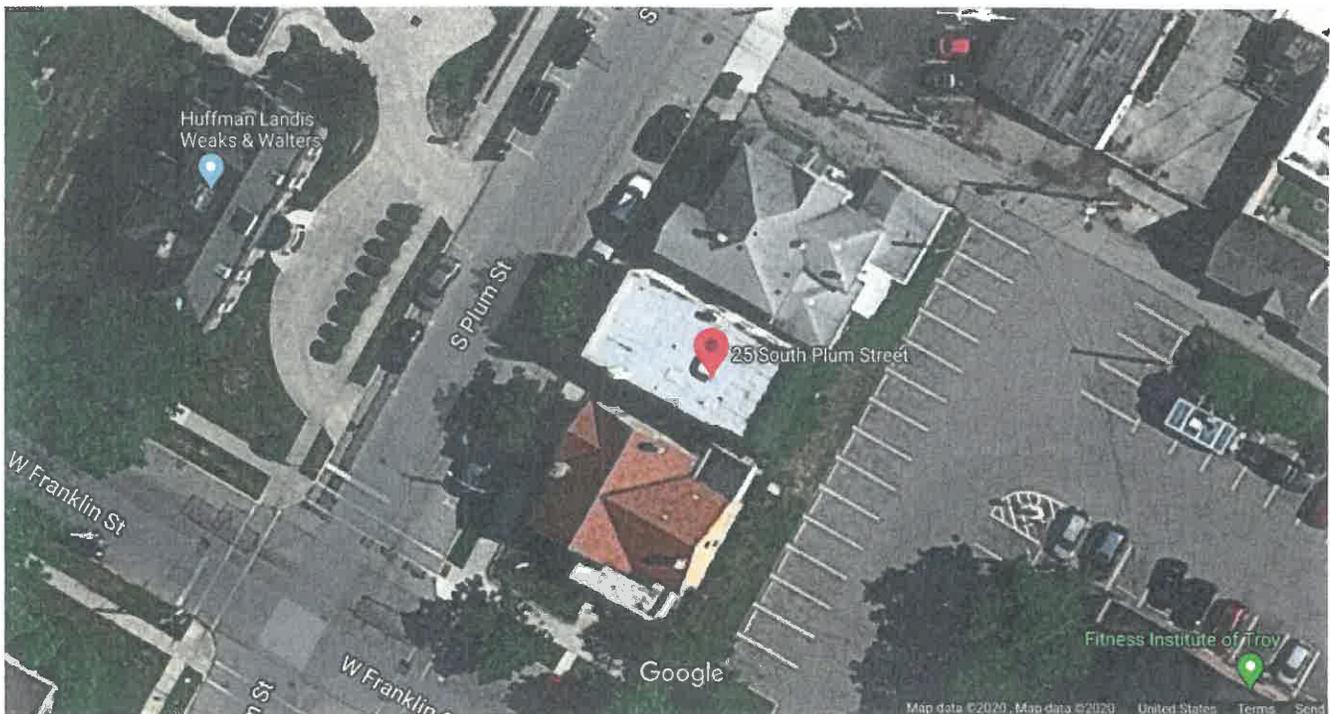


46. Prepared by J. Darbee/N. Recchie
47. Organization F. Conaway & Assoc.
48. Date Recorded in Field 5/97
49. Revised by
50a. Date Revised
50b. Reviewed by

Application for Historical Troy Architectural District

25 Plum Street, Troy, OH
Greg Taylor, 937-572-9542

(a) Site Plan showing structure in question & its relationship to adjacent structures.



(b) Description of proposed use, if different than existing use.

The existing use is abandoned office space, and the proposed use is residential apartments.

(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.

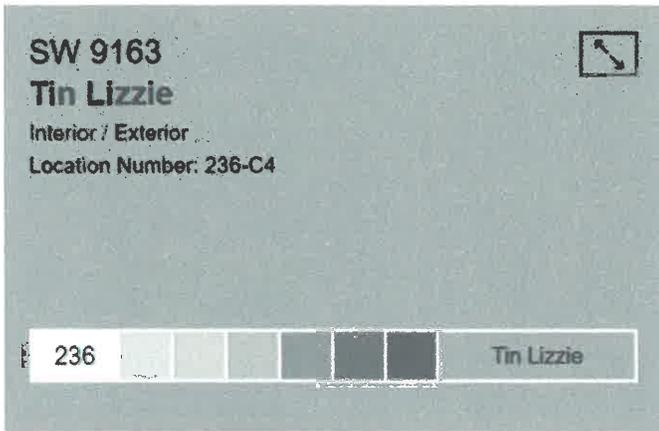
Plans are to:

- 1) Replace the existing bronze vinyl windows with white vinyl windows (see attached cut sheet).
- 2) Replace 2 glass block lower level windows on the rear of building with white vinyl egress windows.
- 3) Block in window and door openings per attached elevations
- 4) Paint exterior of the building per attached colors
- 5) Install brushed aluminum stud mounted letters for address "25 PLUM"
- 6) Remove tree in front of building located on easement between road and sidewalk
- 7) Perform general landscaping
- 8) Replace one rear AC unit with 2 AC units. Third unit is on rooftop.

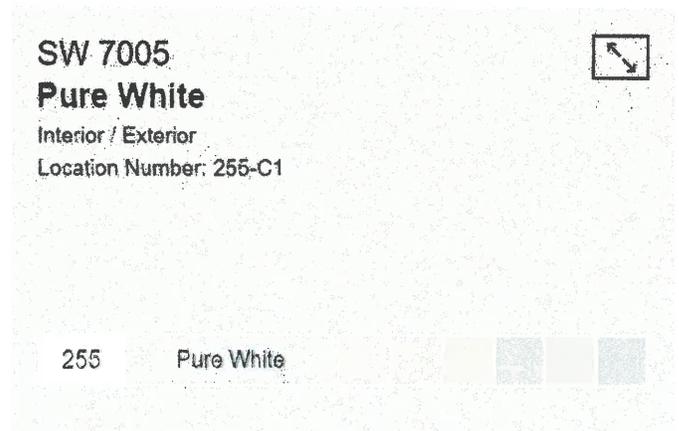
(d) Description and samples of materials proposed to be used in the project.

- See attached white vinyl window cut sheet and paint samples

(e) Paint samples for painting applications.



Main exterior of building



Masonry lintel and masonry sills



Front door and side door

(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.

- See attached.

(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

- See attached signed application.

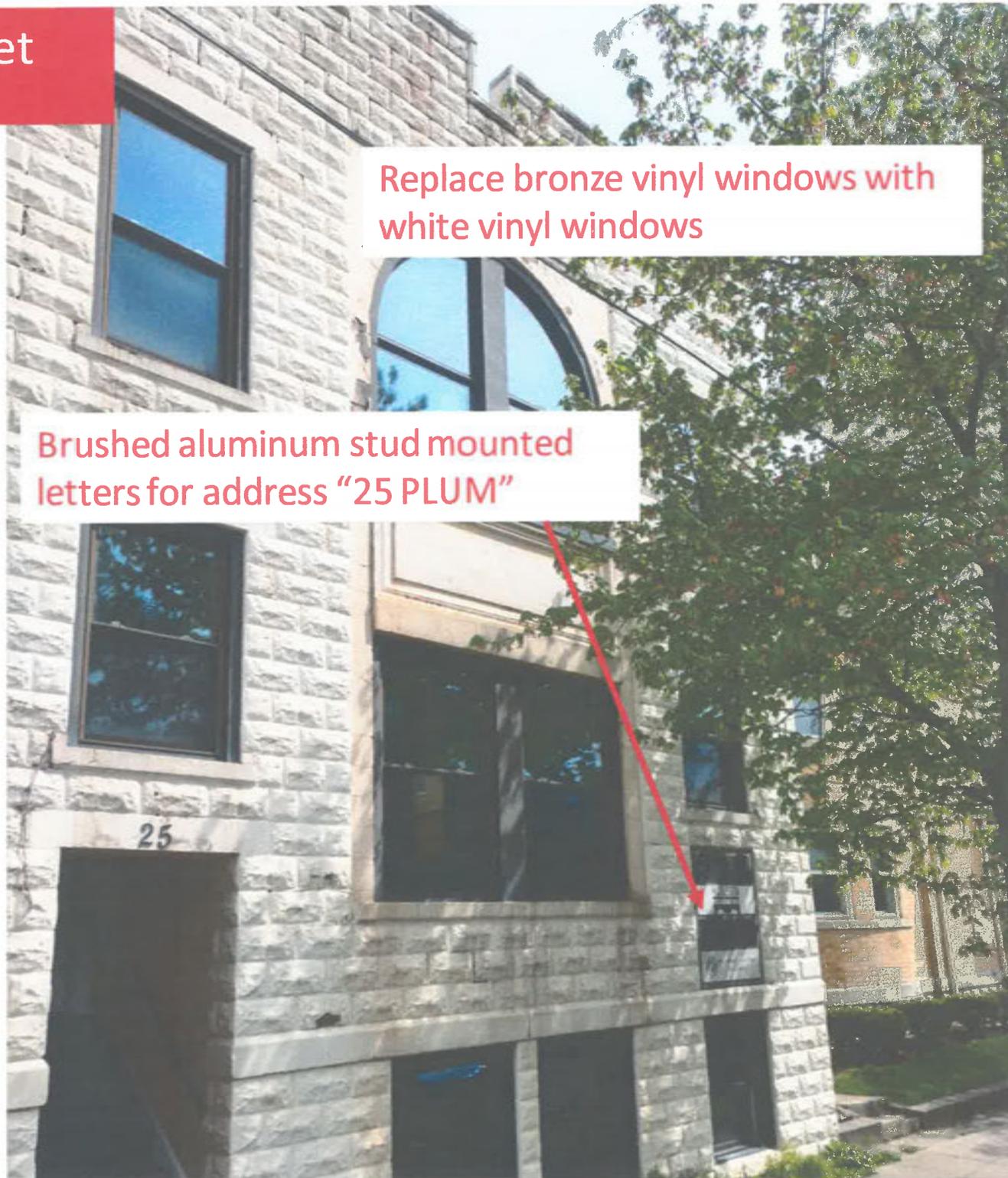


25 Plum Street

Front Elevation

Replace bronze vinyl windows with white vinyl windows

Brushed aluminum stud mounted letters for address "25 PLUM"



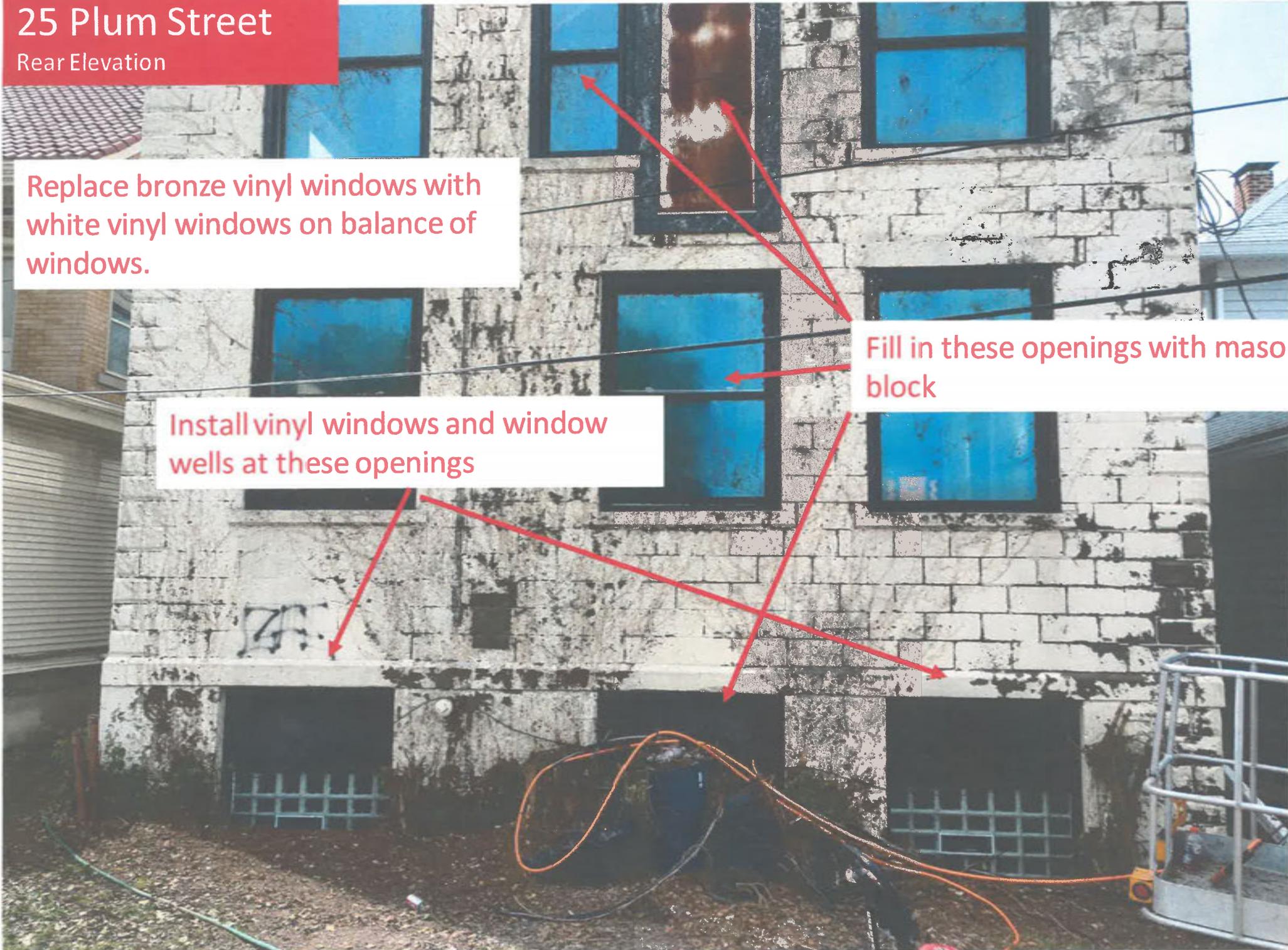
25 Plum Street

Rear Elevation

Replace bronze vinyl windows with white vinyl windows on balance of windows.

Fill in these openings with mason block

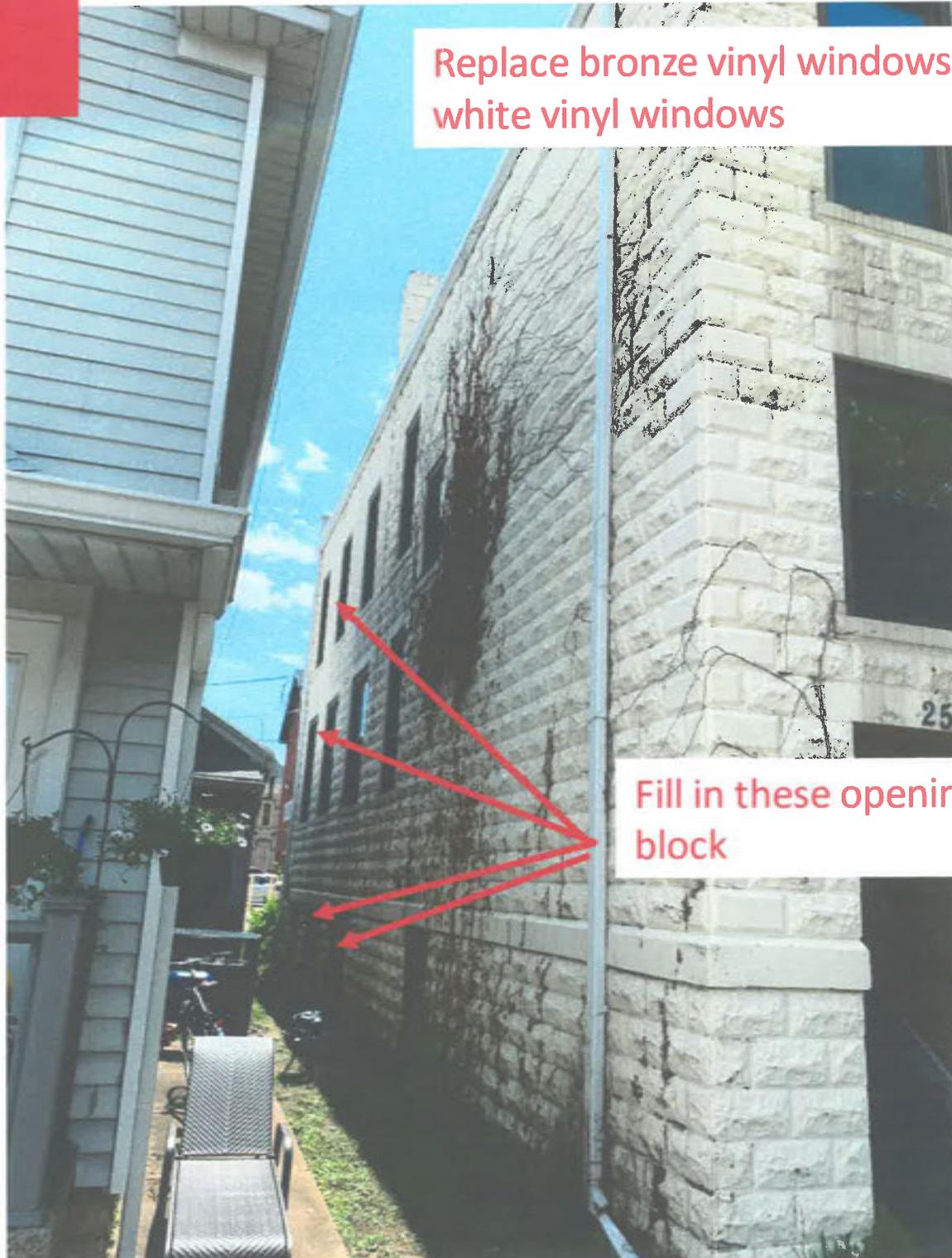
Install vinyl windows and window wells at these openings



