



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 13, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - February 28, 2024
3. Proposed amendments to the Zoning Code, the Downtown Riverfront Overlay (DR-O) District
 - Motion to Take From the Table the Proposed Amendments to the Zoning Code, DR-O District
 - Commission to determine whether or not to hold a Public Hearing
 - Commission to make recommendation to Troy City Council
4. Preliminary Plan Application, The Reserves at Cliff Oaks, a new single-family subdivision located along Fenner Road, north of the Edgewater Subdivision.
 - Owner - Monte Swank
 - Applicant - Choice one Engineering, Jeff Puthoff
 - Commission to make decision
5. Final Plat and Dedication of Right-of-Way for Halifax Estates, Section 7. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road.
 - Owner/Applicant- Halifax Land Company, LLC by Frank D. Harlow
 - Commission to make recommendation to Troy City Council
6. Final Development Plan for the Halifax Villas and Patio Homes Planned Development-Residential, Phase 2. This PD-R is located on the east side of North Market Street
 - Owner/Applicant- Halifax Land Company, LLC by Frank D. Harlow
 - Commission to make decision
7. Record Plan for the Halifax Villas and Patio Homes Planned Development-Residential, Phase 2. This PD-R is located on the east side of North Market Street.
 - Owner/Applicant- Halifax Land Company, LLC by Frank D. Harlow
 - Commission to make recommendation to Council
8. Minor Amendment to the General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development-Residential. This PD-R is generally located at 700 S. Dorset Road. The Minor Amendment is the addition of a new ticket booth and archway entering the stadium.
 - Owner - Troy Christian Schools
 - Applicant - MT Studios by Mike Twiss
 - Commission to make decision
9. Minor Amendment to the Record Plan of the Troy Storage Planned Development-Industrial Phase 2. The PD-I is located at 2601 W. Main Street. The Minor Amendment is to the phase boundary.
 - Owner/Applicant - George Moorman
 - Commission to make decision
10. Minor Amendment to the Record Plan of the Troy Storage Planned Development-Industrial. The PD-I is located at 2601 W. Main Street. The Minor Amendment is to permit additional signage on the front of Buildings A and D.
 - Owner/Applicant - George Moorman
 - Commission to make decision
11. Other
12. Adjourn

Next Meeting -- March 27, 2024

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 in Council Chambers, City Hall on Wednesday, February 28, 2024 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Emerick and Wolke; Development Staff – Long, Eldemiller, and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mrs. Ehrlich, the minutes of the January 24, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 112 – 118 W. MAIN STREET, APPLICATION FOR ROOF REPLACEMENT; OWNER – TROY HISTORIC PRESERVATION ALLIANCE, BY BEN SUTHERLY; APPLICANT – THE MT STUDIO, LLC BY MIKE TWISS. The staff report noted: the property is zoned B-3 Central Business District; application is to install a Matte Black standing seam metal roof on the 1841 building and the 1902 addition; gutters are proposed in the same location as the existing gutters; gutters will be Matte Black to match the standing seam roof; the Ohio Historic Inventory (OHI) does not reference the roof as a character defining feature.

“DISCUSSION:

Design Manual. Section 2.10 Roofs, Gutters, and Downspout states the following:

- A. Re-roofing a building that currently has asphalt shingles should be simple in design.
- B. Avoid staggered-butt or other shingle patterns that try to create an older look.
- C. If a building does not have gutters and downspouts and is to have them installed, design and color should be compatible with the design and color of the building.
- D. On existing structures, avoid roofline additions such as dormers, skylights, or penthouses. However, these features may be appropriate on a new addition. If such elements are proposed, they should be placed toward the rear or along a rear slope where visibility is minimal. Skylights should be flat and low in profile.

Staff Analysis. The existing roofs have a rubber membrane on the 1902 and the 1840 portions of the building with a temporary roofing material on the southwest corner of the 1840s portion of the building. Section 2.10 A. and B. reference keeping the roof replacement simple in design, and avoid staggered-butt or other shingle patterns that try to create an older look. While the intent of the Design Manual is that asphalt shingles is proposed, metal roof achieves the simple in design component. Next, the gutters and downspouts color and design will be compatible with the building and structure a minimally visible from Main Street. Finally, when reviewing the locations visible from the streets surrounding the building, the roof will be minimally visible from both Main Street, S. Cherry Street, and Plum street due to the height of the building.” The Commission was provided a rendering showing the locations from which the roof would easily be seen. Staff recommended approval of the application based on the following:

- The colors will compliment neighboring properties; and
- The roof and gutters comply with the Design Manual section 2.10.

The owner and applicant were present. The commission viewed a sample of the roof material and a color swatch.

DISCUSSION. Mr. McGarry asked why a metal roof was preferred over a galvanized roof as a galvanized roof would have a look of 1800. Mr. Twiss commented that the roof will not be seen from other than a few locations and a black roof was selected as a neutral color to blend with any future alterations.

A motion was made by Mr. Wolke, seconded by Mr. Emerick, to approve the Certificate of Appropriateness for the replacement of the roof on 112-118 W. Main Street as submitted, based on the exact materials and colors as viewed by the Commission, and based on the findings of staff that:

- The colors will compliment neighboring properties; and
- The roof and gutters comply with the Design Manual section 2.10. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, TEMPORARY MURAL AT 2 S. MARKET STREET FOR THE TOTAL SOLAR ECLIPSE; OWNER – HEATHER AND ROB DAVEY; APPLICANT – TROY MAIN STREET, INC. Kennedy Goubeaux, Executive Director of Troy Main Street, Inc., stated that for the April 8 Total Solar Eclipse, a temporary mural is requested; this will be used as a selfie station for persons to take photos; a number of visitors are expected; the mural size would be approximately 10’x17’; it would be displayed between March 11 and April 12, 2024; the design is similar to the street banners that have been placed; and the mural material and adhesive will allow for easy placement and removal with no impact on the building. Staff recommended approval.

A motion was made by Mr. Emerick, seconded by Mrs. Ehrlich, to approve Certificate of Appropriateness for the application of the temporary mural at 2 S. Market Street as submitted based on the exact material and design stated in the application.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

PROPOSED AMENDMENTS THE ZONING CODE REGARDING PERMITTED USES WITHIN THE DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT. Staff reported that City Council adopted a moratorium on specific uses in the Downtown Riverfront Overlay (DR-O) by Ordinance No. O-44-2023 to allow staff to perform analysis on the uses in the DR-O; the DR-O encompasses twelve (12) zoning districts: the PD Planned Development District, Wellhead Operation District, A-R Agricultural Residential District, R-5 Single Family Residential District, the R-6 Two Family Residential District, the R-7 Multiple Family Residential District, OR-1 Office Residence District, OC-1 Office Commercial District, B-1 Local Retail District, B-2 General Business District, B-3 Central Business District, and the M-2 Light Industrial District. The report further noted:

“PROPOSAL:

Staff Analysis: When analyzing the twelve (12) zoning districts as a whole, it was determined that there are undesirable uses that are currently permitted by right in the DR-O. The B-1 Local Retail District and the B-2 General Business District represent only 3.8% or about 52.58 acres of the entire acreage of the DR-O and reflect one of the main business support areas to the downtown. The intent of the DR-O is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy. Many of the permitted uses in the underlying districts do not support the stated intent of the DR-O. Additionally, these uses do not meet today’s design standards of the Historic Preservation Overlay as well as safe maneuverability of vehicles per the Construction Standards.

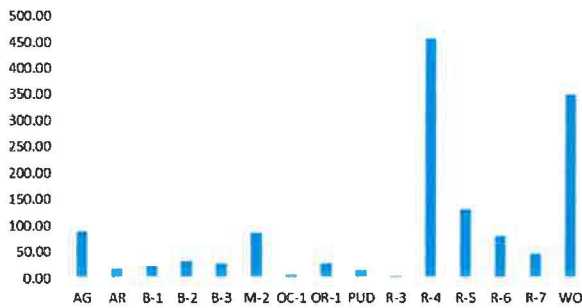
Alteration #1: Changes to 1143.13, 1143.14, and 1143.18

Planning Staff are proposing to add an additional permitted uses list for properties that are located in the DR-O with the underlying zoning of B-1 Local Retail District, B-2, General Business District, and the M-2 Light Industrial District. Additionally, Staff is proposing to modify the B-3 Central Business District permitted uses. Please see Exhibit A for a principally permitted uses table for a comparison of the existing and proposed uses in the DR-O.

These proposed changes would not affect the majority of the districts that represent the DR-O with no changes being proposed in the residential districts that make up 52% or about 711.5 acres of the DR-O. A full breakdown of the Zoning District acreage in the DR-O can be seen below:

Zoning Districts	Acreage
AG	87.67
AR	14.79
B-1	21.48
B-2	31.17
B-3	25.45
M-2	85.11
OC-1	4.67
OR-1	25.81
PUD	11.96
R-3	3.16
R-4	456.68
R-5	129.00
R-6	78.61
R-7	43.93
WO	348.29
Grand Total	1367.75

Underlying Zoning Districts in the DR-O



The B-1 District has about 21.48 acres in the DR-O. Outside the DR-O, the B-1 District has an additional 13.75 acres located outside of the DR-O. The B-2 district has about 31.17 acres inside the DR-O with about 333 acres located outside the DR-O. The M-2 District has 85.11 acres inside the DR-O with an additional 1,544 acres located outside of the DR-O.

Alteration #2: Changes to 1143.15 (b) Principal Permitted Uses

Planning Staff is proposing to remove the following uses from the B-3 Central Business District:

1. Automobile accessories – retail sales, including incidental installation.
2. Dry cleaning and laundromats.
3. Electrical appliance repair.
4. Nursing homes.
5. Paint, glass and wallpaper – retail sales.
6. Railroad Stations – Passenger
7. Repair Part – Retail Sales
8. Rescue Missions
9. Rooming Houses

Staff Analysis: Many of the above listed uses are not clearly defined by section 1133.02 Definitions of the Zoning Code and are similar to other listed permitted uses in the district. Please see exhibit B for a full list of permitted uses in the B-3 Central Business District.

RECOMMENDATION: Staff Recommends that the Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code Changes as a result of the analysis of undesirable uses in the DR-O.

DISCUSSION. Commission members asked about some uses, with staff noting that there was some combination of terms to avoid redundancy. Regarding electric fueling stations not being mentioned, staff included that use is part of a future general zoning code update. As there were four members of the Commission members present, some members suggested this topic and recommendation should be delayed until more members could attend. Staff indicated that a delay of two weeks would not negatively impact the schedule of this item based on the time frame of the proposed moratorium extension before City Council.

A motion was made by Mr. Emerick, seconded by Mrs. Ehrlich, to table the review of the proposed amendments related to the DR-O District until the next Commission meeting.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

There being no further business, the meeting adjourned at 3:53 p.m. upon motion of Mr. Emerick, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: February 28, 2024

SUBJECT: Changes to the Zoning Code.

BACKGROUND:

City Council adopted a moratorium on specific uses in the Downtown Riverfront Overlay (DR-O) as per O-44-2023 to allow staff to perform analysis on the uses in the DR-O. The DR-O encompasses twelve (12) zoning districts; the PD Planned Development District, Wellhead Operation District, A-R Agricultural Residential District, R-5 Single Family Residential District, the R-6 Two Family Residential District, the R-7 Multiple Family Residential District, OR-1 Office Residence District, OC-1 Office Commercial District, B-1 Local Retail District, B-2 General Business District, B-3 Central Business District, and the M-2 Light Industrial District.

PROPOSAL:

Staff Analysis: When analyzing the twelve (12) zoning districts as a whole, it was determined that there are undesirable uses that are currently permitted by right in the DR-O. The B-1 Local Retail District and the B-2 General Business District represent only 3.8% or about 52.58 acres of the entire acreage of the DR-O and reflect one of the main business support areas to the downtown. The intent of the DR-O is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy. Many of the permitted uses in the underlying districts do not support the stated intent of the DR-O. Additionally, these uses do not meet today's design standards of the Historic Preservation Overlay as well as safe maneuverability of vehicles per the Construction Standards.

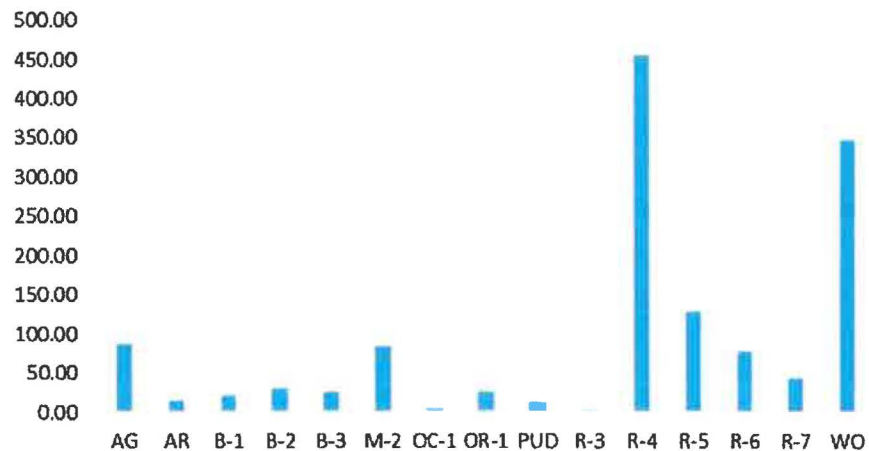
Alteration #1: Changes to 1143.13, 1143.14, and 1143.18

Planning Staff are proposing to add an additional permitted uses list for properties that are located in the DR-O with the underlying zoning of B-1 Local Retail District, B-2, General Business District, and the M-2 Light Industrial District. Additionally, Staff is proposing to modify the B-3 Central Business District permitted uses. Please see Exhibit A for a principally permitted uses table for a comparison of the existing and proposed uses in the DR-O.