25 Plum Street

North Elevation

Replace bronze vinyl windows with white vinyl windows

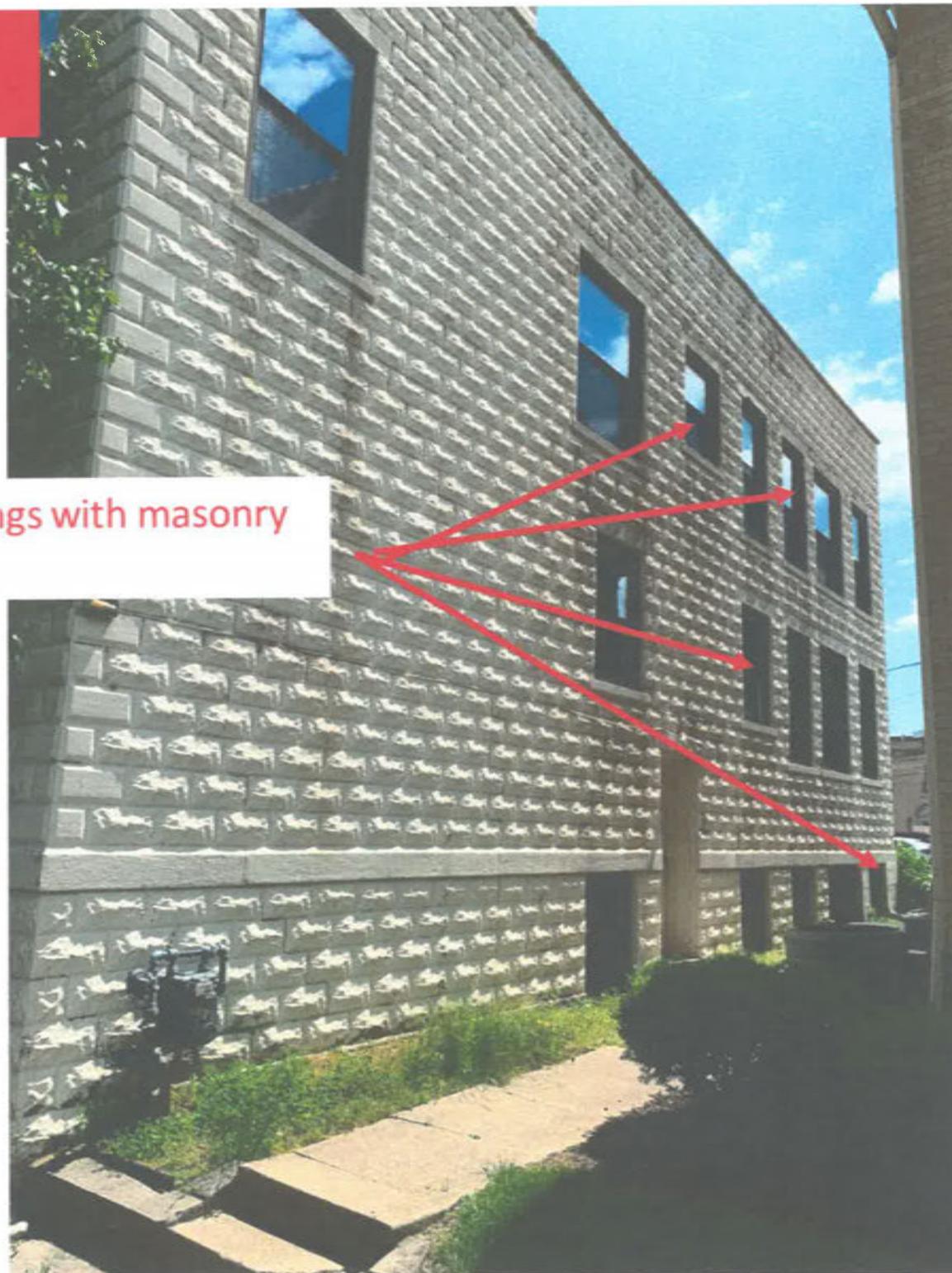


Fill in these openings with masonry block

25 Plum Street

South Elevation

Fill in these openings with masonry block





SERIES 8300 DOUBLE HUNG

- + Series 8300 2- and 3-lite sliders and picture windows are available
- + Sashes tilt in for easy cleaning
- + Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- + Positive-action cam lock enhances safety (2 locks standard at 27 1/4" or wider)
- + Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- + Half screen comes standard*
- + Integrated slim-line lift rail allows you to easily operate sash
- + Sloped sill reduces air infiltration and accommodates easy water run-off
- + Fusion-welded sashes and frame add strength and additional insulation
- + Constant force coil balance permits easy sash movement
- + Dual push-button night latches provide easy, secure ventilation
- + Interlocking sashes help block out drafts
- + Dual-fin weather stripping helps reduce air infiltration
- + Rubber bulb seal helps block air infiltration
- + Jamb depth: 3.25"
- + Transferable limited lifetime warranty



CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + InsulKor™ multi-cavity foam-filled frame injections
- + Obscure glass
- + Double strength glass
- + Optional 5/8" or 3/4" flat, 5/8" or 1" contoured, 5/8" contoured valance grids available
- + Nine painted exterior colors (white interior only)
- + Charcoal aluminum, Clear View and heavy duty screens*
- + Lifetime glass breakage warranty

+ COLOR OPTIONS**



Scan to watch a video about our Series 8300.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 * Screens are not meant to restrain a child from falling through an open window.
 ** Printing process may affect color shown. Please refer to actual window sample when selecting colors.
 *** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



8300 Double Hung Window

Features:

- Sashes tilt in for easy cleaning
- Positive-action cam lock enhances safety (2 locks standard at 27 1/4" or wider)
- Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- Half screen comes standard
- Sloped sill reduces air infiltration and accommodates easy water run-off
- Fusion-welded sashes and frame add strength and additional insulation
- Constant force coil balance permits easy sash movement
- Dual push-button night latches provide easy, secure ventilation
- Jamb depth: 3.25"
- Transferable limited lifetime warranty

Custom Options:

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Obscure glass
- Double strength glass
- Optional 5/8" or 1" contoured grid, 5/8" or 3/4" flat grid, and 5/8" contoured valance available
- Aluminum charcoal mesh screen
- Window Opening Control Device (for fall prevention)
- Nine exterior painted colors (white interior only)
- InsulKor™ Multi-Cavity Foam-Filled Frame
- Lifetime glass breakage warranty

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
48" x 78" (X/X)	LC-PG25	0.10	5.43
36" x 74" (X/X)	LC-PG35	0.10	5.43
109" x 74" (X/X - X/X - X/X DH Mullied Triple)	DP35	0.18	5.43

Product Dimensions:

Vinyl Wall Thickness:	0.062"
Typ. Glass Thickness:	0.750"
Jamb Depth:	3.250"
Mullion Adder:	
Standard:	0.125"
High Performance:	0.2500" XX 0.3750" XO 0.6250" OO

Rough Opening:

Window Width + 1/4"
Window Height + 1/4"

Size Restrictions:

	Min:	Max:
Width	14 1/2"	54"
Height	23 1/8"	91"

(Max. United Inches 126")



8300 Double Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula = Window Width - 5"

Egress Height Formula = (Window Height/2) - 6.250" (1 Coil)
(Window Height/2) - 7.875" (2 Coils)
(Window Height/2) - 9.500" (3 Coils)

Egress Area Formula = (Egress Width x Egress Height)/144

Screen Formulas:

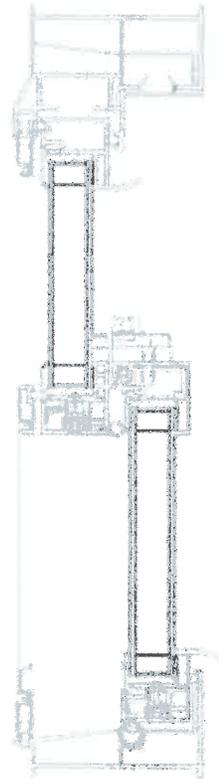
Window Width - 4.500" (Full Screen)

Window Height - 3.250" (Full Screen)

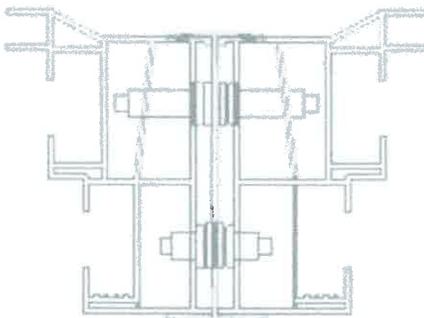
Window Width - 4.4375" (1/2 Screen)

(Window Height/2) - 0.500" (1/2 Screen)

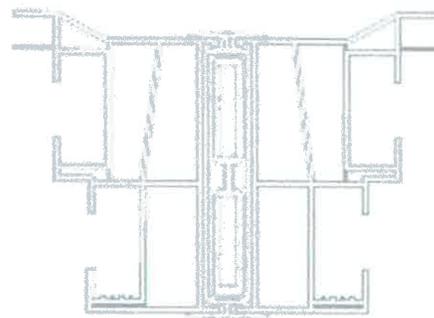
Cross Sections:



Standard Mullion Assembly:



High Performance Mullion Assembly:



25 S. Plum St. – DR-O Application



25 S. Plum St. – Streetscape



Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____
Case #: _____
Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 14 Jun 2020

Applicant Philip Beccue Telephone No. 937-266-7511

Owner of Property Philip & Cristy Beccue Has the Owner been Notified? _____

Address of Project 120 S Plum ST

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor N/A

Application for renovation to include the following:

- | | |
|--|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT: _____

Philip Beccue
SIGNATURE OF PROPERTY OWNER:

Philip Beccue
PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY): _____

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	June 24, 2020
SUBJECT:	Historic District Review: 120 S. Plum St.
OWNER:	Phillip & Christy Beccue
APPLICANT:	Phillip & Christy Beccue

DISCUSSION:

The applicant requests the Planning Commission to review the painting of the residence located at 120 S. Plum St. The property, is zoned R-5, Single Family Residential.

The Ohio Historic Inventory lists this property constructed in 1853, with Greek revival influence. This home is a significant contributor to the historic district in the residential area immediately adjacent to the central commercial core. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the repainting of the shutters of the residence to the proposed color Goblin (PPG1040-7). They are currently a lighter green color and previously approved for Deep Emerald, a dark green. The applicant has completed the maintenance and preservation work on the shutters and will paint the original wood shutters and existing vinyl shutter all the same color.

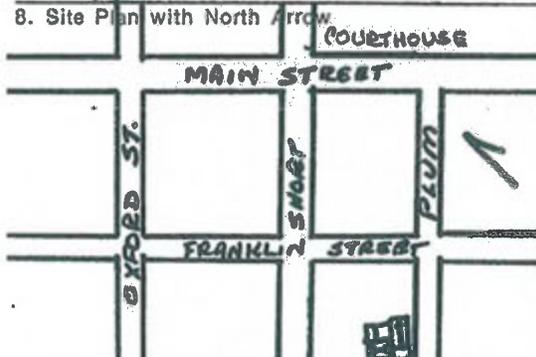
RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

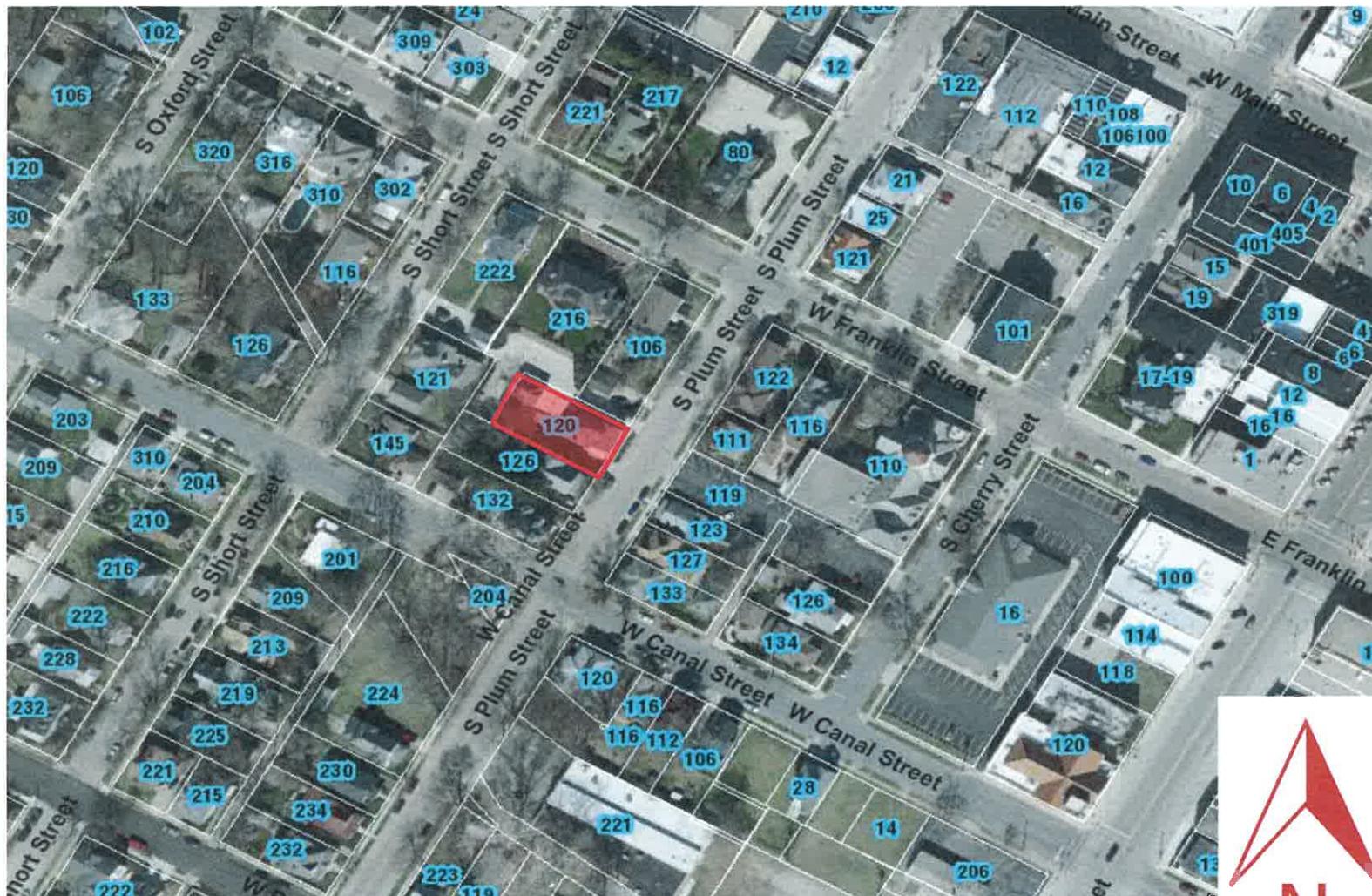
OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. <u>11-758 Troy Public Square Historic District</u> County <u>Miami</u>		4. Present Name(s) <u>David Munn - Ryburn House</u>		1. No. <u>11-758</u> County <u>Miami</u>
3. Location of Negatives <u>Mont. Co. Hist. Soc.</u>		5. Other Name(s)		
6. Specific Location <u>120 S. Plum Street</u>		16. Thematic Category <u>C</u>		28. No. of Stories <u>2</u>
7. City or Town If Rural, Township & Vicinity <u>Troy</u>		17. Date(s) or Period <u>1853</u>		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design <u>Greek Revival Influence</u>		30. Foundation Material <u>Stone</u>
9. Coordinates UTM <u>38343557</u> Lat. <u>40° 02' 19"</u> Long. <u>84° 12' 24"</u> <u>Troy</u>		19. Architect or Engineer		31. Wall Construction <u>Brick Amer. Bond</u>
10. Site Characteristics Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		32. Roof Type & Material <u>Gable Asphalt Tile</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>		33. No. of Bays Front <u>3</u> Side <u>0</u>
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use <u>Residence</u>		34. Wall Treatment
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape <u>Rectangular</u>
14. District Potent'ial? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, If known <u>Mrs. Donald T. Ryburn, 120 S. Plum Street, Troy, Ohio 45373</u>		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior <u> </u> Exterior <u>Excellent</u>
42. Further Description of Important Features <u>The door in the left bay has a transom and Ionic entrance porch with semielliptical soffit. Rectangular windows are 1/1 double hung sash with stone lintels and sills. The main frame addition is offset to the left with shaped head molds. A two story porch with fluted Ionic columns is in front of the addition.</u>		26. Local Contact Person or Organization <u>Troy Historical Society</u>		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
43. History and Significance <u>A significant contributor to the historic district. Its classic revival adaptations are characteristic of the block that was thriving around the turn of the century. Several adapted homes, some late Victorian and some Colonial Revivals are present. David Munn, a clerk built the original part. Eaves and gable project with soffit, frieze, brackets and returns.</u>		27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974.</u>		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
44. Description of Environment and Outbuildings <u>A residential area immediately adjacent to the central commercial core of Troy (population 17,187)</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		4. Present Name(s) <u>David Munn - Ryburn House</u>
45. Sources of Information <u>Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>		41. Distance from and Frontage on Road <u>St. Front 75'</u>		
46. Prepared by <u>L. S. Gannon, Jr.</u>		47. Organization <u>Mont. Co. Hist. Soc.</u>		5. Other Name(s)
48. Date <u>1/29/75</u>		49. Revision Date(s)		



120 S. Plum St – Beccue Residence



120 S. Plum St. – Streetscape



[Back](#)



Goblin

PPG1040-7



Goblin is a dark, gray, orchid blue with a violet undertone. It is a perfect paint color for an accent in a study. Pair it with light gray walls and golden wood tones in furniture.

REQUEST A COLOR CARD

BUY ONLINE

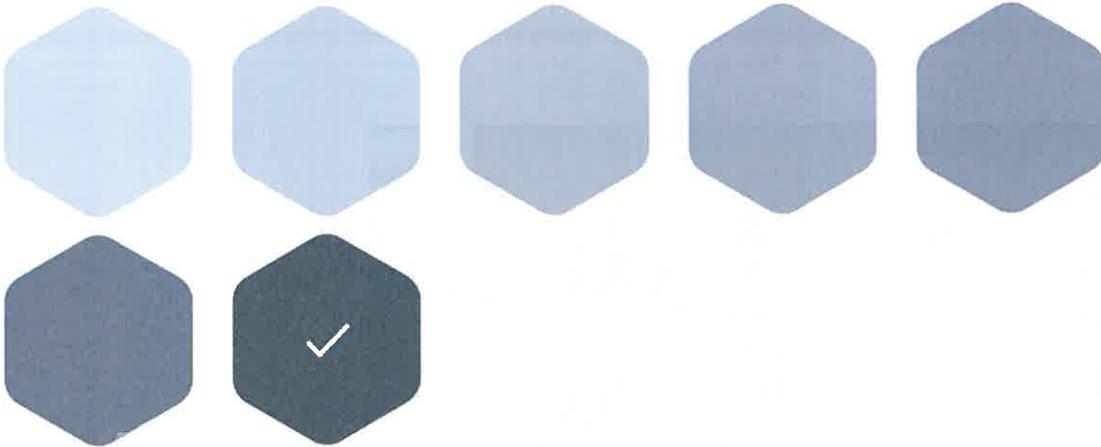
FIND IN STORE





Save 40% on paint
at PPG stores.