These proposed changes would not affect the majority of the districts that represent the DR-O with no changes being proposed in the residential districts that make up 52% or about 711.5 acres of the DR-O. A full breakdown of the Zoning District acreage in the DR-O can be seen below:

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Alteration #2: Changes to 1143.15 (b) Principal Permitted Uses

Planning Staff is proposing to remove the following uses from the B-3 Central Business District:

1. Automobile accessories – retail sales, including incidental installation.
2. Dry cleaning and laundromats.
3. Electrical appliance repair.
4. Nursing homes.
5. Paint, glass and wallpaper – retail sales.
6. Railroad Stations – Passenger
7. Repair Part – Retail Sales
8. Rescue Missions
9. Rooming Houses

Staff Analysis: Many of the above listed uses are not clearly defined by section 1133.02 Definitions of the Zoning Code and are similar to other listed permitted uses in the district. Please see exhibit B for a full list of permitted uses in the B-3 Central Business District.

RECOMMENDATION: Staff Recommends that the Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code Changes as a result of the analysis of undesirable uses in the DR-O.

Exhibit A

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-2 Permitted Uses	Proposed B-2 Permitted Uses in the DR-O	Current M-2 Permitted Uses	Proposed M-2 Permitted Uses in the DR-O
Accountant's office.	Accountant's office.	Accountant's office.	Accountant's office.	Agricultural implement sales and service.	Bakeries – wholesale sales.
Apparel stores – retail sales.	Apparel stores – retail sales.	Agricultural implement sales and service.	Apparel stores – retail sales.	Agricultural uses.	Beverage distributors and bottling plants.
Architect's office.	Architect's office.	Apparel stores – retail sales.	Architect's office.	Auction sales.	Carpentry shops.
Art and school supplies – retail sales.	Art and school supplies – retail sales.	Architect's office.	Art and school supplies – retail sales.	Automobile fuel dispensing station.	Cash advance businesses.
Art galleries and museums.	Art galleries and museums.	Art and school supplies – retail sales.	Art galleries and museums.	Automobile parking garages.	Dry cleaning – commercial.
Artist, sculptor and composer studios.	Artist, sculptor and composer studios.	Art galleries and museums.	Artist, sculptor and composer studios.	Automobile parking lots.	Garden stores.
Attorney's office.	Attorney's office.	Artist, sculptor and composer studios.	Attorney's office.	Automobile repair garages – including body work.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
Automobile fuel dispensing station.	Automobile parking garages.	Attorney's office.	Auction sales.	Bakeries – wholesale sales.	Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.
Automobile parking garages.	Automobile parking lots.	Auction sales.	Automobile parking garages.	Beverage distributors and bottling plants.	Heating, A/C, electric and plumbing sales, service and repair.
Automobile parking lots.	Banks and financial institutions.	Automobile accessories – retail sales, including incidental installation.	Automobile parking lots.	Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment (or any combination of these processes).	Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
Banks and financial institutions.	Barber and beauty shops.	Automobile fuel dispensing station.	Bakeries – retail sales.	Building material sales and storage facilities.	Manufacturing training facility.
Barber and beauty shops.	Bed and Breakfast.	Automobile parking garages.	Banks and financial institutions.	Carpentry shops.	Medical and dental laboratories.
Bed and Breakfast.	Bicycle sale, rental and repair.	Automobile parking lots.	Barber and beauty schools.	Cash advance businesses.	Musical instruments – manufacturing, assembling or repair.
Bicycle sale, rental and repair.	Books – retail sales.	Automobile repair garages – no body work.	Barber and beauty shops.	Cement block and formed products manufacturing.	Pool Halls.
Books – retail sales.	Business, civic, fraternal association and labor meeting rooms.	Automobile service stations.	Bicycle sale, rental and repair.	Cold storage plants.	Private clubs.
Business, civic, fraternal association and labor meeting rooms.	Cameras and photo supplies – retail sales.	Automobile Wash.	Blueprinting, photocopying, photo finishing services.	Commercial greenhouses and nurseries.	Public utility.
Cameras and photo supplies – retail sales.	Candy and confectionery – retail sales.	Bakeries – retail sales.	Books – retail sales.	Contractor sales, storage and equipment yards.	Railroad stations, depots, train yards, classification yards and team tracks.
Candy and confectionery – retail sales.	Child day – care centers.	Banks and financial institutions.	Bowling lanes.	Crematoriums (pet and human).	Research and engineering laboratories.
Child day – care centers.	Churches, chapels, temples, synagogues.	Barber and beauty schools.	Business, civic, fraternal association and labor meeting rooms.	Dairy and food product processing and packaging.	Sales offices and service centers.
Churches, chapels, temples, synagogues.	Cigars, cigarettes, tobacco – retail sales.	Barber and beauty shops.	Business and technical schools.	Driver training schools (trucks).	Sign painting and manufacture.
Cigars, cigarettes, tobacco – retail sales.	Drug stores – retail sales.	Bicycle sale, rental and repair.	Cabinet shops.	Dry cleaning – commercial.	Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
Drug stores – retail sales.	Dry cleaning and laundromats.	Blueprinting, photocopying, photo finishing services.	Cameras and photo supplies – retail sales.	Electrical and electronic products, components and equipment – manufacturing, assembling or repair.	Water filtration plants and pumping stations.
Dry cleaning and laundromats.	Eating place – carry out.	Books – retail sales.	Candy and confectionery – retail sales.	Equipment rental services, including cars, trucks and trailers.	Wholesale houses, warehouse and other storage facilities.
Eating place – carry out.	Eating place – #1.	Bowling lanes.	Catering services.	Exterminating services.	Wholesale, but not retail warehouses.
Eating place – #1.	Eating place – #2.	Building material sale and storage facilities.	Day-care centers.	Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire and wood, but not including as a principal operation, the manufacture of such substances.	
Eating place – #2.	Electrical appliance repair.	Business, civic, fraternal association and labor meeting rooms.	Churches, chapels, temples, synagogues.	Food brokers – retail, wholesale and storage without processing.	
Electrical appliance repair.	Engineer's office.	Business and technical schools.	Clares shops.	Frozen food lockers.	
Engineer's office.	Florists.	Cabinet shops.	Coin-operated amusement centers.	Garden stores.	
Florists.	Food stores – retail sales.	Cameras and photo supplies – retail sales.	Dance halls.	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	
Food stores – retail sales.	Gift shops.	Candy and confectionery – retail sales.	Dancing schools.	Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public purposes, provided open storage areas are screened.	

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-2 Permitted Uses	Proposed B-2 Permitted Uses in the DR-O	Current M-2 Permitted Uses	Proposed M-2 Permitted Uses in the DR-O
Gift shops.	Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Catering services.	Department stores.	Heating, A/C, electric and plumbing sales, service and repair.	
Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.					
Grocery, meat and fish – retail sales.	Grocery, meat and fish – retail sales.	Day-care centers.	Driver training schools (Automobile).	Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(a) hereof.	
Hardware – retail sales.	Hardware – retail sales.	Churches, chapels, temples, synagogues.	Drug stores – retail sales.	Machine shops, tool and die shops.	
	Hobby shops – retail sales.	Cigars, cigarettes, tobacco – retail sales.	Eating place – carry out.	Machinery and heavy equipment rental, sales and storage.	
Hobby shops – retail sales.	Insurance agent's office.	Coin-operated amusement centers.	Eating place – Drive-in.	Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.	
Insurance agent's office.	Jewelry – retail sales.	Dance halls.	Eating place - #1.	Manufacturing training facility.	
Jewelry – retail sales.	Leather goods and luggage – retail sales.	Dancing schools.	Eating place - #2.	Meat processing and packaging, exclusive of slaughtering.	
Lawn mower sales, service and repair.	Libraries.	Department stores.	Engineer's office.	Medical and dental laboratories.	
				Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing, compounding, assembling or treatment (or any combination of these processes).	
Leather goods and luggage – retail sales.	Locksmiths.	Driver training schools (Automobile).	Florists.	Moving and storage companies.	
Libraries.	Medical and dental laboratories.	Drug stores – retail sales.	Food stores – retail sales.	Musical instruments – manufacturing, assembling or repair.	
Locksmiths.	Medical and dental office/clinic.	Dry cleaning and laundromats.	Garden stores.	Novelties, toys and rubber products – manufacturing, assembling or repair.	
Medical and dental laboratories.	Mortuaries and funeral parlors.	Eating place – carry out.	Gift shops.		
			Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Pawn shops.	
Medical and dental office/clinic.	Newsstand – retail sales.	Eating place – Drive-in.		Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials or products previously prepared – manufacturing, compounding, assembling, or treatment (or any combination of these processes).	
				Pool Halls.	
Mortuaries and funeral parlors.	Office supplies and stationary – retail sales.	Eating place - #1.	Grocery, meat and fish – retail sales.	Printing, publishing, binding and typesetting plants.	
				Private clubs.	
Newsstand – retail sales.	Optical goods – retail sales.	Eating place - #2.	Gymnasiums.		
Office supplies and stationary – retail sales.	Package liquor, beer and wine – retail sales.	Electrical appliance repair.	Hardware – retail sales.		
Optical goods – retail sales.	Paint, glass and wallpaper – retail sales.	Engineer's office.	Health studios and clubs.		
Package liquor, beer and wine – retail sales.	Pet grooming, all day – no overnight.	Equipment rental services, including cars, trucks and trailers.	Hobby shops – retail sales.	Public utility.	
				Railroad stations, depots, train yards, classification yards and team tracks.	
Paint, glass and wallpaper – retail sales.	Pet sales and supplies – retail sales.	Exterminating services.	Hotels and motels.	Research and engineering laboratories.	
Pet grooming, all day – no overnight.	Photo studios.	Florists.	Insurance agent's office.		
Pet sales and supplies – retail sales.	Private clubs.	Food brokers – retail, wholesale and storage without processing.	Jewelry – retail sales.	Sales offices and service centers.	
				Sawing and planing mills.	
Photo studios.	Professional Offices not otherwise mentioned.	Food stores – retail sales.	Kennel.	Self-Storage Facility	
Private clubs.	Public parks, playgrounds and community centers.	Garden stores.	Leather goods and luggage – retail sales.	Sexually oriented business.	
Professional Offices not otherwise mentioned.	Public utility.	Gift shops.	Libraries.		
Public parks, playgrounds and community centers.	Radio and television-sales, service and repair.	Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.	Locksmiths.	Sign painting and manufacture.	
				Stone products processing and manufacturing.	
Public utility.	Real estate broker's office.	Grocery, meat and fish – retail sales.	Medical and dental laboratories.	Tattoo parlors.	
Radio and television-sales, service and repair.	Residential use on second story or above.	Gymnasiums.	Medical and dental office/clinic.	Truck fuel dispensing stations.	
Real estate broker's office.	Retail and service uses.	Hardware – retail sales.	Mortuaries and funeral parlors.		
Repair part – retail sales.	Schools – primary, intermediate and secondary – public or private.	Health studios and clubs.	Newsstand – retail sales.	Truck repair facility.	
Residential use on second story or above.	Seamstress and tailor.	Heating, A/C, electric and plumbing sales, service and repair.	Office supplies and stationary – retail sales.	Truck sales and service.	
Retail and service uses.	Shoe repair.	Hobby shops – retail sales.	Optical goods – retail sales.	Truck washing facility.	

Current B-1 Permitted Uses	Proposed B-1 Permitted Uses in the DR-O	Current B-2 Permitted Uses	Proposed B-2 Permitted Uses in the DR-O	Current M-2 Permitted Uses	Proposed M-2 Permitted Uses in the DR-O
Schools – primary, intermediate and secondary – public or private.	Upholstery shop, not involving furniture manufacturing.	Hotels and motels.	Package liquor, beer and wine – retail sales – without Drive Thru.	Trucking and motor freight terminals.	
Seamstress and tailor.	Variety stores – retail sales.	Insurance agent's office.	Pet grooming – all day, no overnight.	Watches and clocks, including clock operated devices – manufacturing, assembling or repair.	
Shoe repair.	Veterinary office – no boarding.	Jewelry – retail sales.	Pet sales and supplies – retail sales.	Water filtration plants and pumping stations.	
Upholstery shop, not involving furniture manufacturing.	Watch, clock and jewelry repair.	Kennel.	Photo studios.	Wholesale houses, warehouse and other storage facilities.	
Variety stores – retail sales.		Lawn mower sales, service and repair.	Private clubs.	Wholesale, but not retail warehouses.	
Veterinary office – no boarding.		Leather goods and luggage – retail sales.	Professional Office not otherwise mentioned.		
Watch, clock and jewelry repair.		Libraries.	Public parks, playgrounds and community centers.		
		Locksmiths.	Public utility.		
		Medical and dental laboratories.	Radio and television – sales, service and repair.		
		Medical and dental office/clinic.	Real estate broker's office.		
		Mortuaries and funeral parlors.	Residential use on second story or above.		
		Motor vehicle sales and service.	Sales offices and service centers.		
		Newsstand – retail sales.	Schools – primary, intermediate and secondary – public or private.		
		Office supplies and stationary – retail sales.	Seamstress and tailor.		
		Optical goods – retail sales.	Shoe repair.		
		Package liquor, beer and wine – retail sales – Drive-thru.	Upholstery shop, not involving furniture manufacturing.		
		Package liquor, beer and wine – retail sales.	Variety stores – retail sales.		
		Paint, glass and wallpaper – retail sales.	Veterinary office – w/boarding.		
		Pet grooming – all day, no overnight.	Watch, clock and jewelry repair.		
		Pet sales and supplies – retail sales.			
		Photo studios.			
		Private clubs.			
		Professional Office not otherwise mentioned.			
		Public parks, playgrounds and community centers.			
		Public utility.			
		Radio and television – sales, service and repair.			
		Real estate broker's office.			
		Repair/art – retail sales.			
		Residential use on second story or above.			
		Retail and service uses.			
		Sales offices and service centers.			
		Schools – primary, intermediate and secondary – public or private.			
		Seamstress and tailor.			
		Shoe repair.			
		Upholstery shop, not involving furniture manufacturing.			
		Variety stores – retail sales.			
		Veterinary office – w/boarding.			
		Watch, clock and jewelry repair.			