SHADES



ACCENT



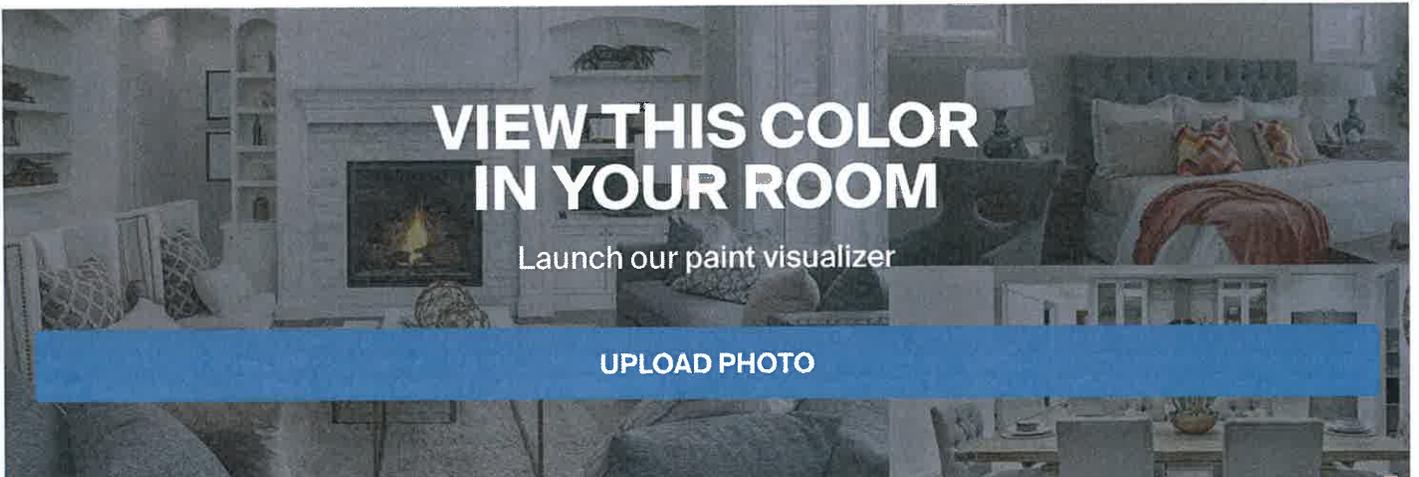
TRIM & CEILING



**VIEW THIS COLOR
IN YOUR ROOM**

Launch our paint visualizer

UPLOAD PHOTO



Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date June 16, 2020

Applicant Matthew Denius Telephone No. 937-524-8403

Owner of Property Same as above Has the Owner been Notified? yes

Address of Project 126 S. Plum St.

Contact Address (if different than Project Address) will be doing himself

Name of Architect/Engineer and/or Contractor _____

Application for renovation to include the following:

- | | |
|--|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Other: <u>Fence</u> |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:



SIGNATURE OF PROPERTY OWNER:

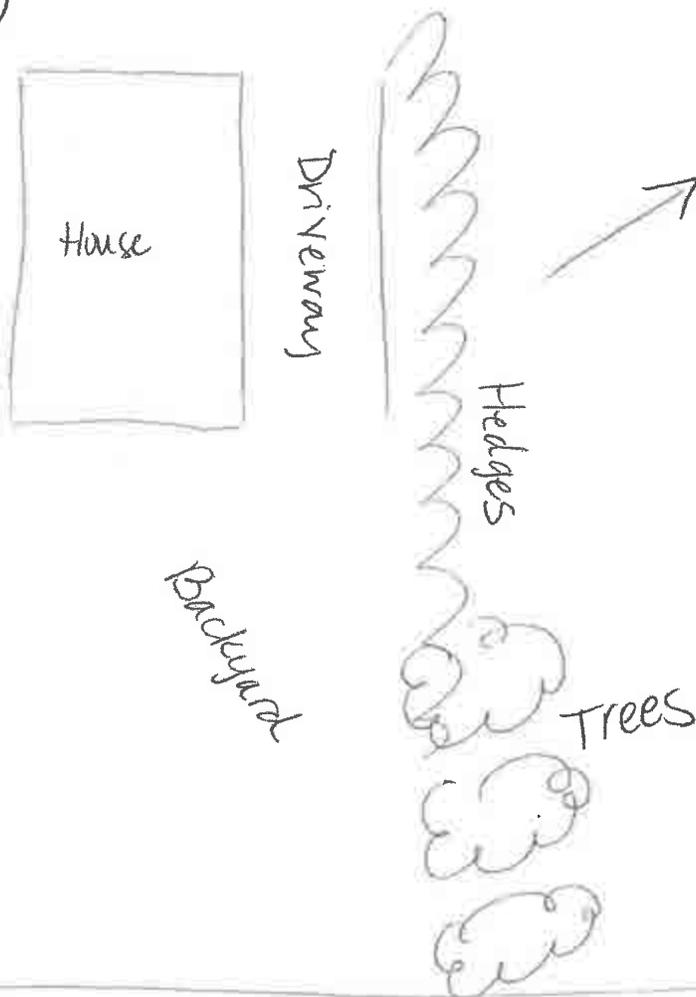
Matthew Denius

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

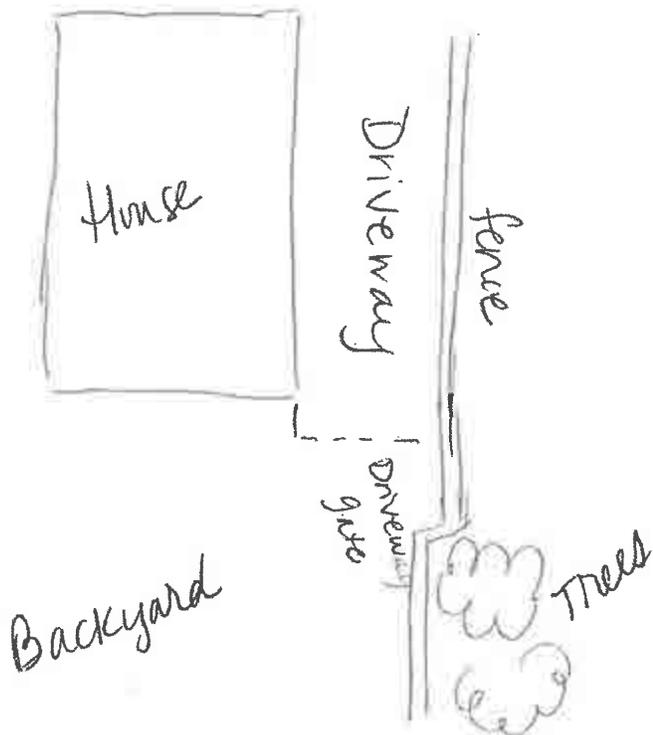
Current :

1)



wanting to
remove
hedges and
add privacy
fence

2)



* Reference pics
Sent in
email

TO:	Troy Planning Commission
FROM:	Development Department
DATE:	June 24, 2020
SUBJECT:	Historic District Review: 126 S. Plum St.
OWNER:	Matthew Denius
APPLICANT:	Matthew Denius & Amanda Feltner

DISCUSSION:

The applicants, are requesting Planning Commission approval for the installation of fencing for their property at 126 S. Plum Street. The modifications are installing a new vinyl fence. The property is zoned R-5, Single Family Residential and is located in the block of S. Plum Street between W. Canal Street and W. Franklin Street.

The Ohio Historic Inventory (OHI) form describes the property as being built around 1911. A two and a half story framed, vernacular design in a small urban setting of closely spaced buildings. This home is not listed on the National Registry.

PROPOSAL:

The applicants are proposing the modification to the previously approved fence by installing additional panels along the driveway between their property and the neighbor of 130 S. Plum St. The existing overgrown hedges will be removed and the fence installed.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed fence modifications.

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Michael & Mary Jones House <input type="checkbox"/> Coded													
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) Albert Thackara House															
Roll No: K		Picture No.(s) 31															
6. Specific Address or Location 126 S. Plum St		16. Thematic Association(s)		28. No. of Stories 2 1/2													
6a. Lot, Section or VMD Number		17. Date(s) or Period 1911		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>													
7. City or Village Troy		If Rural, Township & Vicinity		30. Foundation Material Rock faced conc. blk													
8. Site Plan with North Arrow		18. Style or Design Vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements <input type="checkbox"/>		31. Wall Construction Wood frame													
		18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Int gable asbestos shingle													
		19. Architect or Engineer		33. No. of Bays Front 2 Side 5													
9. U.T.M. Reference Quadrangle Name Troy		19a. Design Sources		34. Exterior Wall Material(s) Narrow siding													
<table border="1" style="width:100%; text-align:center;"> <tr> <td>10</td><td>2</td><td>3</td><td>3</td><td>2</td><td>0</td> <td>4</td><td>4</td><td>3</td><td>5</td><td>7</td><td>0</td> </tr> </table>		10	2	3	3	2	0	4	4	3	5	7	0	20. Contractor or Builder		35. Plan Shape Rectangular	
10	2	3	3	2	0	4	4	3	5	7	0						
Zone Easting Northing		21. Building Type or Plan N/A		36. Changes Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>													
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		22. Original Use, if apparent Residential		37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other 1/1													
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Present Use Residential		38. Building Dimensions 25 x 50													
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		39. Endangered? Yes <input type="checkbox"/> No <input type="checkbox"/>													
13. Part of Estab. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		25. Owner's Name & Address, if known Michael & Mary Jones 126 S. Plum St Troy, OH		40. Chimney Placement Off center/ridge													
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		26. Property Acreage		41. Distance from and Frontage on Road 15 x 40													
15. Name of Established District (N.R. or Local) Troy Historic District		27. Other Surveys in Which Included N/A		<p style="text-align:center">PHOTO</p>													
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two and a half story vernacular frame residence. CDF: include gable end facing the street; original 1/1 windows with shaped trim; front door with a large glass insert; a porch across the front; stained glass window on the north side; original narrow horizontal siding with cornerboards.																	
43. History and Significance (Continue on reverse if necessary) Built in 1911 by Albert Thackara																	
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.				46. Prepared by J. Darbee/N. Recchie													
45. Sources of Information Field observation City of Troy Miami Co. property records				47. Organization F. Conaway & Assoc.													
				48. Date Recorded in Field 5/97													
				49. Revised by													
				50a. Date Revised													
				50b. Reviewed by													

126 S Plum St – Fence



Red line is the proposed fence location

Using matching fence panels as previously approved



126 S Plum St – Streetscape



Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 6/16/2020

Applicant VSF Investments, LTD Telephone No. 937-492-0311

Owner of Property VSF Investments LTD Has the Owner been Notified? yes

Address of Project 133 S Oxford St, Troy, OH 45373

Contact Address (if different than Project Address) 540 Butler Rd, Sidney, OH 45365

Name of Architect/Engineer and/or Contractor D+S Construction of Western Ohio LLC

Application for renovation to include the following:

- | | |
|--|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Other: <u>Replace Roof</u> |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:



PRINTED NAME OF PROPERTY OWNER:

Brandon Virgallito

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

TO: Troy Planning Commission
FROM: Robert Watson
DATE: January 22, 2020
SUBJECT: Historic District Review: 133-135 S. Oxford St.
OWNER: VSF Investments Ltd.
APPLICANT: VSF Investments / D&S Construction

DISCUSSION:

The applicant requests the Planning Commission to review the roof replacement of the residence located at 133 S. Oxford St. The property, is zoned R-5, Single Family Residential.

The Ohio Historic Inventory lists this property constructed in 1910, as a two-story vernacular frame, two family structure. Including plain window caps, hip roof, dual central entrances and a porch across the front. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the replacement of the existing shingled roof of the primary residence and garage due to damage from the storms on January 19th.

The applicant requests to replace the existing shingled roof which is a gray colored diamond-cut style of asphalt shingle. There is a small, existing section that was replaced with green three-tab asphalt shingles previously. The garage has regular three-tab asphalt shingles in a gray color. The applicant is planning to use Owens Corning, Duration Shingles, an Architectural Asphalt Shingle in the color Estate Gray, example attached. The applicant is also in the process of making other repairs due to storm damage with same color and like materials.

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

OHIO HISTORIC INVENTORY

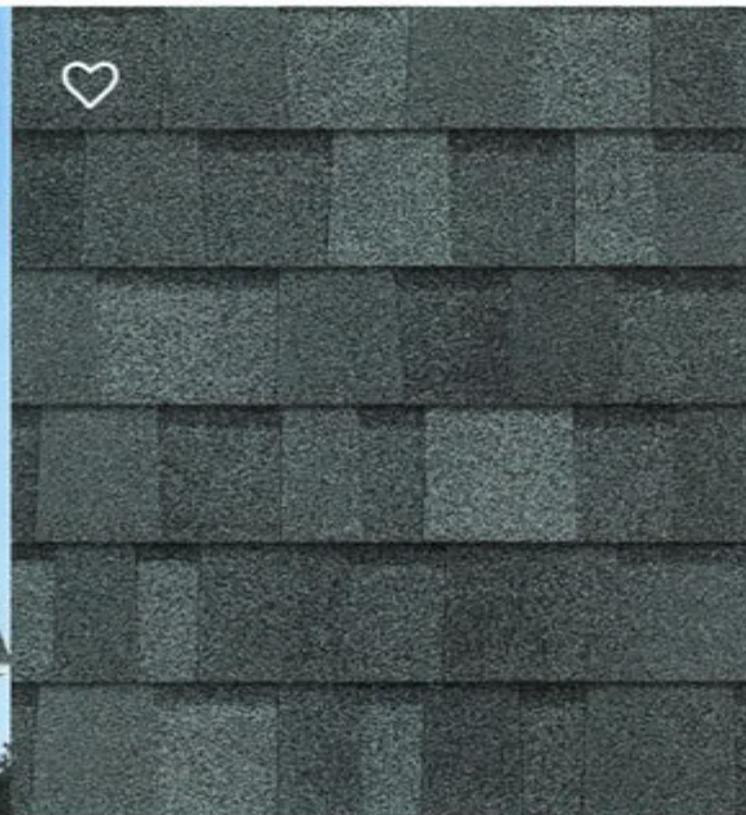
1. No.		2. County Miami		4. Present Name(s) William & Kim Fulker House		<input type="checkbox"/> Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s) Phena Peters House			
Roll No. K		Picture No.(s) 3					
6. Specific Address or Location 133-35 S. Oxford St				16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1910		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
7. City or Village Troy				17b. Alteration Date(s) N/A		30. Foundation Material Concrete Block	
8. Site Plan with North Arrow 				18. Style or Design Vernacular		31. Wall Construction Frame	
9. U.T.M. Reference Quadrangle Name Troy				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Hip-Shingle	
Zone 16		Easting 238180		19. Architect or Engineer		33. No. of Bays Front 3 Side 2	
Northing 4455660		10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>		19a. Design Sources		34. Exterior Wall Material(s) Wood siding	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		20. Contractor or Builder		35. Plan Shape Rectangular	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Building Type or Plan N/A		36. Changes Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District (N.R. or Local) Troy Historic District				22. Original Use, if apparent Double/residential		37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other 1/1	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story vernacular frame two family structure with a hip roof. CDF: include plain window caps; windows are paired within the bays on the second floor and in sets of 3 on the first floor; dual central entrances; porch across the front with square posts and narrow tongue & groove ceiling; original doors storms and windows; center porch rail separates the sides.				23. Present Use Double/residential		38. Building Dimensions 50 x 25	
43. History and Significance (Continue on reverse if necessary) Built in 1910 by Phena Peters.				24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>	
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.				25. Owner's Name & Address, if known William & Kim Fulker 1710 Peters Rd Troy, OH		40. Chimney Placement 2 side flush	
45. Sources of Information Field observation City of Troy Miami Co. property records				26. Property Acreage		41. Distance from and Frontage on Road 20 x 60	
				27. Other Surveys in Which Included N/A			
						PHOTO	
				46. Prepared by J. Darbee/N. Recchie			
				47. Organization F. Conaway & Assoc.			
				48. Date Recorded in Field 5/97			
				49. Revised by		50a. Date Revised	
				50b. Reviewed by			

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View





Desert Tan



Driftwood



Estate Gray



Harbor Blue



Onyx Black



Quarry Gray



Shasta White

133-35 S. Oxford St



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	June 24, 2020
SUBJECT:	Rezoning Request – PT Parcel C06-064830
OWNER:	Patricia A Harshberger
APPLICANT:	Redwood US, LLC

DISCUSSION:

Redwood USA, LLC requests a zoning amendment for a Residential Planned Development on PT Parcel C06-064830, which consist of 22.515 acres and located between St. Rte. 718 and McKaig Road. The applicant’s intention is to construct a private residential apartment neighborhood. A map and site plan depicting the proposed layout of the property has been attached to this report.

There has not been an established city zoning on this property as it was recently annexed on May 4, 2020. The previous zoning classification under the county zoning was is A-2 General Agricultural district. The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, and a mixture of residential and agricultural uses to the south, east and west.

Surrounding zoning includes: A-2 General Agriculture (Miami County) and R-1AAA, One Family Residential (Miami County), I-2 General Industrial (Miami County) to the north, R-1C, Single Family Residential (Miami County) to the south, and R-4 Single-Family (Troy) to the north.

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. This development will require a Final Development Plan and Record Plan in order to create the development and to dedicate the public utilities (in this case, a single-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Attached is the application and packet from the applicant which explains the proposed development request.