(f) Bulk Regulations. All construction on any zoning lot in the "B-2" General Business District shall:

- 1) Maximum building lot coverage of eighty (80) percent.
- 2) Maximum structure height of sixty-five (65) feet.
- 3) Minimum front yard of twenty-five (25) feet.
- 4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- 5) Minimum rear yard of twenty-five (25) feet.

(g) Development Standards. All development in the "B-2" General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

1143.15 B-3 CENTRAL BUSINESS DISTRICT

(a) Purpose. The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile parking garages.
- Automobile parking lots.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.

- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Dancing schools.
- Department stores.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Nursing homes.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet sales and supplies – retail sales.
- Photo studios.

- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Railroad stations – passenger.
- Real estate broker's office.
- Repair part – retail sales.
- Rescue missions.
- Residential use on second story or above.
- Retail and service uses.
- Rooming houses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Watch, clock and jewelry repair.

(c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) Lot Size Requirements. Each separate zoning lot in the “B-3” Central Business District shall:

- (1) No minimum lot size requirement.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the “B-3” Central Business District when it abuts the following zoning districts:

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 5, 2024

SUBJECT: The Reserves at Cliff Oaks – Preliminary Plan

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Fenner Road, Parcel ID's D08-107396, D08-107410, and D08-107400. The land is currently undeveloped and located north of the Edgewater Subdivision. The land is owned by Monte Swank.

PROPOSAL:

City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-51-2023. The applicant wishes to create a new subdivision named The Reserves at Cliff Oaks. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a four-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Final Plat.

Uses & Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 58.798 acres and includes 136 buildable lots that range from .207 acres to .527 acres and will be developed in four-phases. The first phase will create 54 lots and the second phase will create 22 lots.

Roadways: Access to this development will be provided by two separate points. The North access point off of Fenner Road will serve as the main entrance to the proposed subdivision. The remaining access point, located to the south of the proposed development, connects to the existing road named Parkview Drive. Road improvements have been required along Fenner Road (see sheet 2 for the location for the improvements). The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

Parkland: The developer is proposing to provide private open space within the subdivision (maintained by HOA) and received a unanimous positive recommendation from the Park Board.

Easements: A 40' utility easement is being provided on the east of the subdivision to provide the utilities to this subdivision. Easement areas are the responsibility of the Homeowners Association.

RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

THE RESERVES AT CLIFF OAKS
CITY OF TROY
PRELIMINARY PLAT

REVISIONS:

FILE NAME	PREL PLAT
DRAWN BY	KTS
CHECKED BY	ATS
PROJECT No.	MIATRO2229
DATE	02-27-2024
SHEET NUMBER	1 OF 3

PROP. EASEMENTS -----
PROP. SETBACKS -----
SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

TOTAL AREA: 58.798 ACRES
TOTAL GREEN SPACE: 10.227 ACRES (17.4%)
PROPOSED ZONING: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
MIN. LOT SIZE: 9,000 S.F.
MIN. FRONTAGE: 60'
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 7.5'
NUMBER OF RESIDENTIAL LOTS: 136
AGRICULTURAL RESIDENTIAL LOT: SEE PLAN VIEW
NUMBER OF GREEN SPACE LOTS: 8
TYPICAL LOT SIZE: 60'x150'
NEW STREETS: 6,278'
STREET R/W: 50' OR 60' (SEE PLAN VIEW)
50' R/W STREET WIDTHS: 35'
60' R/W STREET WIDTHS: 37'

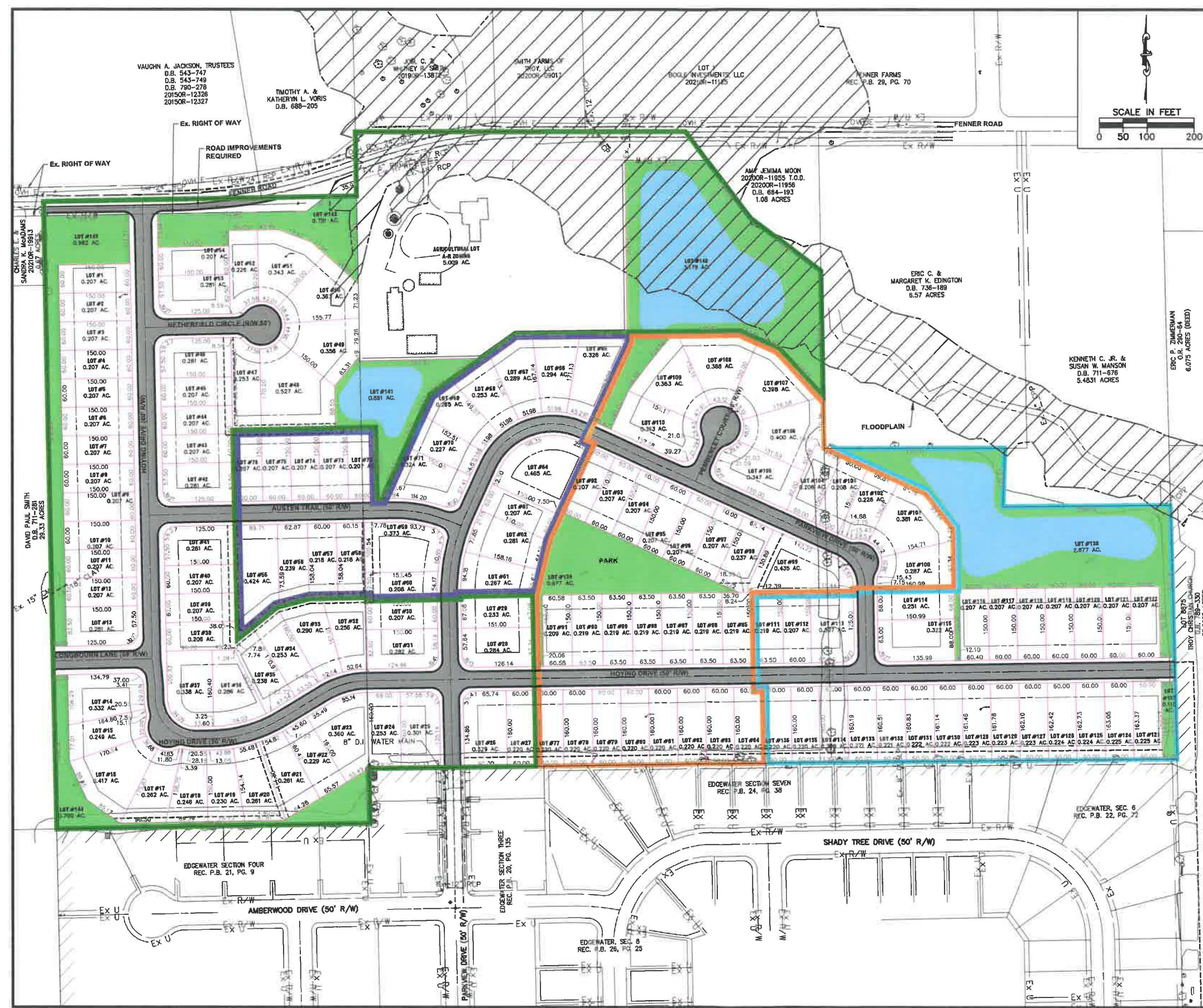
- PHASE 1
TOTAL LOTS: 54
NEW STREETS: 2,912'
- PHASE 2
TOTAL LOTS: 22
NEW STREETS: 1,023'
- PHASE 3
TOTAL LOTS: 34
NEW STREETS: 1,286'
- PHASE 4
TOTAL LOTS: 26
NEW STREETS: 1,057'
- GREEN SPACE
(8 LOTS)
- RETENTION POND

THE RESERVES AT CLIFF OAKS SUBDIVISION TO BE LOCATED SOUTH OF FENNER ROAD AND EAST OF THE INTERSECTION OF FENNER ROAD AND WILSON ROAD. PROPOSED STREETS TO TIE INTO FENNER ROAD AND PARKVIEW DRIVE.

OWNER: DENLINGER & SONS BUILDERS, INC.,
BART DENLINGER
(937) 335-9096
1291 ARCHER ROAD, TROY, OH 45373
BART@DENLINGERANDSONS.COM

ENGINEER: CHOICE ONE ENGINEERING
937-497-0200
440 E. HOEWISHER ROAD, SIDNEY, OH 45365

VICINITY MAP



THE RESERVES AT CLIFF OAKS
CITY OF TROY
PRELIMINARY PLAT UTILITIES

REVISIONS:

FILE NAME	PREL PLAT UTIL
DRAWN BY	KTS
CHECKED BY	ATS
PROJECT No.	MIATRO2229
DATE	02-27-2024
SHEET NUMBER	2 OF 3

- PROP. STORM
PROP. 8" WATER
PROP. 12" SANITARY
PROP. EASEMENTS
PROP. SETBACKS

SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED. TOP ELEVATIONS OF SANITARY MANHOLES ARE APPROXIMATE.

TOTAL AREA: 58.798 ACRES
TOTAL GREEN SPACE: 10.227 ACRES (17.4%)
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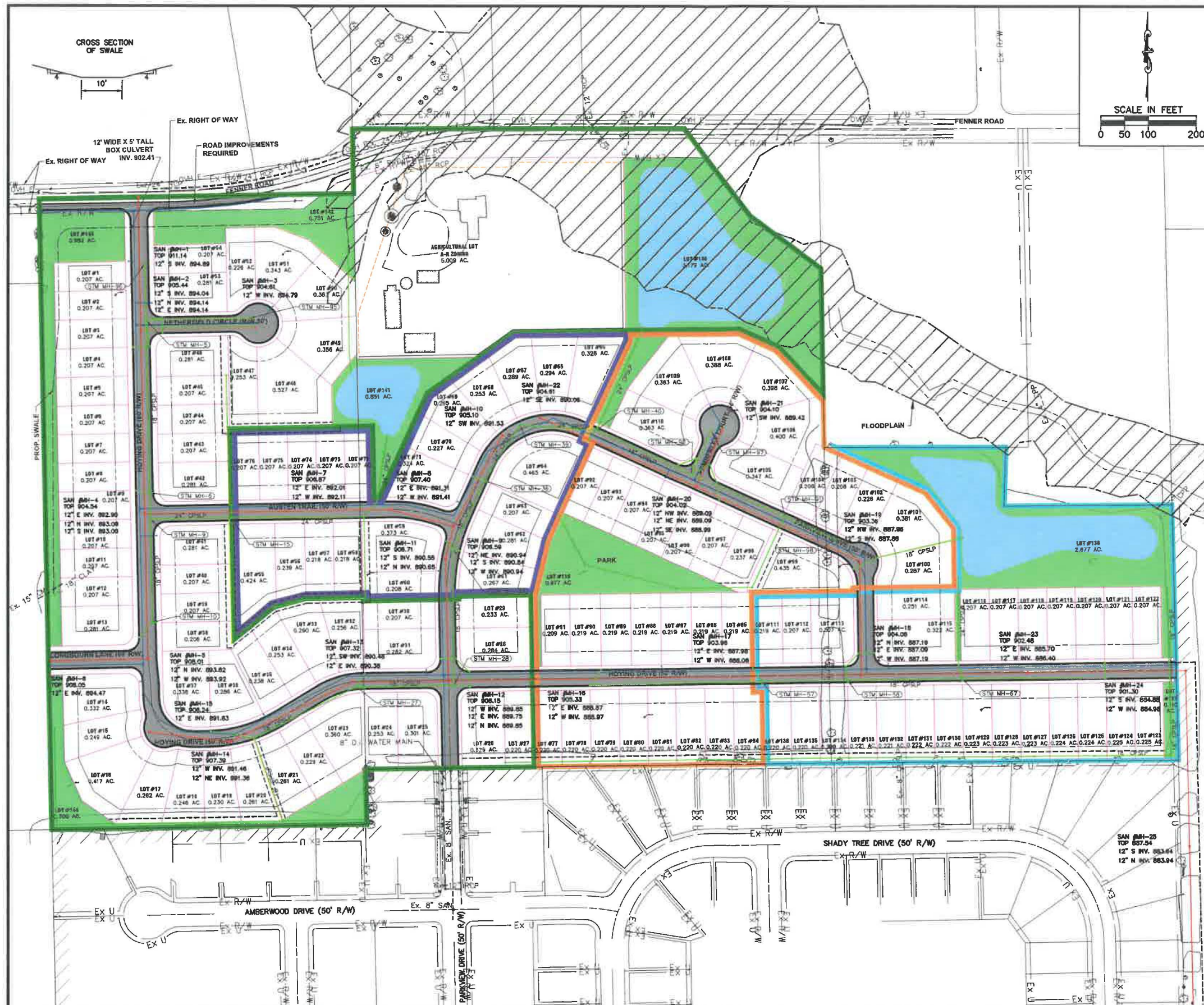
GREEN SPACE
(8 LOTS)
RETENTION POND

THE RESERVES AT CLIFF OAKS SUBDIVISION TO BE LOCATED SOUTH OF FENNER ROAD AND EAST OF THE INTERSECTION OF FENNER ROAD AND WILSON ROAD. PROPOSED STREETS TO TIE INTO FENNER ROAD AND PARKVIEW DRIVE.