PROPOSAL:

Uses & Layout: The proposed development will be completed in one phase. The development is only residential use with multiple principle structures with either four units or 6 units per structure in the development. This development consists of 138 total units that will be of a single-story design. The ratio of units per acre is 6 dwelling units per acre with the total parcel being 22.515 acres in size. The proposed development will be providing 5.2 acres of landscaped green space, including a walking path and a covered shelter next to the proposed retention pond.

Roadways: Access to this development will be provided by two connections. The first connection will be the primary entrance from State Route 718. The secondary entrance will be onto McKaig Road. The entrances to the development will be aligned to existing driveways on the respective right of ways as required by the Engineering Department. The internal roadway system consists of two primary streets and three connecting streets as shown in the attached General Plan. As this development is proposed as a private development, the streets will not meet the city standards for a public street. They will provide curb and gutter, sidewalks, and additional parking stalls for guest parking. No proposed Right-of-Way will be dedicated with this development. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal. Maintenance of the private streets will be the responsibility of the property owner.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing one retention ponds for the development. Maintenance of these private utilities and storm water control facilities will be the responsibility of the property owner.

Parks & Recreation Facilities: The developer is not proposing to provide any parkland within the subdivision. The development will only have a covered shelter at the retention pond connected with a walking path to the nearby parking areas. The site has been designed to provide 23% of the site or 5.2 acres total of green space, with the applicant prepared to pay fees-in-lieu of parkland, instead of providing the required 3% (.675 acres) as required by the Subdivision Regulations. The Zoning Code requires 10% of the entire acreage in the planned development to be used as open space. The proposed development has not met the open space requirement for a planned development as defined by the ordinance. Maintenance of the private property and pond will be the responsibility of the property owner.

Protective Covenants: The applicant doesn't propose a set of protective covenants as this is a private development, with on-site property management and company oversight of the property.

Housing Values: The applicant and developer are proposing an apartment neighborhood, and the units will not be for sale but an estimated lease price has been given at \$1,200- \$1,800 a month.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map (Figure 14-5). Specifically, the Comprehensive Plan states:

“A mixture of residential units and densities under a Planned Development District is desired. Planned developments are encouraged as a flexible tool to meet the community's gross density needs, while providing a creative site development plan with a mix of housing types, densities, and values within individual developments.”

“Future residential development should be commensurate with the changing needs of the Troy community, as reflected in the Comprehensive Plan. To achieve the City’s desired housing diversity with various densities could also contribute to the housing goals of this Comprehensive Plan.”

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified as the development will fill a need for this style of development inside the City.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The public improvements have been designed to meet city recommendations (water and sewer). The majority of the infrastructure will be privately owned and maintained.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community’s need for a balance of land uses; **The proposed use does fill a need in the market for this type of development. This development will be marketed to the empty nester that does not want to maintain a larger home and still want to reside inside a subdivision within the City Limits.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The public improvements (including turning lanes) will be installed to permit the development to be properly served.**

- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning as this PD proposes to provide living facilities, to accommodate this trend of living style and type of development.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities, apartment style living and the ability to accommodate the need for alternative developments than traditional single-family dwellings.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:
1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. Abutting the north and south of the property are residential developments with similar uses as proposed.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning area.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by developed land to the north, a mix of agricultural and residential to the east, south and west. The only other land that holds the proposed PD zoning district designation with the vicinity is Stonebridge Meadows, which is a traditional single-family home and individual lot subdivision.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to approve this request for PD Planned Development zoning subject to the following conditions on the General Plan:

- 1) That the applicant is given a positive recommendation from the Park Board for fees-in-lieu of parkland.
- 2) That a statement be placed on all plans indicating all streets, and utilities on the site will be private and maintained by the property owner; and
- 3) All roads names to be approved by the City Engineer;

The proposed rezoning is found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and with similar zoning classifications and uses in the area.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 5/27/2020
Accepted by [Signature]
Filing Fee Pd. ✓ OK 1618
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at W SR 718, Troy, Ohio
(Street Address)

being lot number(s) C06-064830
(Parcel Identification Number)

OWNER

APPLICANT

Name PATRICIA HARSHBARGER
Address W ST RT 718
City TROY
State OHIO
Zip Code 45373
Phone No. N/A
Fax No. N/A
Email N/A

Name REDWOOD USA, LLC / GREG THURMAN
Address 7510 PLEASANT VALLEY RD
City INDEPENDENCE
State OHIO
Zip Code 44131
Phone No. 513-458-9810
Fax No. N/A
Email GTHURMAN@BYREDWOOD.COM

The applicant is the DEVELOPER of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common

- open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.
- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

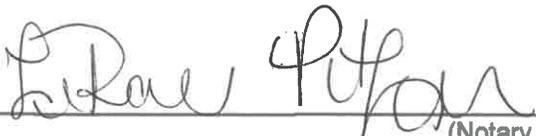


 (Applicant Signature)

Subscribed and sworn to before me this 27 day of May, 2020
 My Commission Expires 05/16/2024
 (Month/Date/Year)



LeRae Pitzer
 Notary Public, State of Ohio
 My Commission Expires 05-16-2024



 (Notary Public)

Redwood Troy



Redwood
APARTMENT NEIGHBORHOODS

Planned Development
Residential ReSubmittal

Troy, Ohio
June 10, 2020

Developer



Greg Thurman
VP of Entitlement & Due Diligence
7510 Pleasant Valley Rd.
Independence, Ohio 44131
(513) 458-9810

Design Team



Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Mark Belmont
Program Director
395 Springdale Drive, Suite 202
Akron, OH 44333
(330) 396-5678



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

Paul Goodhue, P.E., PTOE
Traffic Engineer
Goodue Consulting, Inc
Dayton, Ohio
(937) 271-7778

Table of Contents

Project Introduction (Exhibit A)	1
Company Profile (Exhibit C)	3
Architectural Materials	12
Planned Development Application	15
Legal Description (Exhibit B)	17
Record of Land Survey (Exhibit D-1)	19
Plan Exhibits	20
• Illustrative PDR (Exhibits D-2 - D-6 & E)	
• Existing Conditions	
• Preliminary SWPPP	
• Grading & Drainage Plan	
• Pre/Post Developed Storm Water Exhibit	
• Site & Utility Plan	
• Autoturn Exhibit	
• Overall Reference Plan	
• Landscape Plans	
• Open Space Plan	
• Architectural Elevations	

Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Troy. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Troy because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

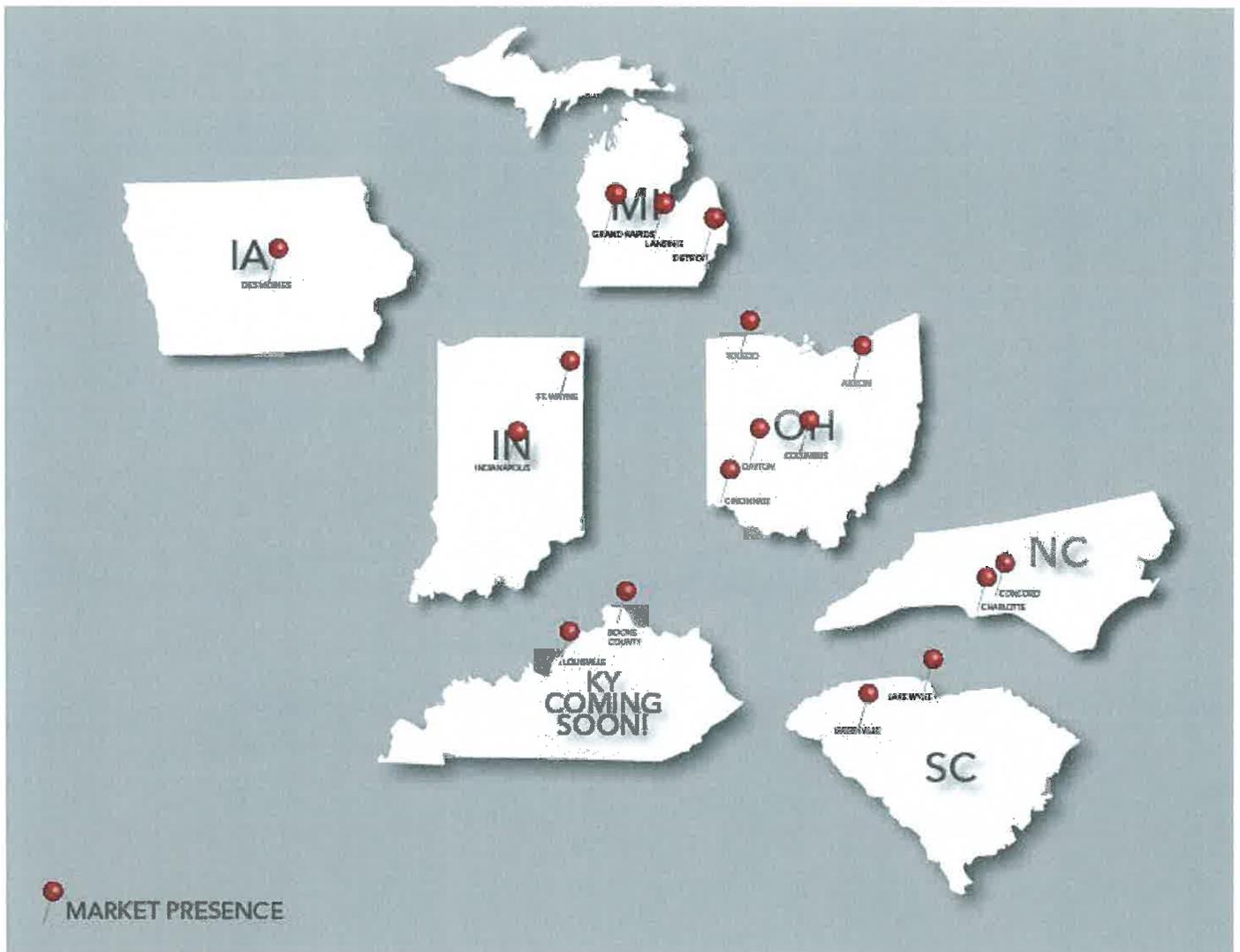
We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



Redwood Neighborhoods: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 12,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



Redwood Neighborhood Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry



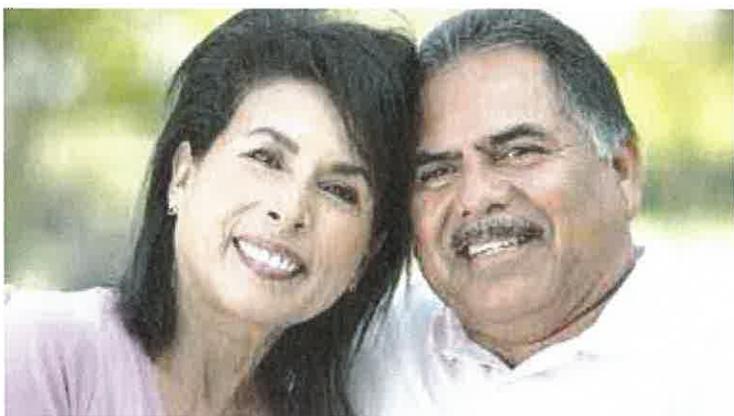
Redwood Neighborhood Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections
- Smoke-free apartments



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters, Young Professionals
- Those who can afford \$1,400-\$1,800 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



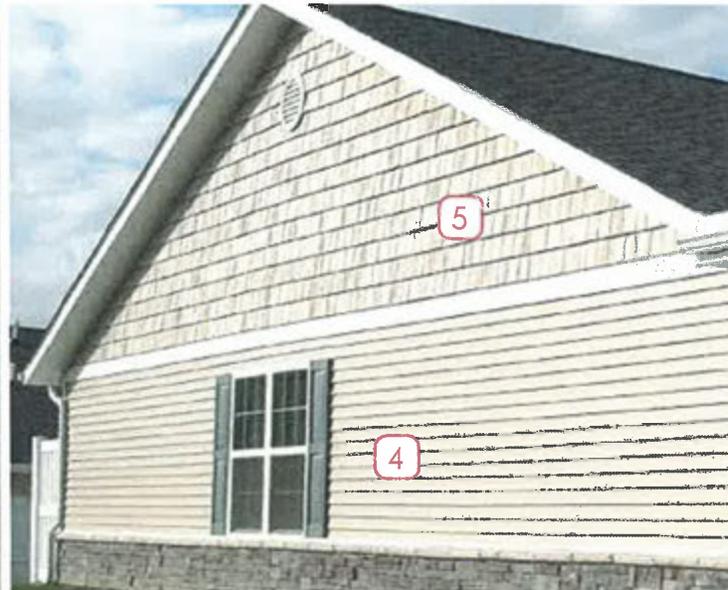
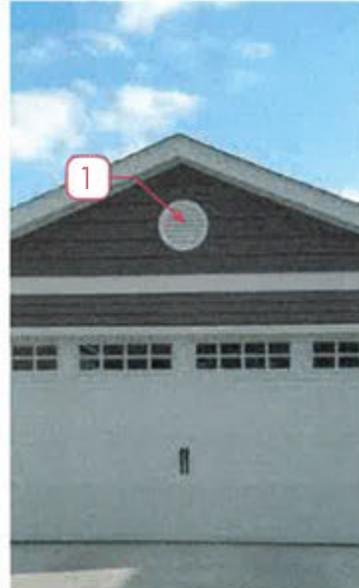
Why Redwood is Good for Troy:

- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 14)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 14)
6	CORNER TRIM	VINYL	WHITE



Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
(7)	STONE VENEER	PRESTIGE	OHIO WHITE VEIN
(8)	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
(9)	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
(10)	SLIDING PATIO DOOR	VINYL	WHITE
(11)	COACH LIGHT	METAL & GLASS	BLACK
(12)	COLUMN	VINYL	WHITE

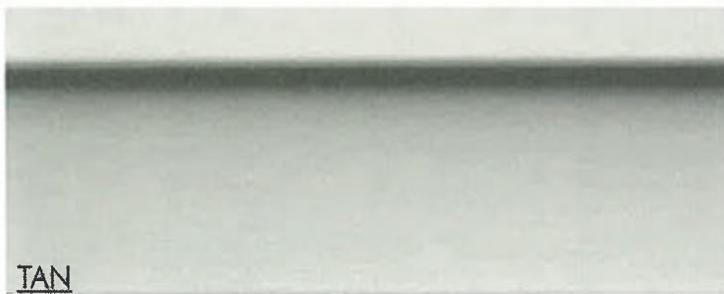
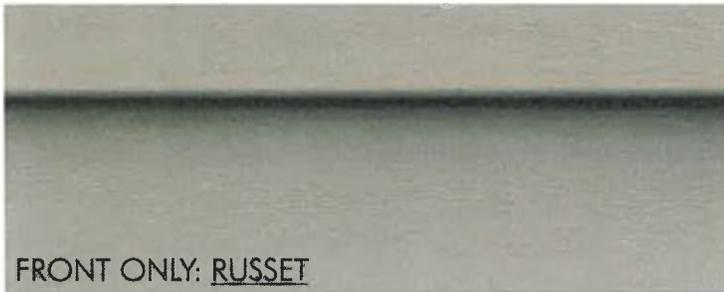


Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE



SIDING COLORS - BY NORANDEX



NOTES:

1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 4 OPTIONS
2. BUILDING SIDES AND REAR WILL VARY BETWEEN THE LOWER 2 OPTIONS
3. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

Planned Development Application

<p>Scheduled Planning Commission Meeting <small>(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)</small></p> <p>Date Requested: _____ <small>Applicant(s) scheduled on the agenda will be notified</small></p>
--

Office Use Only
Date Filed: _____ Accepted by: _____ Filing Fee Pd.: _____ Receipt #: _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at W SR 718, Troy, Ohio
(Street Address)

being lot number(s) C08-064830
(Parcel Identification Number)

OWNER	APPLICANT
Name: <u>PATRICIA HARSHBARGER</u>	Name: <u>REDWOOD USA, LLC / GREG THURMAN</u>
Address: <u>W ST RT 718</u>	Address: <u>7510 PLEASANT VALLEY RD</u>
City: <u>TROY</u>	City: <u>INDEPENDENCE</u>
State: <u>OHIO</u>	State: <u>OHIO</u>
Zip Code: <u>45373</u>	Zip Code: <u>44131</u>
Phone No.: <u>N/A</u>	Phone No.: <u>513-458-8810</u>
Fax No.: <u>N/A</u>	Fax No.: <u>N/A</u>
Email: <u>N/A</u>	Email: <u>GTHURMAN@BYR...</u>

The applicant is the DEVELOPER of the _____
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes _____
2. The legal description _____
3. Written description of the proposed development. Attach as **EXHIBIT "A"** _____
4. A site plan p. _____ architect in duplicate drawn to such scale as to clearly show:
 - a. The _____ subject property according to the recorded plat of such property, lot _____
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common _____

See Original Copy Filed with City of Troy

Planned Development Application

- open space, if any, including parks, playgrounds, school sites, and recreational facilities. Attach as **EXHIBIT "D-2"**.
- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed, including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures. Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project. Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity. Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities. Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property. Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified. Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified. Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

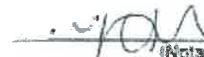
I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.


(Applicant Signature)

Subscribed and sworn to before me this 27 day of May 2022
My Commission Expires 05/10/2024



**See Original Copy Filed
with City of Troy**


(Notary Public)

Legal Description (Exhibit B)

COZATT ENGINEERING COMPANY CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

534 N. ELM ST. SUITE C
TROY, OHIO 45373
(937) 339-2921 • (937) 216-6320

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

November 15, 2019

DESCRIPTION

22.515 Ac. Tract
for
Patricia Harshbarger

Being a 22.515 acre tract located in the northwest quarter of Section 30, Town 5, Range 6E, Concord Township, Miami County, Ohio, and further bounded and described as follows:

Commencing for reference at a mag nail found at the northeast corner of the northwest quarter of Section 30 per Plat Book 27, Page 62 of the Miami County Recorder's Plat Records and being on the centerline of McKaig Road; thence South 89 deg.-30'-20" West for 424.02 ft. with the centerline of McKaig Road and north line of section 30 to a mag nail set and marking the true place of beginning;

thence South 00 deg.-14'-28" East for 1514.21 ft. to a mag nail set over a gin spindle found, being 2.0 ft. north of the centerline of State Route 718, witness passing an iron pin found at 30.00 ft. and also passing an iron pin found at 1480.26 ft.;

thence North 62 deg.-18'-27" West for 844.29 ft. to a mag spike set, being 0.89 ft. north of the centerline of State Route 718;

thence North 00 deg.-14'-28" West for 1115.40 ft. to a mag spike set on the centerline of McKaig Road and the north line of section 30, witness passing a 5/8" dia. capped iron pin set on the north right-of-way line of State Route 718 at 32.97 ft. and passing a 5/8" dia. capped iron pin set at 1085.40 ft.;

Legal Description

thence North 89 deg.-30'-20" East for 745.93 ft. with the centerline of McKaig Road and north line section 30 to the mag nail at the place of beginning.