OWNER: DENLINGER & SONS BUILDERS, INC.,
BART DENLINGER
(937) 335-9096
1291 ARCHER ROAD, TROY, OH 45373
BART@DENLINGERANDSONS.COM

ENGINEER: CHOICE ONE ENGINEERING
937-497-0200
440 E. HOEWISHER ROAD, SIDNEY, OH 45365

VICINITY MAP

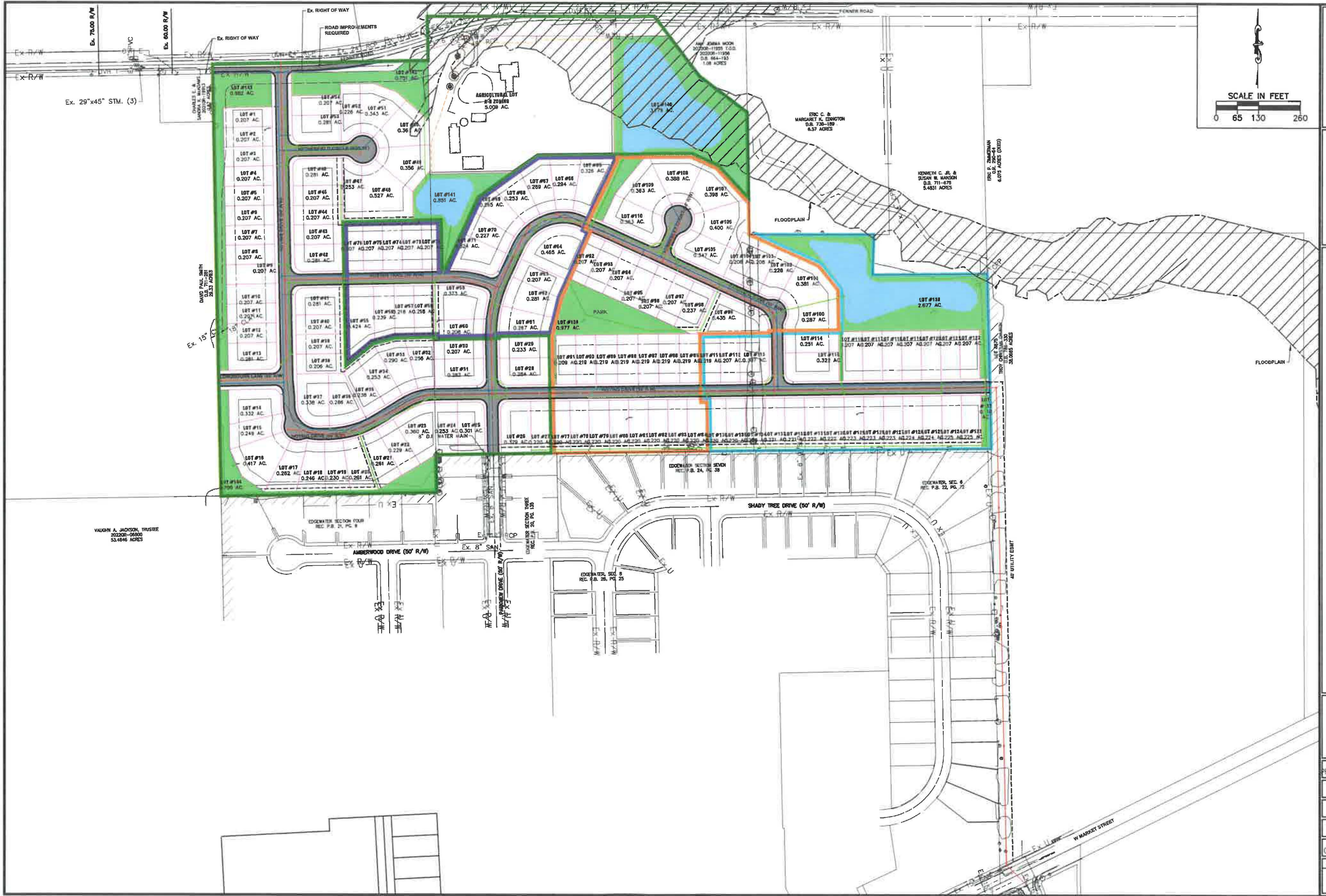




SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

THE RESERVES AT CLIFF OAKS
CITY OF TROY
PRELIMINARY PLAT UTILITIES (SANITARY TIE IN)

REVISIONS:
FILE NAME PREL PLAT UTIL (2)
DRAWN BY KTS
CHECKED BY ATS
PROJECT No. MIATRO2229
DATE 02-27-2024
SHEET NUMBER 3 OF 3



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 13, 2024

SUBJECT: Final Plat & Right-of-Way Dedication – Halifax Section 7

BACKGROUND:

In 2014, approval was granted for the Preliminary Plan for Halifax Estates. The applicant now requests the Planning Commission to review the Final Plat for Section 7. Attached to this report is a copy of the Final Plat for section 7 of the Halifax Subdivision.

PROPOSAL:

The applicant is seeking approval for the Final Plat and Right-of-Way Dedication for Halifax Estates Section 7. The details are as follows:

Development Area:

Section Seven encompasses a total of 28.171 acres with twenty (20) building lots and one (1) drainage lot.

Zoning:

The zoning of Section 7 is R-1 Single-Family Residential requires a minimum lot size of 40,000 square feet. The proposal indicates twenty (20) buildable lots ranging from 0.919 acres (40,031 square feet) to 2.878 acres (125,365.68 square feet).

Right-of-way:

The development of this section will dedicate 3.722 acres of public street Right-of-Way. The names of the roads in Section 7 are Lacewood Court, Halifax Drive, Windmill Court, and Maynard Lake Court.

Parkland:

Fees-in-lieu-of have been accepted by the Planning Commission and Park Board for this development and are being collected with each new housing permit.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way with the condition that the escrow agreement is completed prior to going to City Council. Section 7 is in general accordance with the approved preliminary plan.

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 28.171 ACRES OF LAND, BEING INLOT NUMBER _____ THROUGH INLOT NUMBER _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HALIFAX ESTATES, SECTION 7, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.,
MANAGING MEMBER

LIEN HOLDER:

DAN HEITMEYER
MINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY DAN HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SHOWN THIS _____ DAY OF _____, 20____, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

DEVELOPER
HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

HALIFAX ESTATES, SECTION 7

LOCATED IN

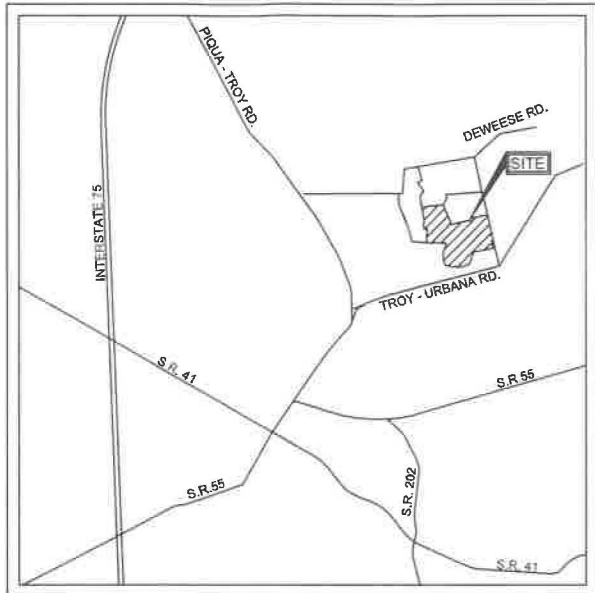
SECTION 7, TOWN 1, RANGE 11 M.Rs AND SECTION 12, TOWN 1, RANGE 10 M.Rs

PART OF INLOTS 9891, 9892, 10529 AND 10530

CITY OF TROY, MIAMI COUNTY, OHIO

28.171 ACRES

MARCH 7, 2024



VICINITY MAP

~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 28.171 ACRES OF LAND WHICH LIES WITHIN PART OF INLOTS 9891, 9892, 10529 AND 10530 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 20140R-11772 AND 20140R-09423. ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

ACREAGE BREAKDOWN

AREA IN LOTS 24.449 ACRES
AREA IN STREETS & R/W +3.722 ACRES
TOTAL 28.171 ACRES

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.65'	28.50'	89°45'20"	S 57°27'12" E	40.22'
C2	115.16'	330.00'	19°59'42"	N 87°39'39" E	114.58'
C3	41.71'	30.00'	79°39'12"	N 57°49'54" E	38.43'
C4	3.38'	290.00'	0°40'01"	N 57°59'23" W	3.38'
C5	36.14'	50.00'	41°24'35"	N 28°08'51" W	35.36'
C6	58.15'	50.00'	66°37'52"	N 15°32'12" W	54.92'
C7	66.45'	50.00'	76°08'45"	N 55°51'06" E	61.67'
C8	57.09'	50.00'	65°25'20"	S 53°21'51" E	54.04'
C9	47.66'	50.00'	54°37'11"	N 06°39'25" E	45.89'
C10	38.14'	50.00'	41°24'35"	S 13°15'43" W	35.36'
C11	111.04'	250.00'	25°26'52"	S 05°16'52" W	110.13'
C12	43.34'	30.00'	82°45'52"	N 23°22'38" W	39.66'
C13	40.91'	330.00'	7°06'11"	S 61°12'28" E	40.88'
C14	134.73'	290.00'	26°37'11"	S 71°37'59" E	133.53'
C15	47.11'	30.00'	89°57'59"	N 50°04'26" E	42.41'
C16	79.93'	350.00'	13°05'06"	N 11°37'59" E	79.76'
C17	68.42'	300.00'	13°04'06"	N 11°37'25" E	68.28'
C18	47.14'	30.00'	90°02'01"	S 39°55'34" E	42.44'
C19	186.68'	350.00'	27°17'12"	N 71°17'58" W	185.11'
C20	70.30'	270.00'	14°55'08"	S 65°06'57" E	70.10'
C21	140.25'	270.00'	29°45'42"	S 87°27'21" E	138.68'
C22	47.13'	30.00'	90°00'30"	S 32°39'33" W	42.43'
C23	47.12'	30.00'	90°00'00"	N 57°20'12" W	42.43'
C24	44.78'	28.50'	90°00'56"	S 32°39'20" W	40.31'
C25	80.62'	200.00'	23°05'47"	S 06°27'24" W	80.08'
C26	8.21'	200.00'	2°21'04"	N 06°16'02" W	8.21'
C29	152.40'	320.00'	27°17'12"	N 71°17'58" W	150.96'
C30	233.95'	300.00'	44°40'49"	S 79°59'47" E	228.06'
C31	74.18'	325.00'	13°04'38"	N 11°37'42" E	74.02'
C32	99.93'	225.00'	25°26'52"	S 05°16'52" W	99.11'

NOTE:
C27 & C28 NOT USED

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

FEE \$ _____

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED ON THE _____ DAY OF _____, 20____.

MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES SECTION 6, ON THE _____ DAY OF _____, 20____.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 20150R-07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MAY, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6218

CALL : 811

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

BES JOB No. 456.23

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

PAGE 1 OF 2

HALIFAX ESTATES, SECTION 7

LOCATED IN

SECTION 7, TOWN 1, RANGE 11 M.Rs AND
SECTION 12, TOWN 1, RANGE 10 M.Rs
PART OF INLOTS 9891, 9892, 10529 AND 10530
CITY OF TROY, MIAMI COUNTY, OHIO

28.171 ACRES
MARCH 7, 2024

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

NOTES:
EACH LOT IS SUBJECT TO A 10' UTILITY
EASEMENT ALONG EACH LOT STREET RIGHT
OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG
EACH LOT'S SIDE LOT LINE, UNLESS
OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES AN
ACCESS EASEMENT AND/OR A STORM
SEWER & DRAINAGE EASEMENT ONLY, THE
EASEMENT SHALL NOT BE USED AS A
UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN
ANY DRAINAGE EASEMENT.

NO DRIVEWAYS SHALL BE PERMITTED
ONTO DEWEES ROAD.

LOT 69 WILL BE A COMMON AREA FOR
GREEN SPACE & FLOOD ROUTING. IT
WILL CONTAIN A 50' DRAINAGE &
ACCESS EASEMENT FOR ACCESS &
FLOOD ROUTING OF THE POND.
MAXIMUM ELEVATION INSIDE THE 50'
WIDE DRAINAGE EASEMENT IS 873.25.
NO STRUCTURES ARE PERMITTED
INSIDE ANY ACCESS & DRAINAGE
EASEMENT.

MINIMUM LOWEST LEVEL FF / W.O.
ELEVATION OF RESIDENCE IS 875.25
FOR LOTS 67, 68, & 71.

NO FENCES OR ACCESSORY
STRUCTURES ARE PERMITTED IN ANY
ACCESS & DRAINAGE EASEMENT.

LOT 71 DRIVEWAY SHOULD LINE UP
WITH WINDMILL COURT.

REFERENCES

LAND SURVEY VOL 56, PAGE 25
LAND SURVEY VOL 56, PAGE 155
LAND SURVEY VOL 57, PAGE 120
LAND SURVEY VOL 24, PAGE 138

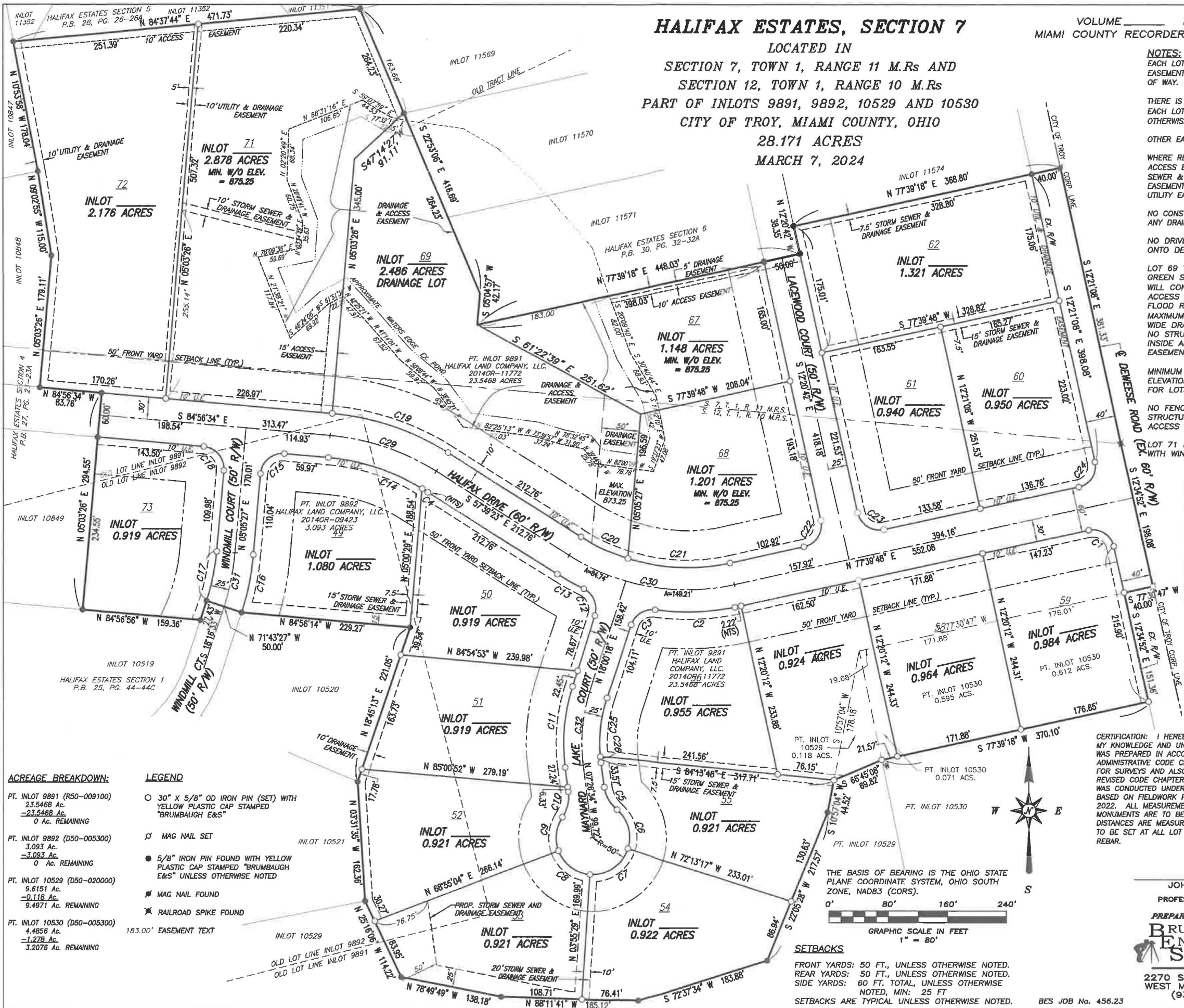
PLAT BOOK 25, PAGE 44 - 44C
PLAT BOOK 27, PAGE 23 - 23A
PLAT BOOK 28, PAGE 26 - 26A
PLAT BOOK 30, PAGE 32 - 32A

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF
MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT
WAS PREPARED IN ACCORDANCE WITH OHIO
ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS
FOR SURVEYS AND ALSO CONFORMS TO THE OHIO
REVISED CODE CHAPTER 711 FOR RECORD PLANS AND
WAS CONDUCTED UNDER MY DIRECT SUPERVISION,
BASED ON FIELDWORK PERFORMED THROUGH MAY,
2022. ALL MEASUREMENTS ARE CORRECT AND
MONUMENTS ARE TO BE SET AS SHOWN. CURVE
DISTANCES ARE MEASURED ON THE ARC. IRON PINS
TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30"
REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 2 OF 2



ACREAGE BREAKDOWN:

PT. INLOT 9891 (R50-009100)
23.5468 Ac.
-23.5468 Ac.
0 Ac. REMAINING

PT. INLOT 9892 (D50-005300)
3.093 Ac.
-3.093 Ac.
0 Ac. REMAINING

PT. INLOT 10529 (D50-020000)
9.6151 Ac.
-0.118 Ac.
9.4971 Ac. REMAINING

PT. INLOT 10530 (D50-005300)
4.4856 Ac.
-1.278 Ac.
3.2076 Ac. REMAINING

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH
YELLOW PLASTIC CAP STAMPED
"BRUMBAUGH E&S"
- ⊗ MAG NAIL SET
- 5/8" IRON PIN FOUND WITH YELLOW
PLASTIC CAP STAMPED "BRUMBAUGH
E&S" UNLESS OTHERWISE NOTED
- ⊠ MAG NAIL FOUND
- ⊡ RAILROAD SPIKE FOUND

183.00' EASEMENT TEXT

SETBACKS

FRONT YARDS: 50 FT., UNLESS OTHERWISE NOTED.
REAR YARDS: 50 FT., UNLESS OTHERWISE NOTED.
SIDE YARDS: 60 FT. TOTAL, UNLESS OTHERWISE
NOTED, MIN: 25 FT
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

BES JOB No. 456.23

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 13, 2024

SUBJECT: Final Development Plan – Halifax Villas and Patio Homes Phase Two

BACKGROUND:

Attached is the Final Development Plan for the Halifax Villas and Patio Homes Planned Development Phase Two located on the east side of N. Market Street. The Planned Development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan and the third step is the Record Plan.

The Final Development Plan is attached to this report and is in accordance with the approved General Plan that was previously approved by Planning Commission and City Council. The specifics of the Final Development Plan is below.

PROPOSAL:

Uses & Layout: This phase of the development will consist of 19.43 acres with 21 buildable lots. The ratio for this section will be 1.1 units per acre. 6.915 acres will be open space or 36%. None of the lots will have direct access to Piqua-Troy Road. A cart path will connect into the southern cul-de-sac and will connect to phase one of this development.

Roadways: Access to this development will be provided by on connection on N. Market Street that will align with Loxley Lane in the Nottingham Subdivision. As this development is private streets, the streets will not meet the city standards for a public street and will not be providing curbs or sidewalks. No proposed right-of-way will be dedicated with this development. Maintenance of the private streets will be the responsibility of the HOA.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing seven retention ponds and two detention ponds throughout the development. In addition, two ponds (one to the north and one to the west) will be utilized to control storm water. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: This planned development has a clubhouse, and an extensive cart path and walkway in other phases of this development and has met the required 10% open space requirement of the Zoning Code.

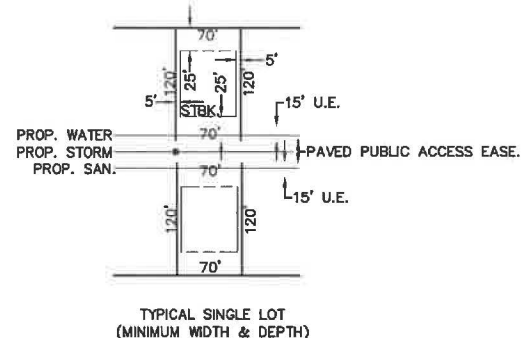
REQUESTED ACTION:

Staff is requesting that Planning Commission approve the Final Development Plan.

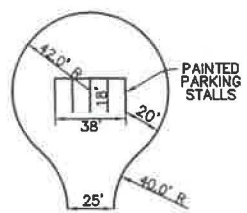


**HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT
CITY OF TROY, OHIO
REVISED FINAL DEVELOPMENT PLAN PHASE 2**

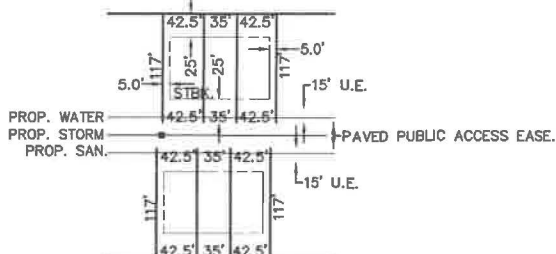
REVISIONS:
05-09-2018
06-14-2018
07-17-2018
07-08-2019
01-06-2020
01-20-2020
05-07-2021
10-13-2023
02-08-2024
FILE NAME
MIATRO1721concept
DRAWN BY
KTS
CHECKED BY
JSP
PROJECT No.
MIATRO1721
DATE
02-08-2024
SHEET NUMBER
1 OF 2



TYPICAL SINGLE LOT
(MINIMUM WIDTH & DEPTH)



TYPICAL CUL-DE-SAC



TYPICAL ZERO LOT LINE

SITE DATA

WEST SIDE SINGLE LOT
50,858 TOTAL ACRES
22,510 ACRES OPEN/GREEN SPACE (44%)
101 BUILDING LOTS = 2.0 UNITS PER ACRE

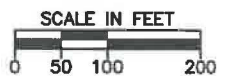
EAST SIDE ZERO LOT LINE
32,356 TOTAL ACRES
10,449 ACRES OPEN/GREEN SPACE (32%)
159 UNITS/LOTS = 4.9 UNITS PER ACRE

NORTHEAST CORNER
19,436 TOTAL ACRES
21 SINGLE BUILDING LOTS = 1.1 UNITS PER ACRE
6,915 ACRES OPEN/GREEN SPACE (36%)

SOUTHWEST CORNER
8,015 TOTAL ACRES
CLUB HOUSE AND COMMUNITY GARDENS
7,000 ACRES OPEN/GREEN SPACE (87%)

NOTES

- 1) NO NEWLY CREATED LOTS SHALL HAVE DIRECT ACCESS TO PIQUA-TROY ROAD.
- 2) ALL SANITARY SEWERS AND WATERLINES WITHIN THIS DEVELOPMENT WILL BE PUBLIC. STORM SEWERS, DRAINAGE WAYS, DETENTION BASINS AND RETENTION PONDS WILL BE PRIVATE.



HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT
CITY OF TROY, OHIO
REVISED FINAL DEVELOPMENT PLAN PHASE 2

REVISIONS:	
05-09-2018	
06-14-2018	
07-17-2018	
03-08-2019	
01-08-2020	
01-20-2020	
05-07-2021	
10-13-2023	
02-08-2024	
FILE NAME	
MIATRO1721concept	
DRAWN BY	
KTS	
CHECKED BY	
JSP	
PROJECT NO.	
MIATRO1721	
DATE	
02-08-2024	
SHEET NUMBER	
2 OF 2	



Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 13, 2024

SUBJECT: Record Plan – Halifax Villas Planned Development – Phase 2

BACKGROUND:

Attached is a copy of the Record Plan for the Halifax Villas and Patio Homes Planned Development Phase 2 located east of N. Market Street. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan. The third step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

RECOMMENDATION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council.

HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT PHASE 2

PT 9891
INLOT
TROY
CITY
MIAMI
COUNTY
OHIO
STATE

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASTERLY HALF OF NORTH MARKET STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
HALIFAX LAND COMPANY, LLC

FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW JR., ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

BRAD BIXLER
SENIOR VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SENIOR VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO

STATE OF OHIO, COUNTY OF MIAMI, S.S.