Containing a total of 22.515 Ac., including 0.342 Ac. in McKaig Road right-of-way and 0.554 Ac. in State Route 718 right-of-way and subject to all legal easements, rights-of-way, and restrictions of record.

Bearings based on GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

According to a survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm St. Suite C, Troy, Ohio 45373, on November 15, 2019, as filed in Volume _____, Page _____ of the Miami County Engineer's Record of Land Surveys.

Michael W. Cozatt	Date
P.S.#6001	

\\Dell: C:\Legal Descriptions\2019\27319.doc

Plan Exhibits

- Illustrative PDR (Exhibits D-2 - D-6 & E)
- Existing Conditions
- Preliminary SWPPP
- Grading & Drainage Plan
- Pre/Post Developed Storm Water Exhibit
- Site & Utility Plan
- Autoturn Exhibit
- Overall Reference Plan
- Landscape Plans
- Open Space Plan
- Architectural Elevations





Parcel: 0000000000
 Address: 0000000000
 Owner: 0000000000
 Zoning: 0000000000

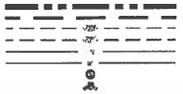
SITE DATA

PROPOSED ZONING:	PLANNED DEVELOPMENT (RESIDENTIAL)
TOTAL SITE ACREAGE:	± 22.5 AC
TOTAL UNITS (ALL 2 BEDROOM):	135
DENSITY:	± 6.0 DU/AC
OPEN SPACE PROVIDED:	± 6.5 AC (29%)
TOTAL PARKING:	576
GARAGE:	270
DRIVEWAY:	270
GUEST PARKING:	58

0' 25' 50' 100'
 SCALE 1" = 50'-0"

EXHIBITS D2 - D6 & E **Redwood**
 APARTMENT NEIGHBORHOODS

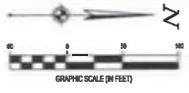
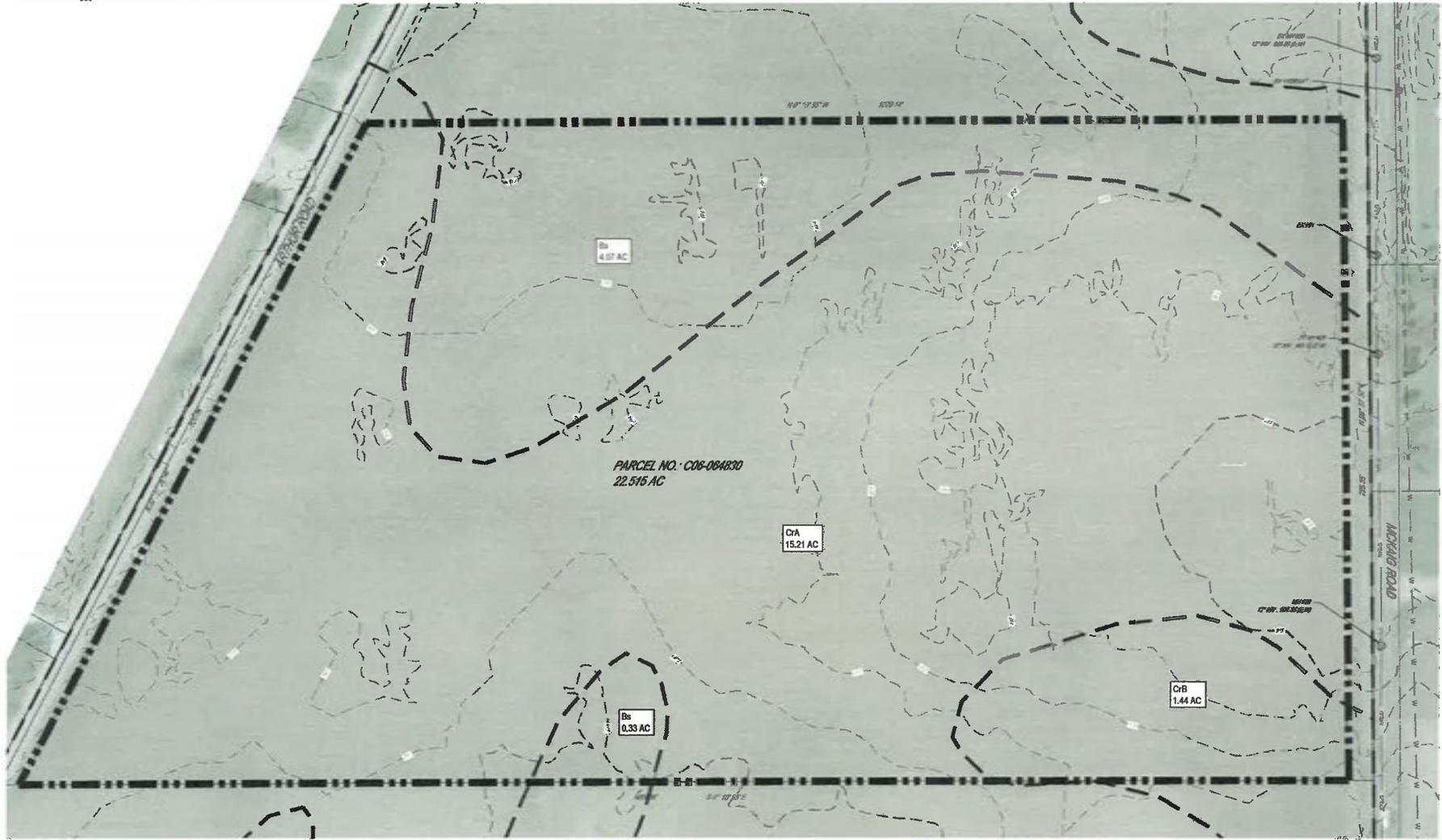
LEGEND



PROPERTY BOUNDARY
 SOIL BOUNDARY
 EXISTING MAJOR CONTOUR
 EXISTING MAJOR CONTOUR
 EXISTING SANITARY SEWER
 EXISTING WATER MAIN
 EXISTING SANITARY MANHOLE
 EXISTING FIRE HYDRANT

SOIL INFORMATION			
Bs	-	BROOKSTONE SILTY CLAY LOAM - TYPE C/D	- 4.40 AC
CrA	-	CROSBY SILT LOAM - TYPE C/D	- 15.21 AC
CrB	-	CROSBY SILT LOAM - TYPE C/D	- 1.44 AC

NOTE: EXISTING TOPOGRAPHY, PROPERTY LINES, AND UTILITIES ARE BASED OFF OF PUBLICLY AVAILABLE GIS DATA OR IMAGERY



NO.	DATE	REVISION DESCRIPTION



REDWOOD
 REDWOOD TROY

EXISTING CONDITIONS



JOB NO.:	757654
DESIGN:	MSG
DRAWN:	JWH
CHECKED:	MRB
SHEET NO.:	1

COPYRIGHT © 2016, REDWOOD TROY, A DIVISION OF CESO, INC.

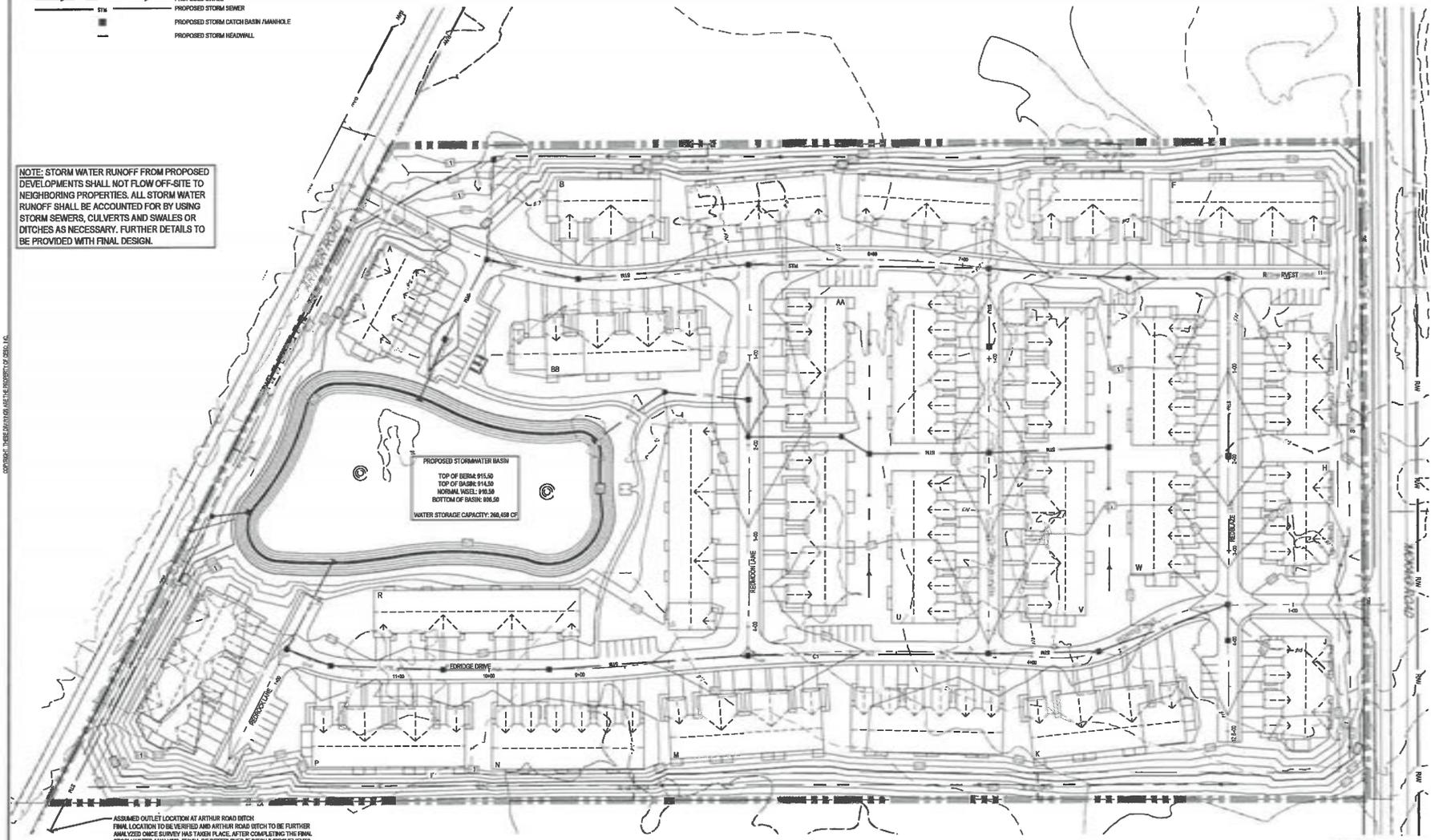
WWW.REDWOODTROY.COM | 611 PHOENIX SUITE 202

LEGEND

-  720 PROPOSED MAJOR CONTOUR
-  728 PROPOSED MINOR CONTOUR
-  78 EXISTING MAJOR CONTOUR
-  77 EXISTING MINOR CONTOUR
-  PROPOSED ROAD CENTERLINE
-  PROPOSED SWALE
-  ST14 PROPOSED STORM SEWER
-  PROPOSED STORM CATCH BASIN / MANHOLE
-  PROPOSED STORM HEADWALL

NOTE: STORM WATER RUNOFF FROM PROPOSED DEVELOPMENTS SHALL NOT FLOW OFF-SITE TO NEIGHBORING PROPERTIES. ALL STORM WATER RUNOFF SHALL BE ACCOUNTED FOR BY USING STORM SEWERS, CULVERTS AND SWALES OR DITCHES AS NECESSARY. FURTHER DETAILS TO BE PROVIDED WITH FINAL DESIGN.

COPYRIGHT RESERVED BY THE UNIVERSITY OF CINCINNATI



ASSIGNED OUTLET LOCATION AT ARTHUR ROAD DITCH. FINAL LOCATION TO BE VERIFIED AND ARTHUR ROAD DITCH TO BE FURTHER ANALYZED ONCE SURVEY HAS TAKEN PLACE. AFTER COMPLETING THE FINAL STORM WATER ANALYSIS, IT WILL BE DETERMINED IF DITCH IMPROVEMENTS ALONG ARTHUR ROAD WILL BE REQUIRED IN ORDER TO ADEQUATELY HANDLE ALL STORM WATER RUNOFF FROM THE PROPOSED OUTLET.

NOTE: EXISTING UTILITIES ARE BASED OFF OF PUBLICLY AVAILABLE GIS DATA OR SURVEY AND ARE SHOWN AT THEIR APPROXIMATE LOCATIONS.



REVISION DESCRIPTION

NO. DATE



REDWOOD
REDWOOD TROY

GRADING & DRAINAGE PLAN



JOB NO.: 757654
DESIGN: MSG
DRAWING: JWH
CHECKED: MRB

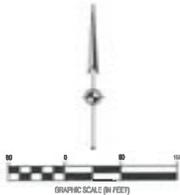
SHEET NO. 3

LEGEND

- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR



N



NOTE: EXISTING SURFACE IS BASED OFF OF PUBLICLY AVAILABLE GIS DATA. ACTUAL DRAINAGE AREAS AND TIME OF CONCENTRATION FLOW PATHS MAY VARY ONCE AN EXISTING CONDITIONS SURVEY IS PERFORMED. FINAL STORM WATER CALCULATIONS WILL BE UPDATED IN THE FUTURE TO REFLECT THE FINDINGS OF THE EXISTING CONDITIONS SURVEY.



CESO
WWW.CESOGO.COM

REVISION DESCRIPTION

DATE



REDWOOD

REDWOOD TROY

PRE-DEVELOPED
STORM WATER
EXHIBIT

JOB NO.: 75764
DESIGN: JWH
DRAWN: JWH
CHECKED: MSG

SHEET NO.
4

COPYRIGHT © 2014 REDWOOD TROY, INC.

REDAWOOD TROY, INC.

4/20/2014 12:24 PM



REVISION/DESCRIPTION

DATE



REDWOOD

REDWOOD TROY

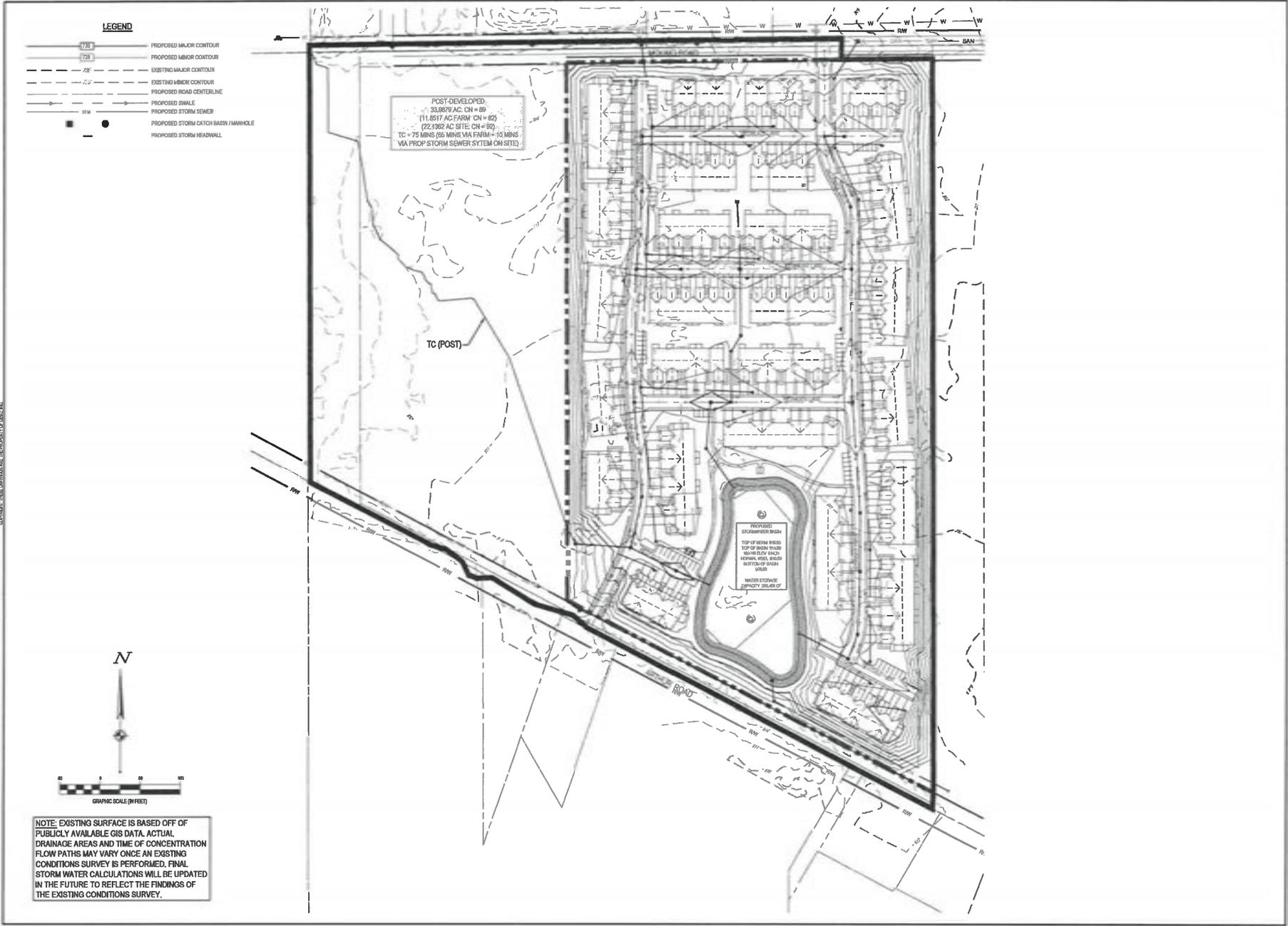
www.redwoodinc.com

POST-DEVELOPED
STORM WATER
EXHIBIT

JOB NO.: 757554
DESIGN: JWH
DRAWN: JWH
CHECKED: MSG

SHEET NO.
5

6/20/20 1:30 PM



Redwood Troy

Troy, Ohio

DATE: June 10, 2020

Planned Development Residential Landscape Plans

PROJECT NO. 19052

SHEET INDEX

L1.0	OVERALL REFERENCE PLAN
L1.1	MCKAIG RD LANDSCAPE PLAN
L1.2	NORTH LANDSCAPE PLAN
L1.3	SOUTH LANDSCAPE PLAN
L1.4	ARTHUR RD LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION PLANTING
L2.0	OPEN SPACE PLAN
SD1.0	SITE DETAILS

PREPARED FOR



PREPARED BY



Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

CONSULTANTS



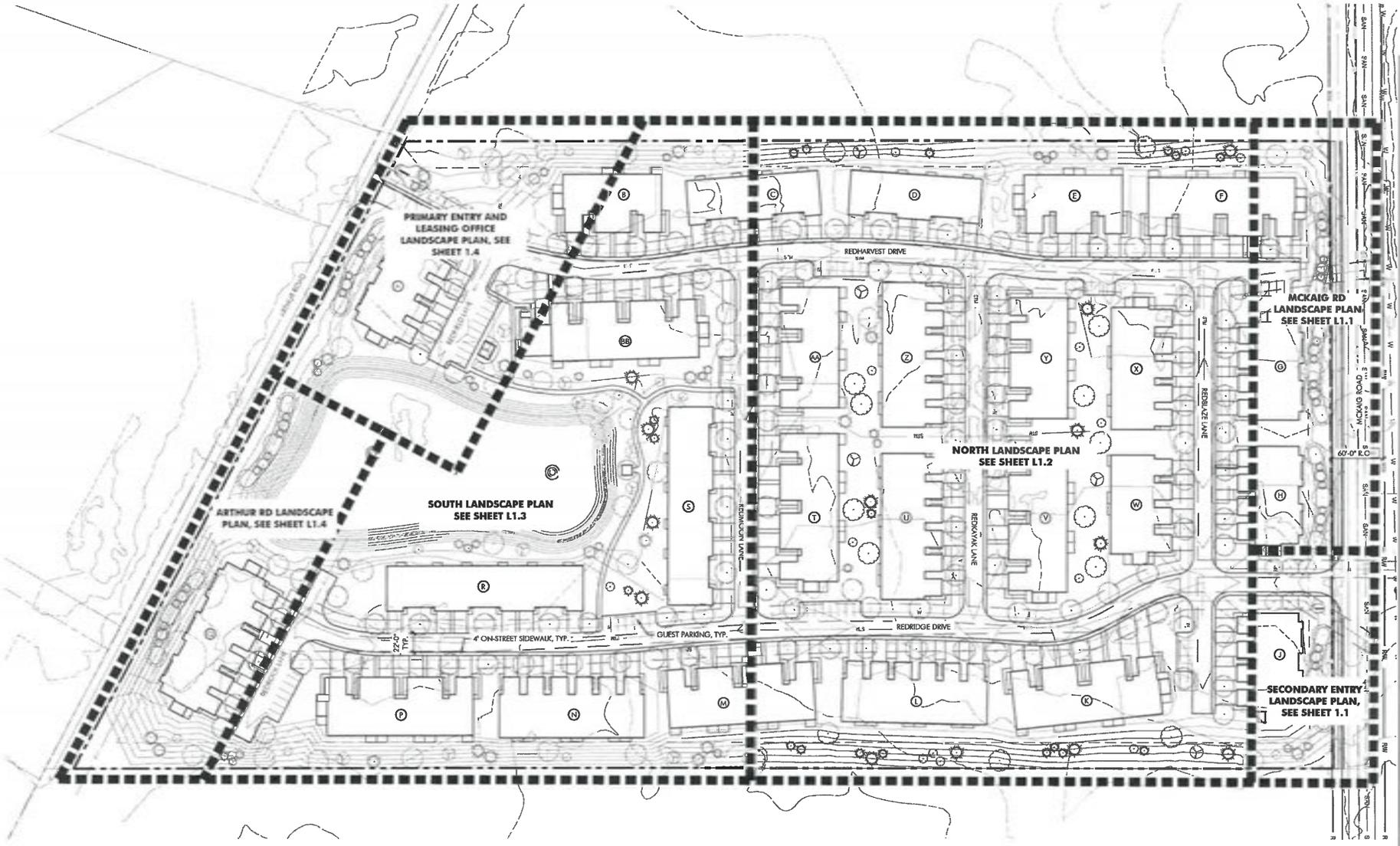
175 Montrose West Avenue, Suite 400
Akron, Ohio 44321

VICINITY MAP

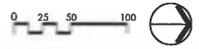


NOT TO SCALE





Overall Reference Plan
SCALE 1" = 50'



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 2
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

Redwood Troy
W. SR 718
Troy, Ohio 45373

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

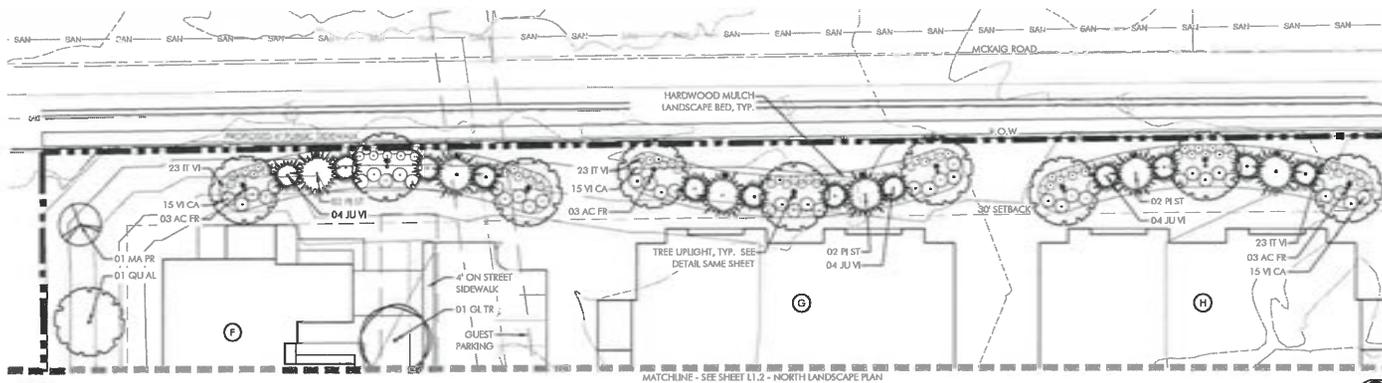
Revisions

Sheet Title

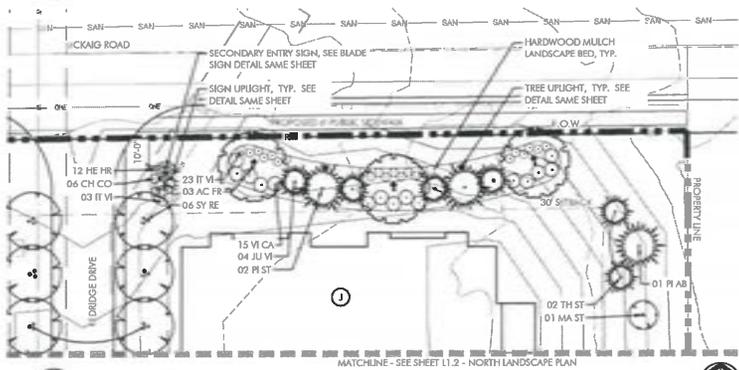
OVERALL REFERENCE PLAN

Sheet #

L1.0

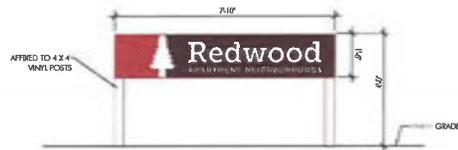


McKaig Rd Landscape Plan
SCALE 1" = 20'



Secondary Entry Landscape Plan
SCALE 1" = 20'

LIGHTING LEGEND



Blade Sign
1/2" x 14"

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC FR	<i>Acer s. freemanii</i> 'Armstrong'	Armstrong Maple	2" cal.	B&B	As Shown
AC GU	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2" cal.	B&B	As Shown
GL TR	<i>Gleditsia triacanthos f. inermis</i> 'Skyline'	Skyline Honeylocust	2" cal.	B&B	As Shown
LI ST	<i>Liquidambar styraciflua</i>	American Sweetgum	2" cal.	B&B	As Shown
MA ST	<i>Magnolia stellata</i>	Star Magnolia	0' ht.	B&B	As Shown
MA PR	<i>Malus 'PrairieFire'</i>	PrairieFire Crabapple	0' ht.	B&B	As Shown
QU AL	<i>Quercus alba</i>	Red Oak	2" cal.	B&B	As Shown
QU BI	<i>Quercus bicolor</i>	Swamp White Oak	2" cal.	B&B	As Shown
SY RE	<i>Syringa reticulata</i> 'Peary Silk'	Japanese Tree Lilac	1.5" cal.	B&B	As Shown
TA DI	<i>Taxodium distichum</i>	Bald Cypress	2" cal.	B&B	As Shown
TI CO	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2" cal.	B&B	As Shown
UL AM	<i>Ulmus americana</i> 'Frontier'	Frontier Elm	2" cal.	B&B	As Shown
EVERGREEN TREES					
JU VI	<i>Juniperus virginiana</i>	Eastern Red Cedar	0' ht.	B&B	As Shown
PI AB	<i>Picea abies</i>	Norway Spruce	0' ht.	B&B	As Shown
PI ST	<i>Pinus strobus</i>	Eastern White Pine	0' ht.	B&B	As Shown
TH ST	<i>Thuja standishii</i> x 'plicata	Green Giant Arborvitae	0' ht.	B&B	As Shown
SHRUBS					
CH CO	<i>Chamaecyparis p. compacta variegata</i>	Dwarf Variegated False Cypress	18" ht.	Cont.	As Shown
IL GL	<i>Ilex glabra</i> 'Dense'	Dense Compact Inkberry	18" ht.	Cont.	As Shown
IT VI	<i>Itea virginica</i> 'Table Honey'	Little Henry Virginia Sweetspire	18" ht.	Cont.	As Shown
JU CH	<i>Juniperus chinensis</i> 'Nick's Compact'	Nick's Compact Juniper	18" hgt.	Cont.	As Shown
SP JA	<i>Spiraea japonica</i> 'Goldkreme'	Goldkreme Spiraea	18" hgt.	Cont.	As Shown
VI CA	<i>Viburnum coccineum</i>	Koreanopis Viburnum	24" ht.	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
HE HR	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	#1	cont.	18" o.c.
MI SI	<i>Miscanthus sinensis</i>	Maiden Grass	#2	cont.	As Shown
PE HA	<i>Pennisetum al.</i> 'Horseshoe'	Dwarf Fountain Grass	#1	cont.	As Shown

**Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 342-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS APPROVAL.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS: SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST (FOR EQUAL) AVAILABLE AT CHBO MULCH 220 SHAW ROAD LUNION, OHIO 45222 937-836-1998

PERENNIAL BED AREAS: SPREAD 3" OF ORGANIC COMPOST OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

TREES AND SHRUBS: MIX 30% ORGANIC COMPOST TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 2014 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND DESIGN CONSULTANT BY PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SOODED AS SHOWN AND NOTED.
- FINISHED TURF SOOD TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
 - MOWING - MINIMUM ONCE PER WEEK.
 - TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
 - BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.



Columbus
100 Northwoods Blvd. Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name
Redwood Troy
W. SR 718
Troy, Ohio 45373

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

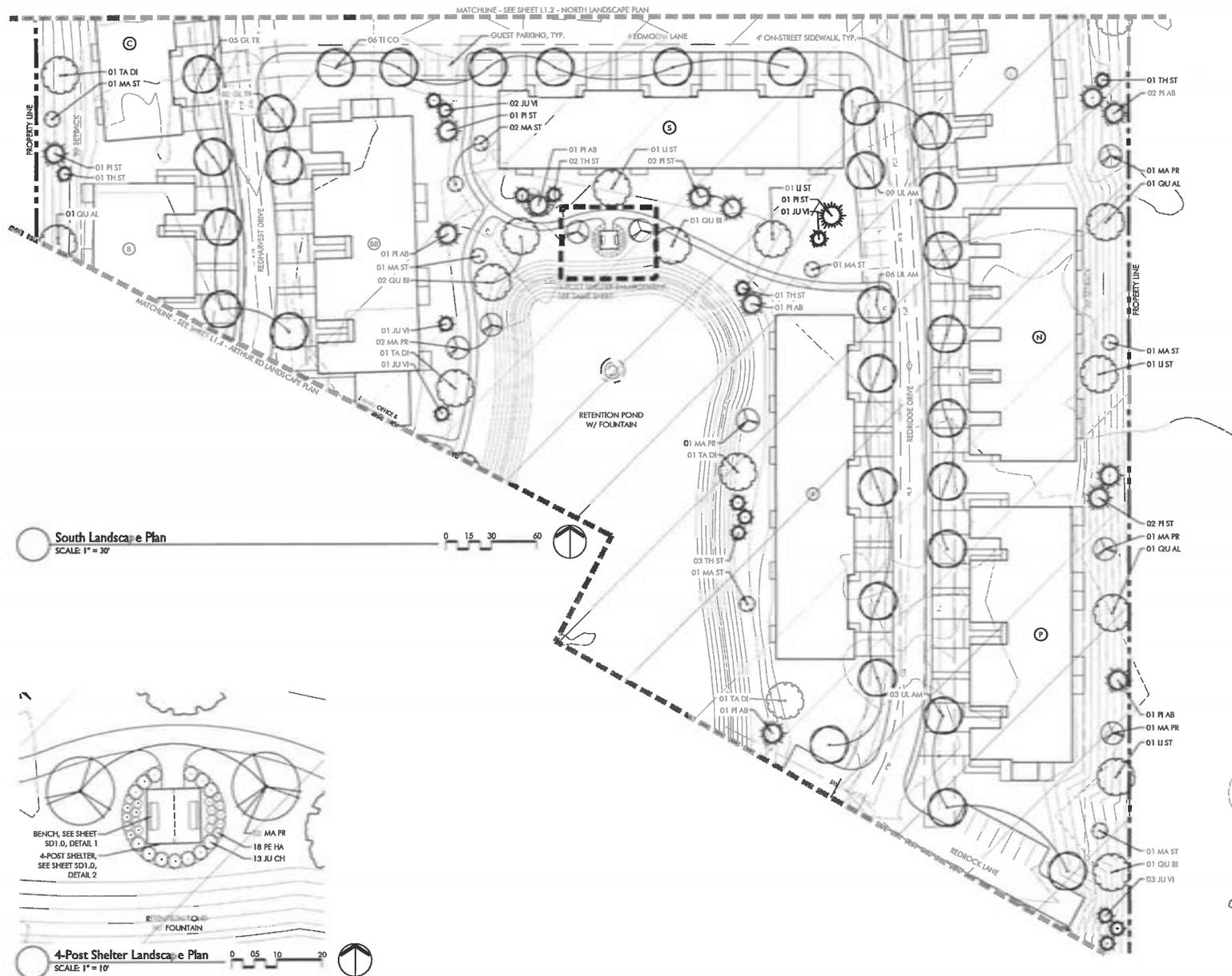


Project Info
Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

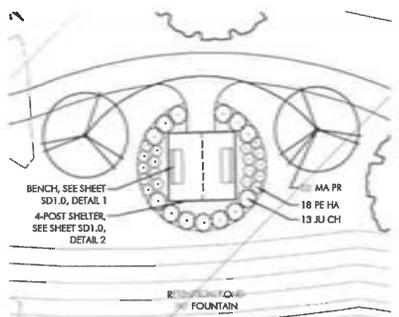
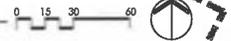
Revisions

Sheet Title
MCKAIG RD LANDSCAPE PLAN

Sheet #
L1.1



South Landscape Plan
SCALE 1" = 30'



4-Post Shelter Landscape Plan
SCALE 1" = 10'



Columbus
100 Northwoods Blvd., Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name
Redwood Troy
W. SR 718
Troy, Ohio 45373