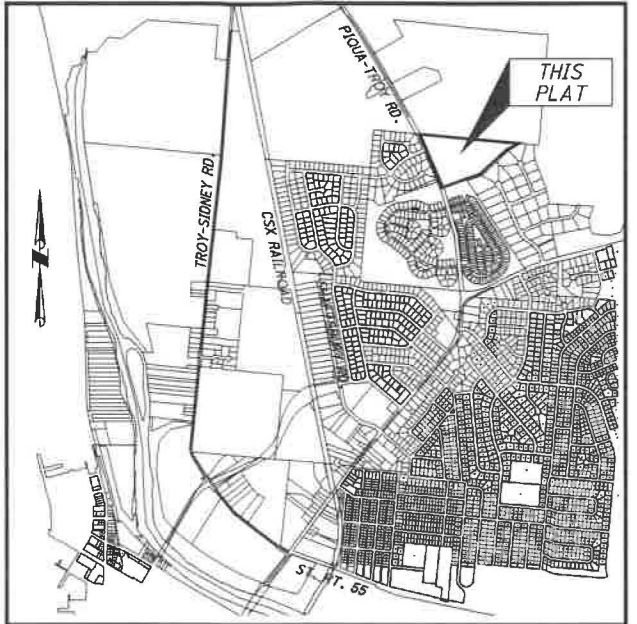
DATE: _____, 20____

FRANK D. HARLOW, JR., MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW, JR.
MANAGING MEMBER

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES

- 1.J ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS. ALL STORM SEWER MAINS ARE PRIVATE UNTIL STORM WATER OUTFALLS.
- 2.J ALL FRONT LOT LINES ARE SUBJECT TO A 20' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 3.J ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 4.J NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 5.J NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD.

FEE \$ _____

JESSICA A. LOPEZ
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS ____ DAY
OF _____, 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-_____-20____, EFFECTIVE _____, 20____.

MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT _____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

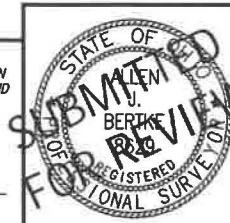
BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 20.214 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC, RECORDED AS INSTRUMENT 2016OR-12214.

AREA SUMMARY

19 BUILDING LOTS	11.569 ACRES
1 OPEN SPACE LOT	6.863 ACRES
PRIVATE STREETS	0.919 ACRES
DEDICATED STREET R/W	0.863 ACRES
TOTAL	20.214 ACRES

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629 DATE



PREPARED BY:

ChoiceOne
Engineering

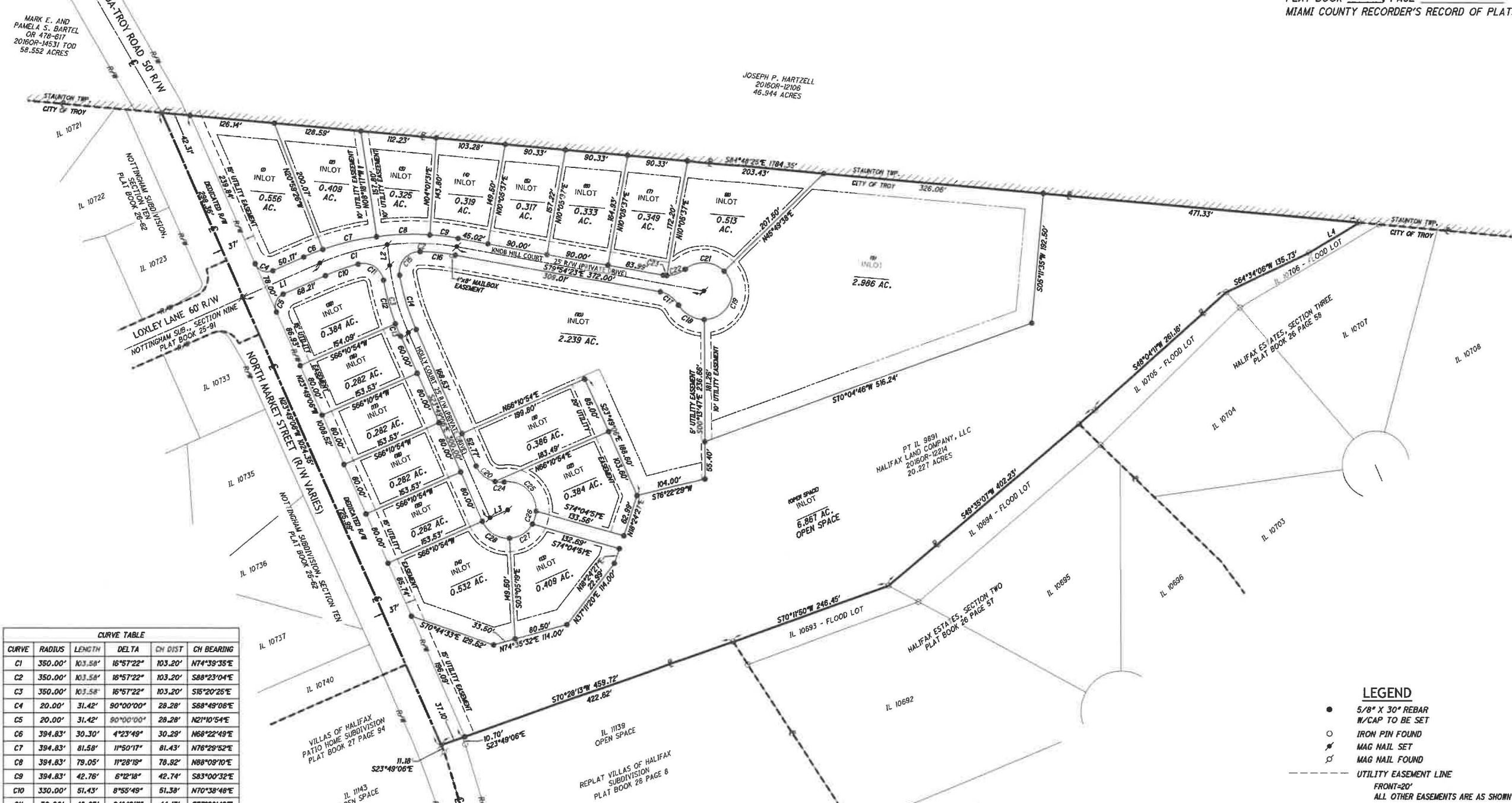
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	02-07-2024
DRAWN BY:	MPL
JOB NUMBER:	MIATRO2320
SHEET NUMBER	1 OF 2

HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT PHASE 2

PT 9891
INLOT
TROY
CITY
MIAMI
COUNTY
OHIO
STATE

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	350.00'	103.58'	16°57'22"	103.20'	N74°39'35"E
C2	350.00'	103.58'	16°57'22"	103.20'	S88°23'04"E
C3	350.00'	103.58'	16°57'22"	103.20'	S15°20'26"E
C4	20.00'	31.42'	90°00'00"	28.28'	S68°49'08"E
C5	20.00'	31.42'	90°00'00"	28.28'	N21°10'54"E
C6	394.83'	30.30'	4°23'49"	30.28'	N68°22'49"E
C7	394.83'	81.58'	11°50'17"	81.43'	N76°29'52"E
C8	394.83'	79.05'	11°28'19"	78.82'	N88°09'10"E
C9	394.83'	42.76'	6°12'18"	42.74'	S83°00'32"E
C10	330.00'	51.43'	8°55'49"	51.38'	N70°38'48"E
C11	30.00'	49.65'	94°49'11"	44.17'	S57°28'42"E
C12	362.50'	66.98'	10°35'14"	66.89'	S15°21'43"E
C13	362.50'	20.01'	3°09'46"	20.01'	S22°14'13"E
C14	337.50'	83.94'	14°15'03"	83.73'	S16°41'34"E
C15	30.00'	52.73'	100°42'50"	46.20'	S40°47'22"W
C16	337.50'	52.70'	8°56'50"	52.66'	S84°22'48"E
C17	40.00'	35.04'	50°11'24"	33.93'	S54°48'41"E
C18	42.00'	44.36'	60°30'48"	42.33'	S58°58'23"E
C19	42.00'	98.19'	133°56'35"	77.31'	N22°47'56"E
C20	40.00'	37.49'	53°41'38"	36.13'	S50°39'55"E
C21	42.00'	62.89'	85°55'25"	57.26'	S87°08'04"E
C22	40.00'	29.01'	41°32'51"	28.37'	N70°40'39"E
C23	40.00'	6.03'	8°38'33"	6.03'	S84°13'39"E
C24	40.00'	13.97'	20°10'10"	13.90'	S87°31'14"E
C25	42.00'	73.06'	99°40'26"	64.19'	N47°41'31"W
C26	42.00'	20.19'	27°32'54"	20.00'	N15°55'09"E
C27	42.00'	41.94'	57°13'06"	40.22'	N68°18'08"E
C28	42.00'	50.78'	68°16'13"	47.74'	N58°27'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.21'	N86°10'54"E
L2	30.89'	S06°51'44"E
L3	29.50'	N68°10'54"E
L4	87.47'	S59°09'08"W

REFERENCES

REC. P.B. 21, Pg. 12
REC. P.B. 25, Pg. 91
REC. P.B. 26, Pg. 62
REC. P.B. 27, Pg. 94
REC. P.B. 26, Pg. 57
REC. P.B. 26, Pg. 58
REC. P.B. 27, Pg. 93
REC. P.B. 28, Pg. 8
LND. SUR. Vol. 56, Pg. 155
LND. SUR. Vol. 57, Pg. 121

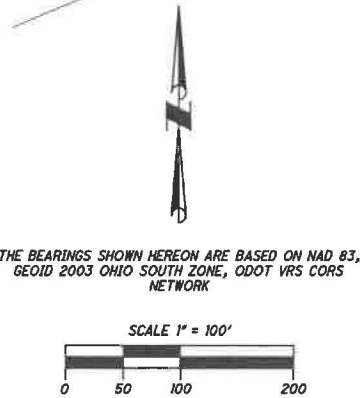
NOTES

- 1.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.
- 2.) ALL FRONT LOT LINES ARE SUBJECT TO A 20' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 4.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 5.) NO DRIVENWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD.

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ MAG NAIL FOUND
- UTILITY EASEMENT LINE
- FRONT=20'
- ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
- FRONT=25'
- REAR=25'
- SIDE=5'
- SUBDIVISION LINE
- CORPORATION LINE
- CXX CURVE NUMBER
- PRELIMINARY LOT NUMBER

DEED
HALIFAX LAND COMPANY, LLC
2016OR-12214



PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
02-07-2024
DRAWN BY:
MPL
JOB NUMBER:
MIATRO2320
SHEET NUMBER
2 OF 2

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: March 13, 2024

SUBJECT: Troy Christian Planned Development – Minor Amendment

BACKGROUND:

A request by applicant Mike Twiss, owner of MT Studio, is requesting review from the Planning Commission to consider a minor amendment to the General Plan of the Planned Development as approved by City Council (Ordinance O-43-2021).

PROPOSAL:

The requested minor amendment is for the addition of a new ticket booth & archway entering the stadium. The structure will be used for admissions and ticket sales to sporting events held at the field. The ticket booth will be constructed using a splitface block, metal fascia, and a single slope metal standing seam roof. The size is approximately 107 square feet or 8' x 13'4". The archway will span 18' wide and include an overhead steel structure supported by splitface block pillars. Troy Christian School's logo will also be incorporated into the design of the archway. The total height of the archway will measure 14'4". Attached to this report is the full set of plans.

This minor amendment may be approved by the Planning Commission without the submission of the revised general plan to City Council. Section 1145.17 of the City of Troy Zoning Code, does not require a revised Final Development Plan to be submitted.

RECOMMENDATION:

Staff recommends that Planning Commission approve the minor amendment as requested as the amendment will not have any negative effects on the Planned Development or adjoining properties.



Troy Development Department
www.troyohio.gov
937.339.9481

ACCESSORY ZONING PERMIT APPLICATION (FOR SHEDS, GARAGES, DECKS, POOLS, ETC.)

Address of Project: 700 S Dorset Rd

Type of Structure/Use: ☐ Shed ☐ Garage ☐ Deck ☐ Pool ☒ Other Ticket Booth

Applicant/Contractor Name: The MT Studio - Michael D Twiss

Address: 226 S Market St - Troy, OH 45373

Phone: 937-980-9362 Email: thildreth@mtstudio.com

Property Owner Name: Troy Christian Schools

Address: 700 S Dorset Rd - Troy, OH 45373

Phone: 937-339-5692 Email: N/A

Sq. Ft. of Proposed Project: 107 Height/Stories of Project: 14' - 1

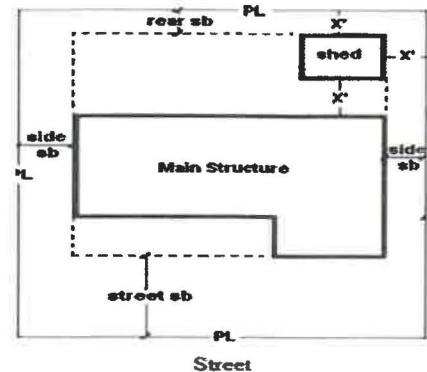
Distance from Rear Property Line: 360' Distance from Side Property Line: 25'

Distance from Principal Structure: 215'

Number of Accessory Buildings on Site: 1 Total Project Area (sq.ft.): 107

Each application must have a site plan showing the location of the project, or picture indicating accurate relevant dimensions. All permits are issued to the applicant, unless otherwise specified. Please contact the Miami County Building Department (937-440-8121) for additional permits required.