Project For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

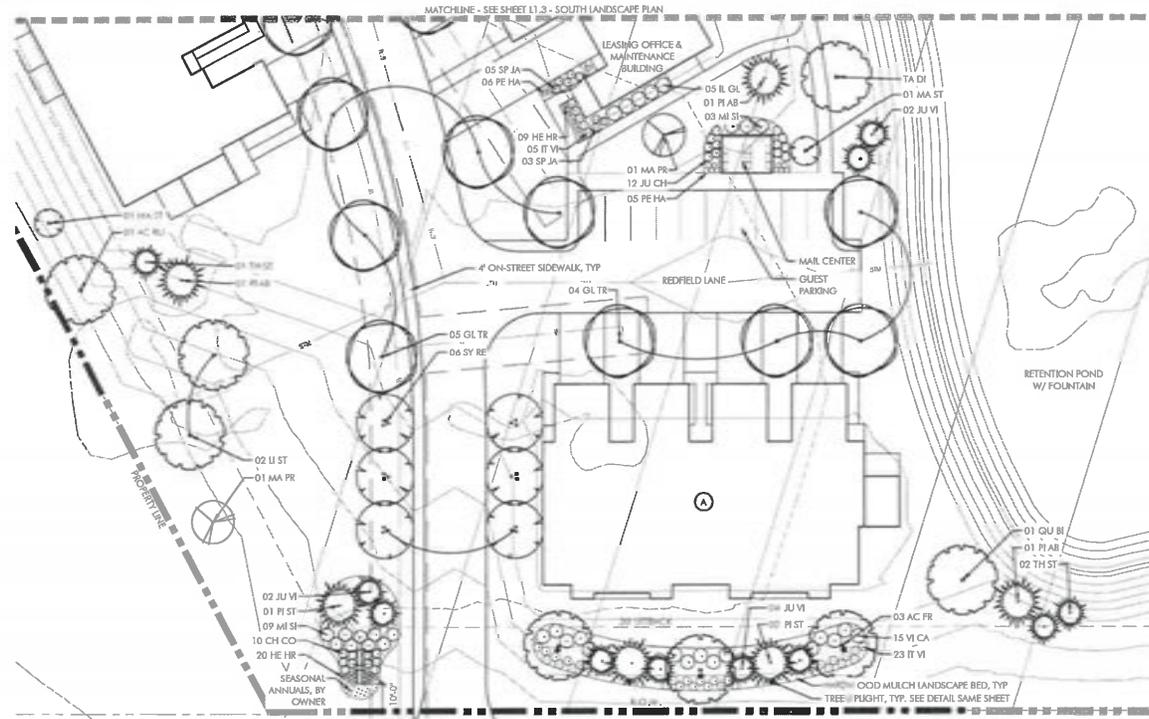


Project Info
Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

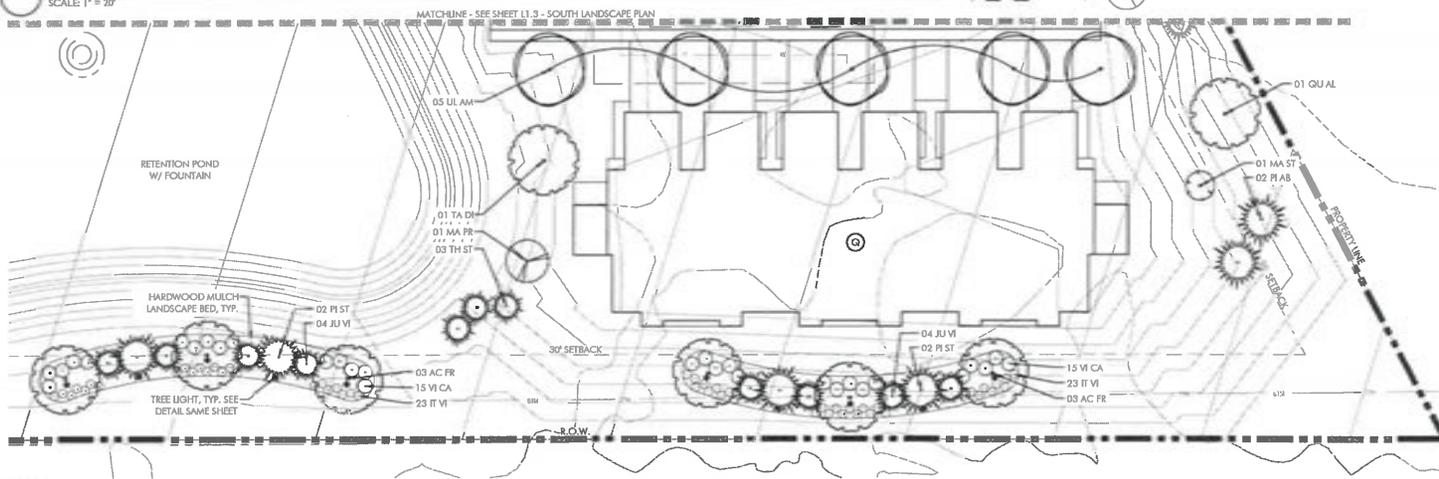
Revisions

Sheet Title
SOUTH LANDSCAPE PLAN

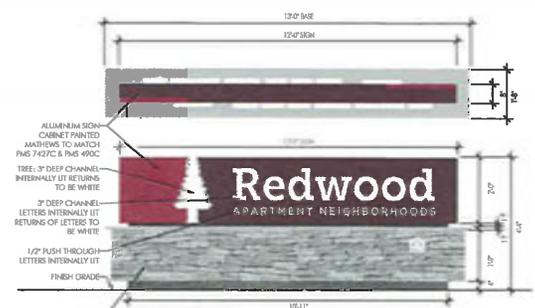
Sheet #
L1.3



Primary Entry and Leasing Office Landscape Plan
SCALE: 1" = 20'



Arthur Rd Landscape Plan
SCALE: 1" = 20'



NOTE: CONTRACTOR TO VERIFY THAT ALL ARTWORK, SIZES, COLORS, SPELLING AND GRAMMAR ARE CORRECT. CONC'S APPROVED BY CHANGES. THE ARTWORK IS FINAL AND WILL BE PROVIDED AS PICTURES. THE DESIGN SHOWN IS THE PROPERTY OF A SIGN ABOVE, INC. NO TRANSMITTAL OR DISCLOSURE SHALL BE MADE TO ANY PERSON, FIRM, OR CORPORATION WITHOUT PRIOR CONSENT.

ALUMINUM BASE WITH "OUT GRABBLE" HIGH DENSITY URETHANE ATTACHED

Monument Entry Sign 124 SF face
1/2" - 1/2"



LIGHTING LEGEND

- ACCENT LIGHT: LED ACCENT LIGHT 12.4W NICHLE LIGHTING PRODUCT # 15751BKT COLOR: BLACK



Columbus
100 Northwoods Blvd., Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066
PODdesign.net

Redwood Troy
W. SR 718
Troy, Ohio 45373

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

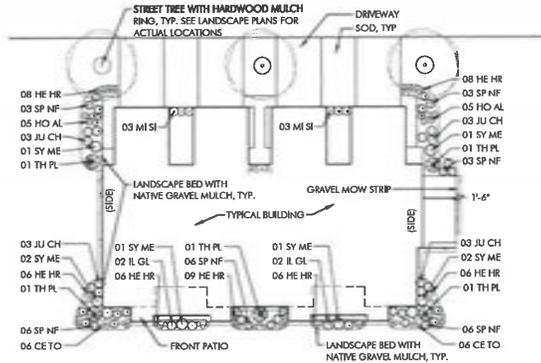


Project Info

Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

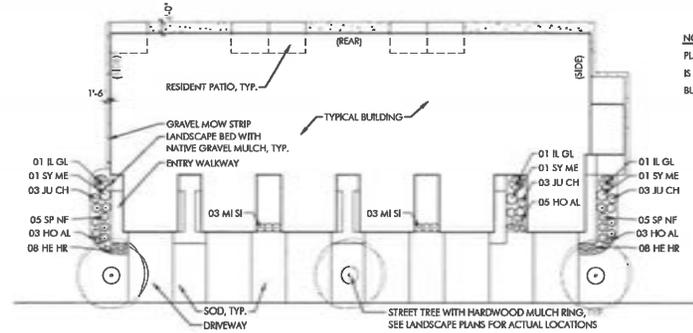
Sheet Title
ARTHUR RD LANDSCAPE PLAN

Sheet #
L1.4



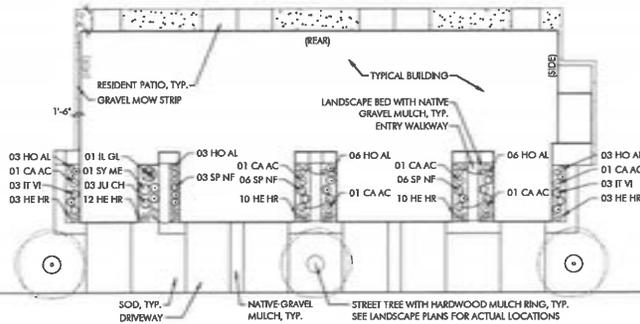
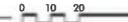
NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: A, G, H, J, & Q

Hardwood Foundation Planting
SCALE: 1" = 20'



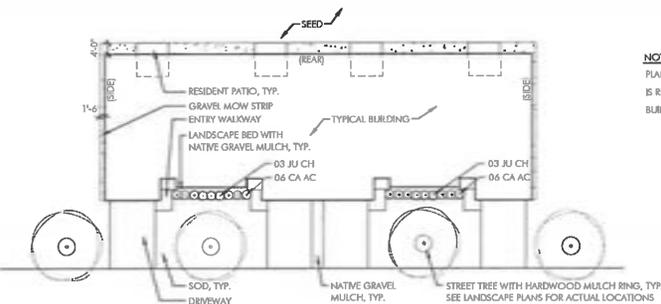
NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: L, N, U, W, X, & Z

Breezewood Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: B, E, F, K, M, P, T, V,
Y, AA, & BB

Meadowood/Cane/Forestwood Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS: C, D, R, & S

Willowood Foundation Planting
SCALE: 1" = 20'



PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
IL GL	Ilex glabra 'Dennis'	Dennis Compact Inkberry	18" hgt.	Cont.	As Shown
JU CH	Juniperus chinensis 'Nicks Compact'	Nicks Compact Juniper	18" hgt.	Cont.	As Shown
SP NF	Spirea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Petalum Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	Ceratium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	Hosta 'Fortuna Albomarginata'	Variiegated Hosta	1 gal.	Cont.	As Shown
MI SI	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Cont.	As Shown

Note: Contractor may substitute plant species based on availability



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Redwood Troy
W. SR 718
Troy, Ohio 45373

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

Revisions

Sheet Title

TYPICAL FOUNDATION PLANTING

Sheet #

L1.5



Open Space Plan
SCALE: 1" = 50'

SITE DATA:
 TOTAL ACREAGE: ±22.5 AC
 OPEN SPACE REQUIRED: ±2.25 AC (10%)
 TOTAL OPEN SPACE PROVIDED: ±5.2 AC (23%)

LEGEND:
 OPEN SPACE



Columbus
 100 Northwoods Blvd., Ste A
 Columbus, Ohio 43235
 p 614.255.3399

Cincinnati
 20 Village Square
 Floor 3
 Cincinnati, Ohio 45246
 p 614.360.3066

PODdesign.net

Project Name

Redwood Troy
 W. SR 718
 Troy, Ohio 45373

Prepared For

Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 44131



Project Info

Project # 19052
 Date 06/10/20
 By SO, TF
 Scale As Noted

Revisions

Sheet Title

OPEN SPACE PLAN

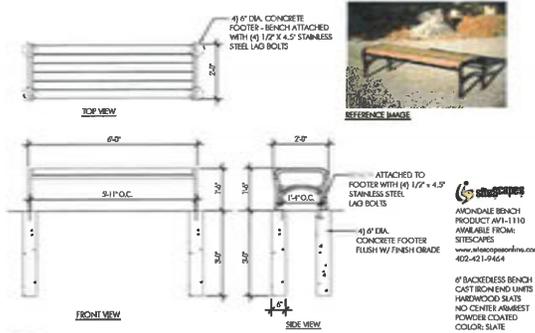
Sheet #

L2.0



- NOTE:
- STRUCTURE SHALL BE 12x12'
 - COLOR AND MATERIAL TO BE DETERMINED BY OWNER

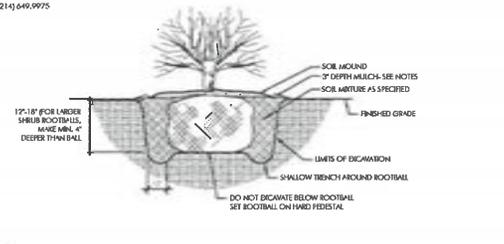
Resident Shelter
N.T.S.



Avondale Backless Bench
1/2" = 1'-0"

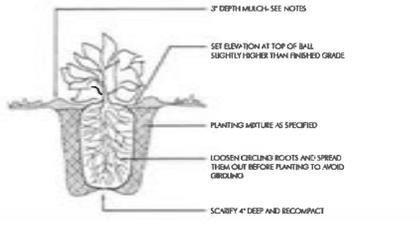
- NOTES:
- DO NOT PRUNE SHRUBS DURING INSTALLATION
 - MEASURE SCOOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH SCOOTBALL
 - ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL. DFW STONE SUPPLY WWW.DFWSTONESUPPLY.COM (214) 649-9975

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 BURUP AND WIRE OR TRUNK FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOSE. SET TOP OF BALL 1/2" ABOVE FINISH GRADE.

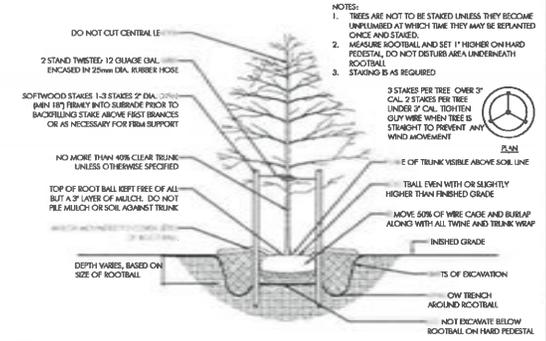


Shrub Planting
N.T.S.

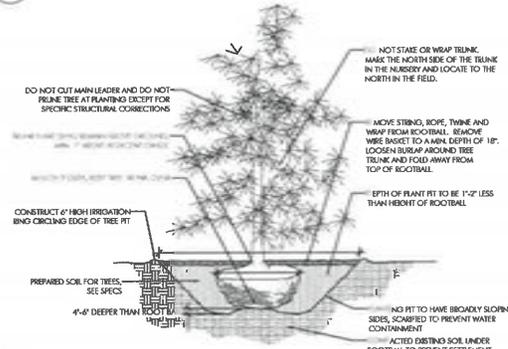
- NOTE:
- ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL. DFW STONE SUPPLY WWW.DFWSTONESUPPLY.COM (214) 649-9975



Perennial Planting
N.T.S.

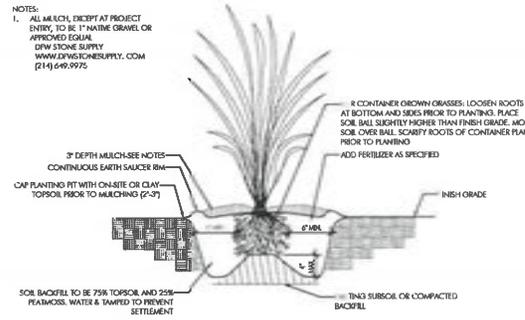


Tree Planting
N.T.S.



Evergreen Planting
1" = 1'-0"

- NOTES:
- ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL. DFW STONE SUPPLY WWW.DFWSTONESUPPLY.COM (214) 649-9975



Grass Planting
1/2" = 1'-0"



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODesign.net

Project Name
Redwood Troy
W. SR 718
Troy, Ohio 45373

Proposed By
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info
Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

Sheet Title
SITE DETAILS

Sheet #
SD1.0

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

phone 330.666.6770
 fax 330.666.8812
 3690 Embassy Parkway
 Fallawn, OH 44333
 mpp-architects.com

MPG
MANN • PARSONS • GRAY
ARCHITECTS

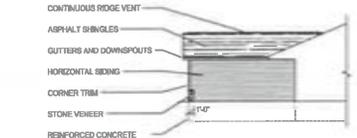


BUILDING FLOOR PLAN AND ELEVATIONS

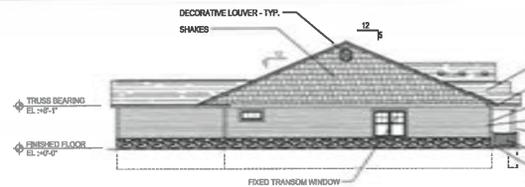
PROJECT #: 13120
 DATE: MAY 27, 2020

REDWOOD TROY
 TROY, OHIO

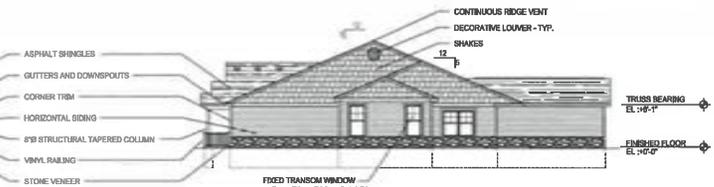
A4.1



5 PARTIAL SIDE ELEVATION
 HAYDENWOOD
 SCALE: 1" = 1'-0"



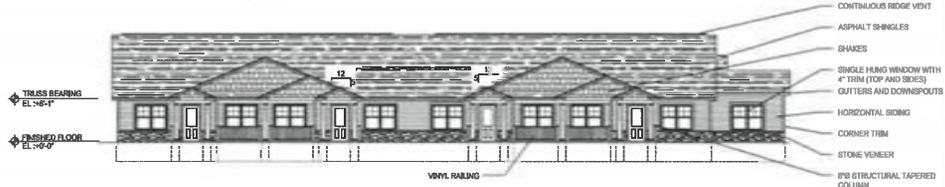
4 HIGH PROFILE SIDE ELEVATION
 HAYDENWOOD
 SCALE: 3/32" = 1'-0"



3 HIGH PROFILE SIDE ELEVATION
 HAYDENWOOD SUNROOM
 SCALE: 3/32" = 1'-0"



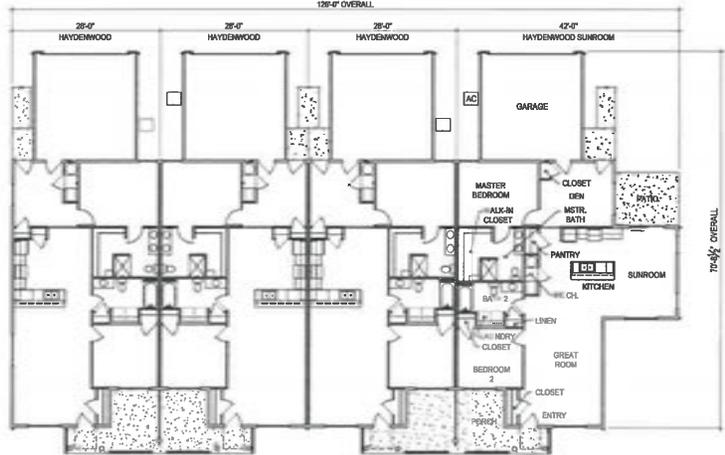
2 REAR ELEVATION
 HAYDENWOOD, HAYDENWOOD SUNROOM
 SCALE: 1" = 1'-0"



1 FRONT ELEVATION
 HAYDENWOOD, HAYDENWOOD SUNROOM
 SCALE: 1" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	ORIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
 ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

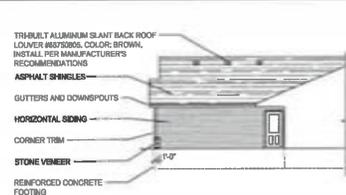


OVERALL FLOOR PLAN
 HAYDENWOOD, HAYDENWOOD SUNROOM - 4 UNITS
 SCALE: 3/32" = 1'-0"