***Processing time: 7-10 Business Days**



By signing this application, I acknowledge I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City. The City of Troy does not enforce covenants and restrictions.

Signature: Michael D Twiss Date: 2/29/24

Site Plan with Setbacks - ☐ Signed Application - ☐ Fee: \$25 Residential - ☐
\$50 Commercial/Industrial - ☐

100 South Market Street, Troy, OH 45373-7303



PROJECT NOTES

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES ARISE, CONTACT ARCHITECT IMMEDIATELY.
- ENLARGED PLANS: WHERE ENLARGED OR PARTIAL PLANS ARE REFERENCED, DIMENSIONS AND SPECIAL DETAILING OR FINISH REQUIREMENTS ARE NOTED ON THE ENLARGED PLANS AND USUALLY OMITTED ON THE SMALLER SCALE PLANS. DETAILED DRAWINGS SHALL GOVERN.
- WALL AND PARTITION OPENINGS: REFERENCED IDENTIFICATION OF DOOR, WINDOW OPENINGS, ETC. IS SCHEDULED BY THE CORRESPONDING ROOM NUMBER IN WHICH THE OPENING OCCURS OR DRIVES ACCESS TO. IF MORE THAN ONE DOOR A LETTER NOTED IN EACH INDIVIDUAL OPENING FOLLOWING THE SPACE NUMBER IN THE OPENINGS SCHEDULE SHALL BE USED.
- NOTES ON SHEETS: NOTE NUMBERS WITH INScribed NUMERALS REFER TO THE "SHEET NOTES" COLUMN CONTAINED ON THE SAME SHEET. IF A NOTE CONTAINS WORKING REFERENCES TO OTHER CONSULTANTS' WORK THEN IT IS IMPLIED THAT THE CORRESPONDING DOCUMENTS PREPARED BY THE RELATED CONSULTANT SHOULD BE REVIEWED FOR MORE SPECIFIC INFORMATION AS INDICATED BELOW.

"MECHANICAL"	REFER TO MECHANICAL DOCUMENTS
"ELECTRICAL"	REFER TO ELECTRICAL DOCUMENTS
"PLUMBING"	REFER TO PLUMBING DOCUMENTS
"STRUCTURAL"	REFER TO STRUCTURAL DOCUMENTS
- THE NOTE "NO WORK IN THIS AREA OR COMPARTMENT" IS A GENERAL STATEMENT. SOME MEP WORK, AND ARCHITECTURAL WORK, MAY BE REQUIRED IN THESE AREAS TO COMPLETE A SYSTEM TO OPERATIONAL STATUS. FOR MINOR RENOVATION, FOR TOUCH UP WORK, OR FOR VERIFICATION OF EXISTING CONDITIONS (E.G. PREVIOUSLY INACCESSIBLE AREAS) PERTINENT TO THE SCOPE OF WORK. VERIFICATION OF SUCH A CONDITION MAY OR MAY NOT IMPACT THE PROJECT AND WILL BE EVALUATED ON A CASE BY CASE BASIS.
- THE CONTRACTOR SHALL SCHEDULE ALL UTILITY SHUTDOWNS WITH ONE WEEK MINIMUM ADVANCE NOTICE TO OWNER. SHUTDOWNS SHALL BE GROUPED AND PLANNED IN ORDER TO MINIMIZE ANY NECESSARY DOWNTIME.
- ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND SHALL CONFORM TO THE STATE FEDERAL AND LOCAL CODES, AND INDUSTRY STANDARDS.
- FIRE EXTINGUISHERS SHALL BE PROVIDED BY BUILDING OWNER UPON CONSULTATION WITH LOCAL FIRE DEPARTMENT AS TO NUMBER, TYPE, AND LOCATION.

PROJECT CONTACTS

ARCHITECT

MT STUDIO

225 S. MARKET ST.
TROY, OH 45373
PHONE: 937.980.9362
CONTACT: MRS. TWISS
EMAIL: MTWISS@MTSTUDIO.COM

OWNER

TROY CHRISTIAN SCHOOLS

700 S. DORSET RD.
TROY, OH 45373
PHONE: 937.208.5692
CONTACT: GARY WILBER
EMAIL: GOWBET@TCMAIL.ORG

GENERAL CONTRACTOR

LEVEL MB

225 S. MARKET ST.
TROY, OH 45373
PHONE: 937.980.9348
CONTACT: MATT GRAY
EMAIL: MGRAY@LEVELMB.COM

VICINITY MAP



PROJECT LOCATION



PROJECT INFORMATION

PROJECT LOCATION 700 S Dorset Rd, Troy, OH 45373		SCOPE OF WORK: GROUND UP CONSTRUCTION FOR A SCHOOL TICKET BOOTH. THE BUILDING WILL BE USED FOR ADMISSIONS AND TICKET SALES TO SPORTING EVENTS AT THE FIELD. BUILDING TO BE UNCONDITIONED SPACE. THERE IS NO PLUMBING OR MECHANICAL WORK FOR THE PROJECT. ELECTRICAL TO BE DESIGN BUILD, DRAWINGS TO BE SUBMITTED AT A LATER DATE.
DEFERRED SUBMITTALS: 2 ELECTRICAL	REFERENCE CODES: 2017 OHIO BUILDING CODE 2019 OHIO MECHANICAL CODE 2017 OHIO PLUMBING CODE 2010 ASHRAE 90.1 2016 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA 13)	2017 NFPA 70. NATIONAL ELECTRICAL CODE 2017 ENERGY EFFICIENCY CONSERVATION CODE 2015 INTERNATIONAL FUEL GAS CODE 2017 OHIO FIRE CODE
OCCUPANCY GROUP (SECTION 303.2) TYPE VAS CONSTRUCTION TYPE (TABLE 601) FIRE SUPPRESSION (SECTION 903.2.1.1) FLOOR AREA (TABLE 906.2) FIRST FLOOR: 107 SF TOTAL SF: 107 SF	E (EDUCATION) TYPE VAS NON-SPRINKLERED ALLOWED: 9,500 SF PER FLOOR (S-MOST RESTRICTIVE; TYPE V-6)	
ALLOWABLE HEIGHT (TABLE 604.3) MAX NUMBER OF STORIES (TABLE 504.4)	40'-0" AFF MAXIMUM (TYPE V-6, NON-SPRINKLERED) 1 STORIES MAXIMUM (TYPE V-6, NON-SPRINKLERED)	ACTUAL HEIGHT: 14'-0" (MAX.) ACTUAL NUMBER OF STORIES: 1
OCCUPANT LOAD (SECTION 1004) FIRST FLOOR: 2 OCCUPANTS TOTAL OCCUPANTS: 2 OCCUPANTS	2 X 0.2 = .4 REQUIRED / 36" PROVIDED FIRST FLOOR: 2 TOTAL OCCUPANTS = 1 EXITS REQUIRED (1 PROVIDED)	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING (TABLE 601) PRIMARY STRUCTURAL FRAME: EXTERIOR WALLS (INTERIOR AND EXTERIOR): FLOOR CONSTRUCTION: ROOF CONSTRUCTION: 2 X 0.2 = .4 REQUIRED / 36" PROVIDED FIRST FLOOR: 2 TOTAL OCCUPANTS = 1 EXITS REQUIRED (1 PROVIDED)	0 - HOURS 0 - HOURS 0 - HOURS 0 - HOURS	
EXITS WIDTH NUMBER OF EXITS (TABLE 1006.3.1)	2 X 0.2 = .4 REQUIRED / 36" PROVIDED FIRST FLOOR: 2 TOTAL OCCUPANTS = 1 EXITS REQUIRED (1 PROVIDED)	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	75'-0" MAXIMUM 12'-0" PROVIDED	

RENDERING



SITE PLAN



EXISTING FENCE LINE



SHEET INDEX

DWG #	DRAWING TITLE
INFORMATIONAL	
G-100	DATA SHEET
G-101	ACCESSIBILITY DETAILS
ARCHITECTURAL	
A-100	FLOOR PLAN
A-101	EXTERIOR ELEVATIONS
A-102	SCHEDULES AND DETAILS
STRUCTURAL	
S-1	GENERAL NOTES
S-2	GENERAL NOTES
S-3	SPECIAL INSPECTIONS
S-4	STRUCTURAL DETAILS

SYMBOLS

SECTION SHEET NUMBER BUILDING SECTION INDICATOR	SECTION SHEET NUMBER WALL SECTION INDICATOR
DETAIL SHEET NUMBER DETAIL INDICATOR	SECTION DETAIL INDICATOR
ELEVATION SHEET NUMBER ELEVATION INDICATOR	HEIGHT INDICATOR
A101 REVISION INDICATOR	REVISION NUMBER / LETTER
COLUMN GRID INDICATOR AND GRID LINES	

FIRE DEPARTMENT NOTES

- PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
- PROVIDE ADDITIONAL EXITS SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE SPACE IS OCCUPIED.
- DURING CONSTRUCTION THE CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS TO THE SPACE.



225 S. Market St.
Troy, OH 45373
937.980.9362



Michael D. Twiss
License No. ARC 13880
Expiration Date: 12/31/24

TROY CHRISTIAN ENTRY GATE
700 S. DORSET RD. TROY, OH. 45373

MT STUDIO PROJECT NUMBER: 24006

ISSUED / REVISED	DATE
USED FOR BID	11-23-23
USED FOR PERMIT	02-29-24

DATA SHEET

G-100



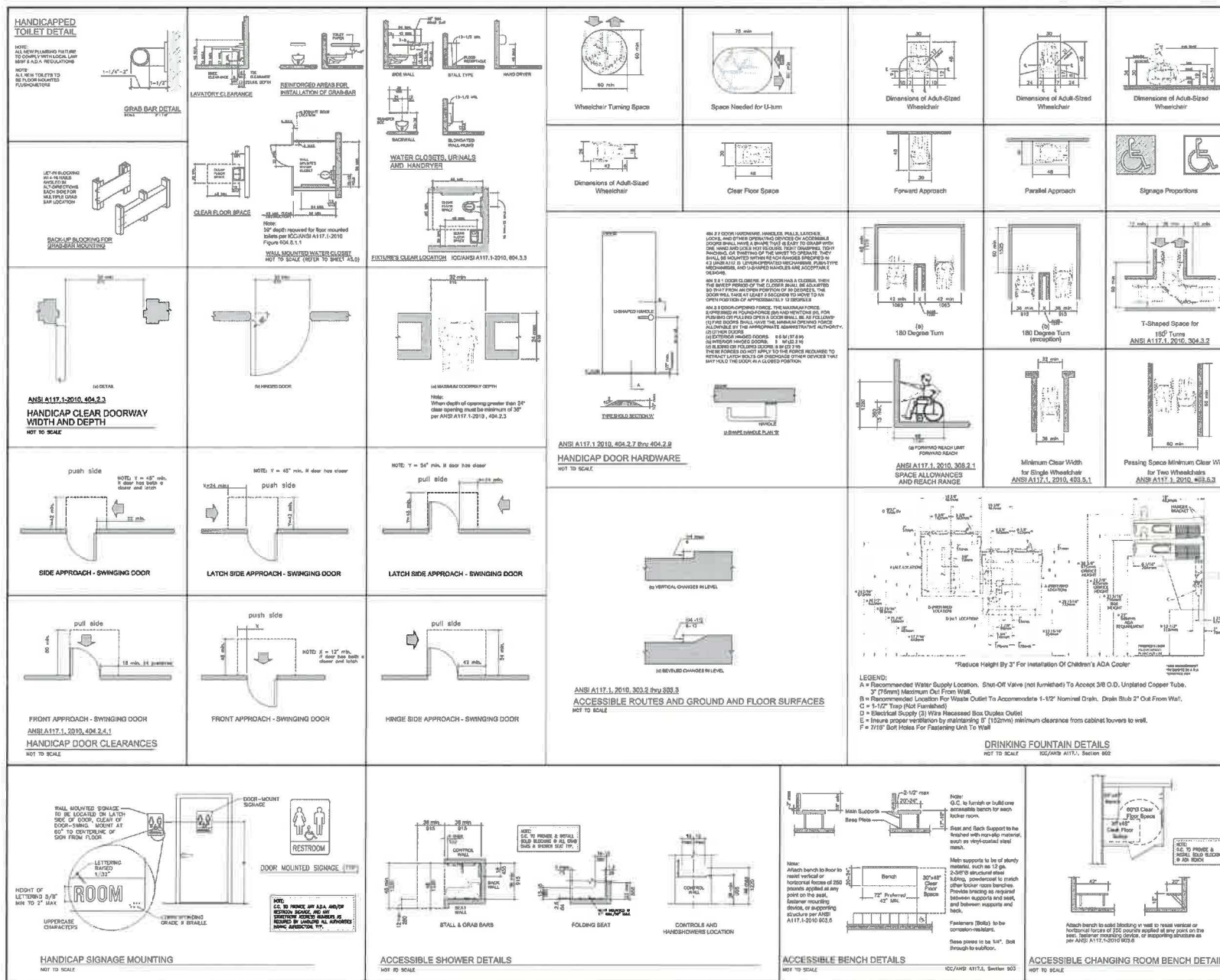
TROY CHRISTIAN ENTRY GATE
700 S. DORSET RD. TROY, OH. 45373