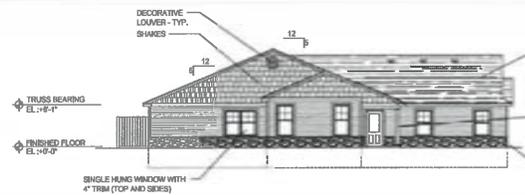
PRELIMINARY

**NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION**

REVISIONS

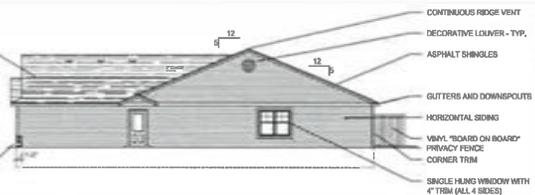


**5 PARTIAL SIDE ELEVATION
FORESTWOOD**
SCALE: 1" = 1'-0"



**4 HIGH PROFILE SIDE ELEVATION
CAPEWOOD**
SCALE: 3/32" = 1'-0"

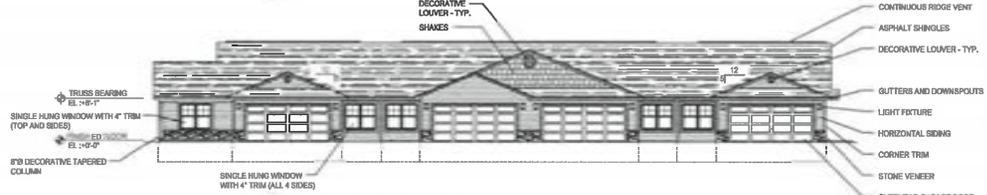
NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY



**3 STANDARD SIDE ELEVATION
MEADOWOOD**
SCALE: 3/32" = 1'-0"



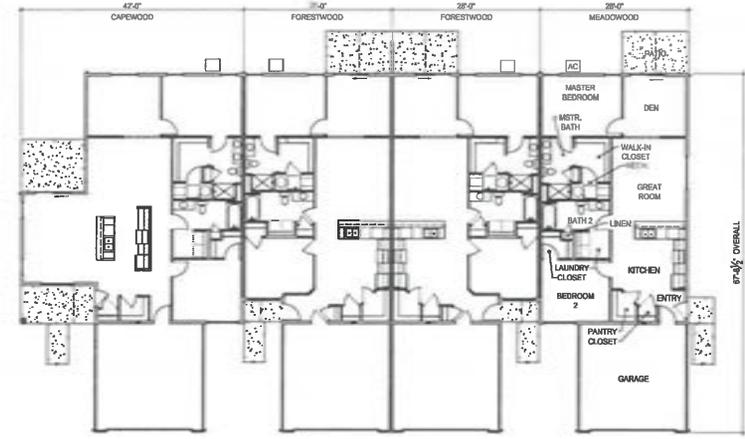
**2 REAR ELEVATION
FORESTWOOD, MEADOWOOD, CAPEWOOD**
SCALE: 1" = 1'-0"



**1 FRONT ELEVATION
FORESTWOOD, MEADOWOOD, CAPEWOOD**
SCALE: 1" = 1'-0"

ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAV. STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 4'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE
AND LEGIBLE FROM THE STREET OR ROAD.



**OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" FORESTWOOD, MEADOWOOD, CAPEWOOD - 4 UNITS**

phone 330.666.6770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mfg-architects.com

MFG
MANN - PARSONS - GRAY
ARCHITECTS

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 13120
DATE: MAY 27, 2020
REDWOOD TROY
TROY, OHIO



A4.2

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

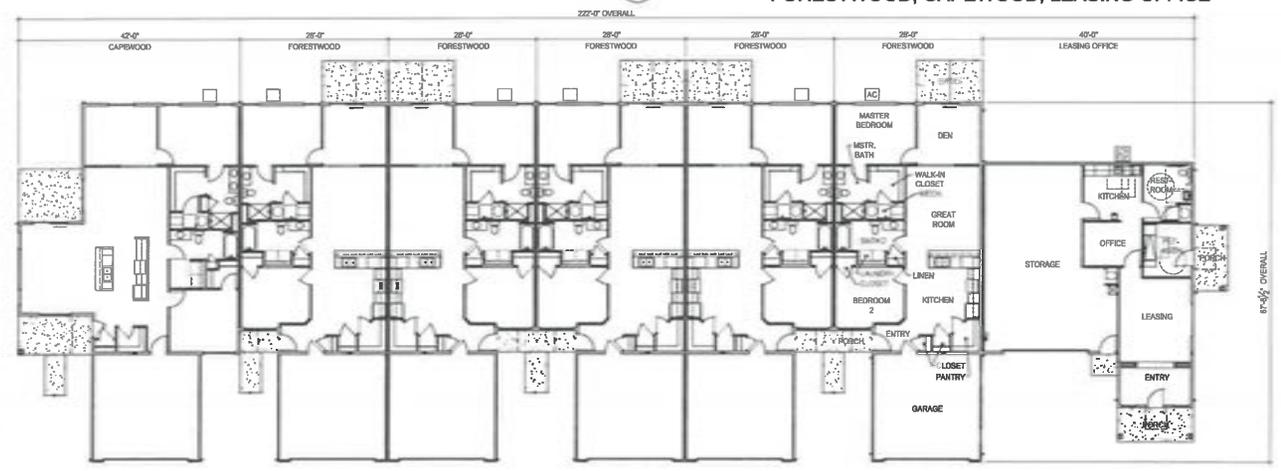
REVISIONS



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 33 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PWA STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-6" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
 ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



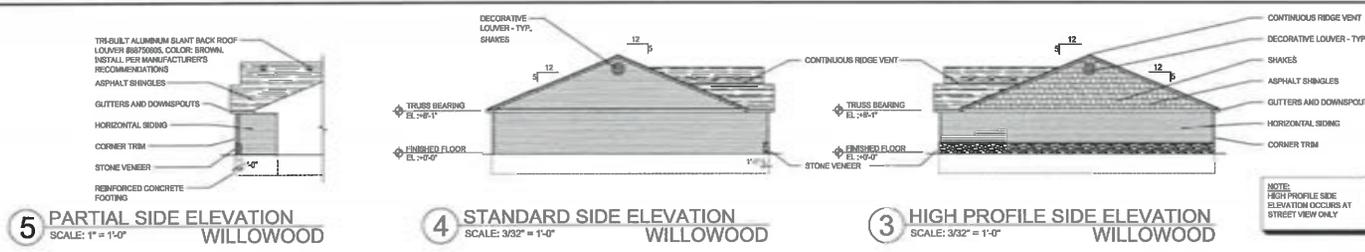
OVERALL FLOOR PLAN
 SCALE: 3/32" = 1'-0" FORESTWOOD, CAPEWOOD - 6 UNITS & LEASING OFFICE

BUILDING FLOOR PLAN AND ELEVATIONS
 PROJECT #: 13120
 DATE: MAY 27, 2020
REDWOOD TROY
 TROY, OHIO

MPG ARCHITECTS
 MANN - PARSONS - GRAY
 phone 330.666.5770
 fax 330.666.6612
 3860 Embassy Parkway
 Falltown, OH 43333
 mpg-architects.com



A4.3

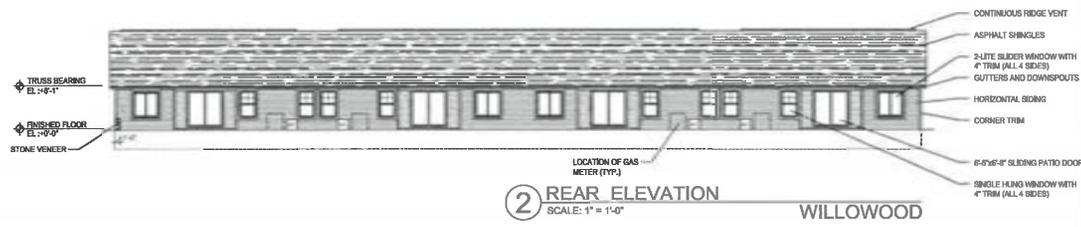


5 PARTIAL SIDE ELEVATION
SCALE: 1" = 1'-0"
WILLOWOOD

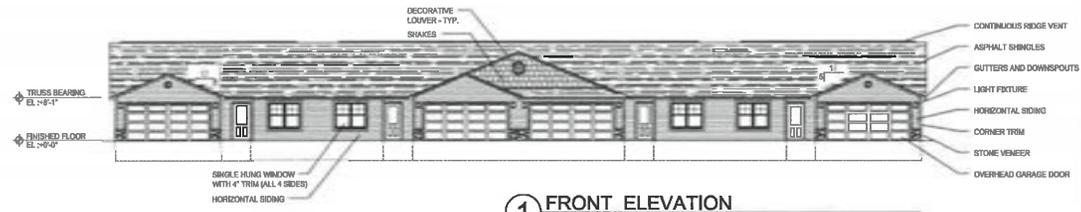
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY



2 REAR ELEVATION
SCALE: 1" = 1'-0"
WILLOWOOD

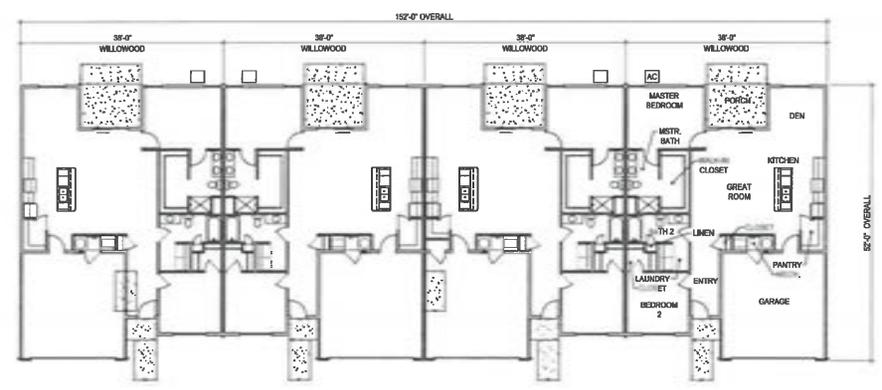


1 FRONT ELEVATION
SCALE: 1" = 1'-0"
WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VMYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VMYL	VARIES
SHAKES	VMYL	VARIES
CORNER TRIM	VMYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEM
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VMYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 9'-0" SLIDING PATIO DOOR	VMYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD - 4 UNITS

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fallawn, OH 44333
MANN - PARSONS - GRAY
ARCHITECTS
mpg-architects.com



BUILDING FLOOR PLAN AND ELEVATIONS

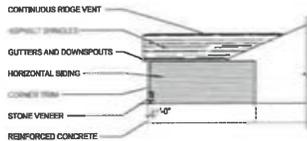
DATE: MAY 27, 2020

PROJECT #: 13120

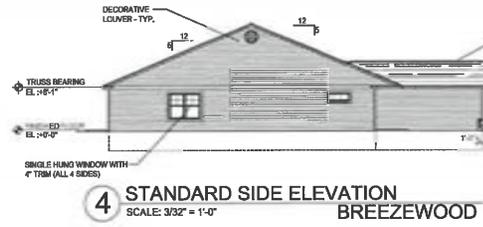
REDWOOD TROY
TROY, OHIO



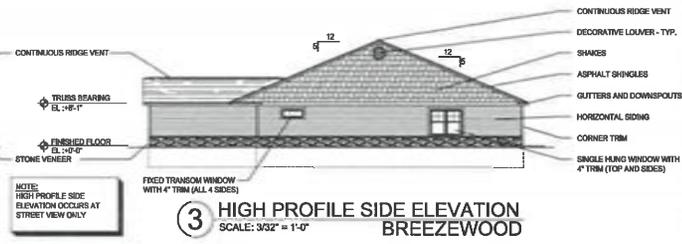
A4.4



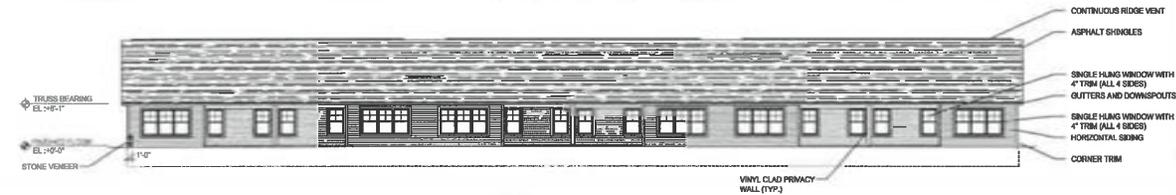
5 PARTIAL SIDE ELEVATION BREEZEWOOD
SCALE: 1" = 1'-0"



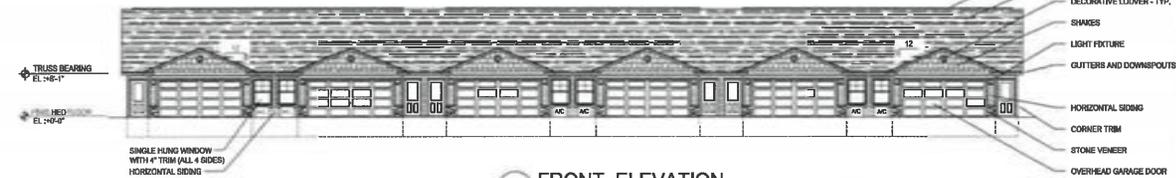
4 STANDARD SIDE ELEVATION BREEZEWOOD
SCALE: 3/32" = 1'-0"



3 HIGH PROFILE SIDE ELEVATION BREEZEWOOD
SCALE: 3/32" = 1'-0"



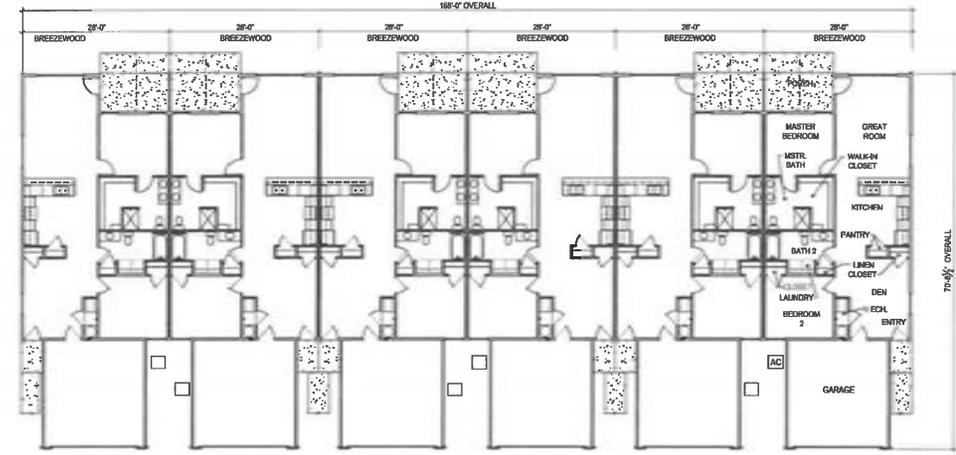
2 REAR ELEVATION BREEZEWOOD
SCALE: 1" = 1'-0"



1 FRONT ELEVATION BREEZEWOOD
SCALE: 1" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	FINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	CRUD WHITE VEN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW	VINYL	STANDARD WHITE WITH COLORED PATTERN FLAT GRDS
6'-0" X 8'-0" SLEEPING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



OVERALL FLOOR PLAN BREEZEWOOD - 6 UNITS
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.686.5770
fax 330.686.8812
3660 Embassy Parkway
Fairfax, OH 44333

MPG ARCHITECTS
MANN - PARSONS - GRAY



BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 13120
DATE: MAY 27, 2020
REDWOOD TROY
TROY, OHIO

A4.5

ROCCO, LINDA
2765 MCKAIG RD
TROY, OH 45373

LARGER, TIMOTHY WILLIAM & JULIE A
COMPLIMENT
2520 SR 718
TROY, OH 45373

STONEBRIDGE NEIGHBORHOOD
ASSOCIATION INC
P.O. Box 153
TROY, OH 45373

FARRENKOPF, KEVIN
2601 MCKAIG RD
TROY, OH 45373

HAWKINS, JESSICA A
2544 SR 718
TROY, OH 45373

WELLS, STEPHEN F & JODI A.
2585 MCKAIG RD
TROY, OH 45373

BARNETT, CAMERON & EDEN
2570 SR 718
TROY, OH 45373

TROY CITY SCHOOL BOARD OF
EDUCATION
2811 SR 718 W
TROY, OH 45373

CARROOTS, WILLIAM A
2503 SR 718
TROY, OH 45373

HOTCHKISS, MARGARET
2478 MCKAIG RD
TROY, OH 45373

MORRETT, BRUCE A & SUSAN K
850 WILLOW CREEK WY
TROY, OH 45373

HARSHBARGER, PATRICIA
2811 SR 718 W
TROY, OH 45373

CAWLEY, TED A
860 WILLOW CREEK WY
TROY, OH 45373

HARSHBARGER, CLARK
2811 SR 718 W
TROY, OH 45373

KELLER, JON P & LORI L
860 CARTWRIGHT CT
TROY, OH 45373

FLORY, LOREN D & A SUE
PEEBLES RD W
TROY, OH 45373

MCKEE, ROBERT L. & FRELA I
850 CARTWRIGHT CT
SOUTH LEBANON 45065

LEISTNER, JEFFREY K & CHRISTINE J
MCELDOWNEY
2588 SR 718 W
TROY, OH 45373

STONEROCK, MARK E & MARCIA A
855 CARTWRIGHT CT
TROY, OH 45373

CONCORD TWP TRUSTREES
2678 SR 718
TROY, OH 45373

STILES, CHARTLET M
865 CARTWRIGHT CT
TROY, OH 45373

Redwood Rezoning



6/19/2020, 8:37:14 AM

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt.

R-2 Single Family Residential: 20,000 SqFt.

R-3 Single Family Residential: 15,000 SqFt.

R-3B Single Family Residential: 12,000 SqFt

R-4 Single Family Residential: 9,000 SqFt.

R-5 Single Family Residential: 6,000 SqFt.

R-6 Two Family Residential: 3,000 SqFt/DU

R-7 Multiple Family Residential: 3,000 SqFt/DU

OR-1 Office-Residential: 3,000 SqFt/DU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

PUD Planned Unit Development

WO Wellhead Operation District

City Administered County Zoning

TroyAerials2017

Red: Band_1