MT STUDIO PROJECT NUMBER: 24006

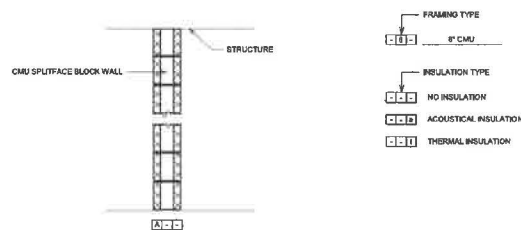
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ACCESSIBILITY DETAILS

G-101



WALL TYPES



SHEET NOTES

1. 8\"/>

GENERAL NOTES

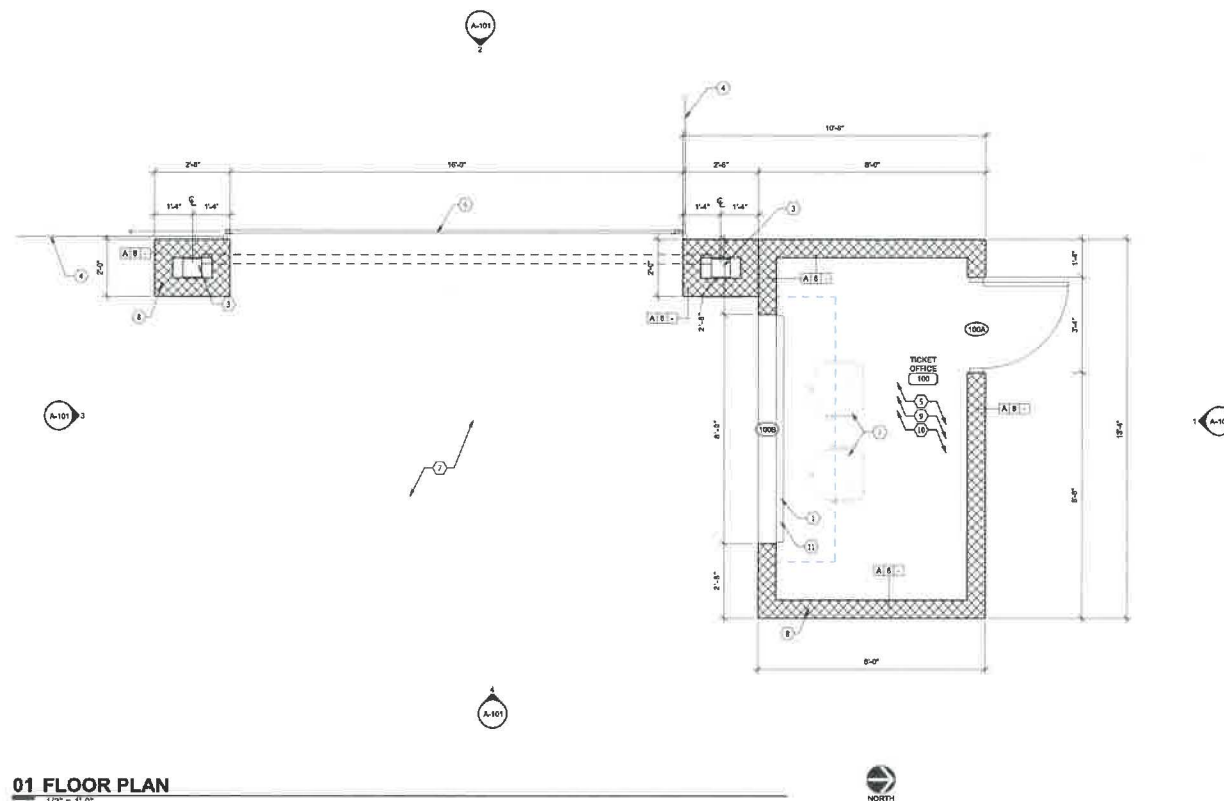
- A. THE GC SHALL COORDINATE ALL FINISHES/ COLORS WITH THE OWNER PRIOR TO INSTALLATION.
- B. ALL INTERIOR DIMENSIONS ARE FROM FACE OF NEW FINISH WALL. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY.
- C. ALL DOOR JAMBS ARE 4\"/>

FINISH NOTES

1. ALL INTERIOR WALLS AND CMU TO RECEIVE NEW PAINT.
2. ALL NEW DOORS AND FRAMES TO RECEIVE NEW PAINT UNLESS NOTED OTHERWISE.

LEGEND

- NEW WALL AS SCHEDULED
- WALL TAG, SEE WALL TYPES
- DOOR TAG
- NEW DOOR



01 FLOOR PLAN

1/2\"/>



228 S. Market St.,
Troy, OH 45373
937.980.8362



Michael D. Twiss
License No. ARD 13660
Expiration Date: 12/31/24

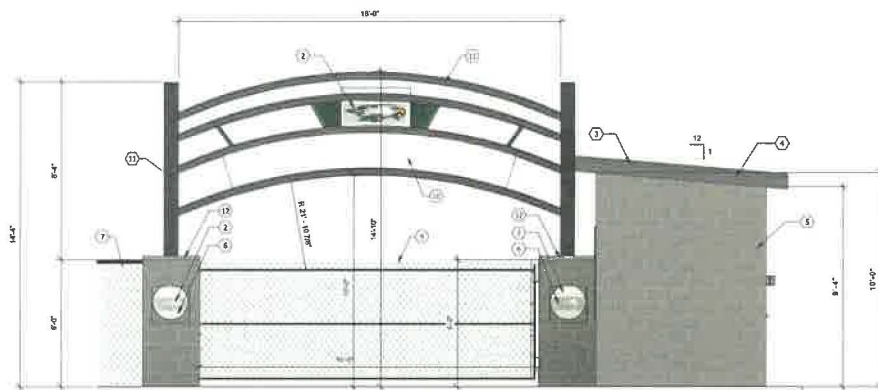
TROY CHRISTIAN ENTRY GATE
700 S. DORSET RD. TROY, OH. 45373

MT STUDIO PROJECT NUMBER: 24008

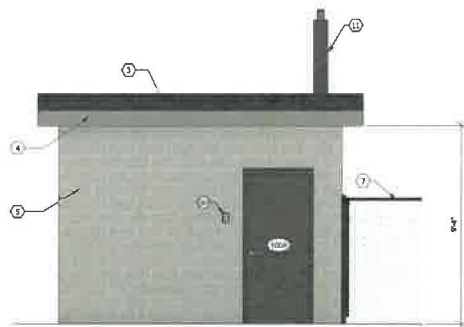
ISSUED / REVISED	DATE
ISSUED FOR BID	11-29-23
ISSUED FOR PERMIT	02-25-24

FLOOR PLAN

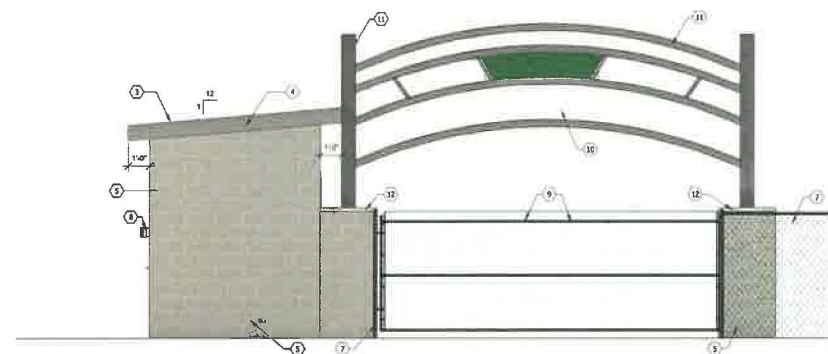
A-100



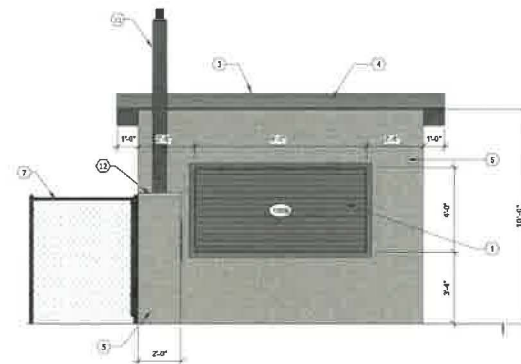
4 EAST ELEVATION
3/8" = 1'-0"



1 NORTH ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"



3 SOUTH ELEVATION
3/8" = 1'-0"

SHEET NOTES

- 1 OVERHEAD ROLL DOWN DOOR.
- 2 METAL LOGO GRAPHIC FROM SIGN VENDOR, COORDINATE WITH G.C. ON EXACT LOCATION.
- 3 SINGLE SLOPE METAL STANDING SEAM ROOF. COLOR TO BE SELECTED BY OWNER AND APPROVED BY GC/ARCHITECT
- 4 METAL FASADA
- 5 GRU SPLITFACE BLOCK, COLOR TO BE SELECTED BY OWNER/ARCHITECT.
- 6 10" RADIUS CIRCULAR CONCRETE, MOUNTED TO NEW SPLITFACE BLOCK.
- 7 EXISTING PERIMETER FENCING TO REMAIN.
- 8 EXTERIOR WALL SPOONCE TO BE SELECTED BY OWNER/ARCHITECT, SEE ELECTRICAL DRAWINGS.
- 9 NEW SLIDING FENCE GATE.
- 10 STEEL TROPY CHRISTIAN EAGLES SIGNAGE, COORDINATE WITH SIGNAGE VENDOR
- 11 OVERHEAD STEEL STRUCTURE, COORDINATE WITH STRUCTURAL.
- 12 2" LIMESTONE CAP



225 S. Market St.,
Troy, OH 45373
937.980.9362



TROY CHRISTIAN ENTRY GATE
700 S. DORSET RD. TROY, OH. 45373

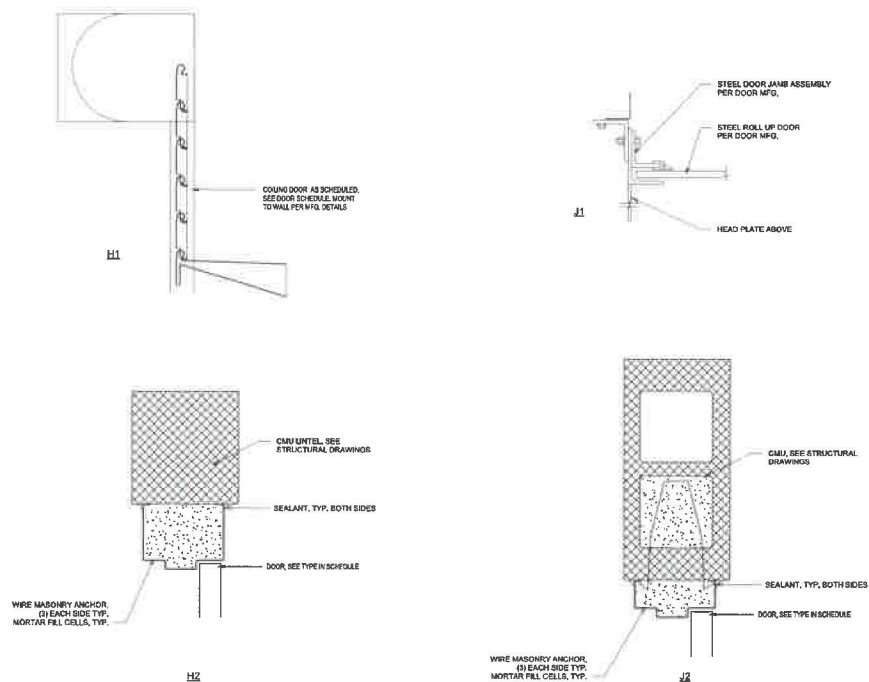
MT STUDIO PROJECT NUMBER: 24008

ISSUED / REVISED	DATE
ISSUED FOR BID	11-22-23
ISSUED FOR PERMIT	02-28-24

**EXTERIOR
ELEVATIONS**

A-101

HEAD AND JAMB DETAILS



DOOR SCHEDULE

DOOR										FRAME				HARDWARE		DOOR NOTES
SIZE						DETAIL										
MARK	WD	HGT	MATL	FINISH	TYPE	GLAZING	MATL	FINISH	TYPE	HEAD	JAMB	SILL	SET	KEY SIDE		
100A	3'-0"	7'-0"	AL	PANT	1	--	HM	PANT	MFG	J2	J2	--	1	EXT.		
	3'-0"	7'-0"	AL	MFG					MFG							

HARDWARE SCHEDULE

SET NO.	SET NO.
1	PRIVACY LOCKSET, BUTT HINGES, CLOSER, DOOR SILENCERS, WALL STOP

HANDICAP ACCESSIBLE GUIDELINES: 4.27.4 OPERATION CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).

GENERAL DOOR & HARDWARE NOTES

1. ALL HARDWARE TO COMPLY WITH THE LATEST REQUIREMENTS OF THE GOVERNING BUILDING CODE AND REGULATORY AGENCIES. THE HARDWARE
2. SUPPLIER SHALL COORDINATE KEYING REQUIREMENTS, STYLE, FINISH, AND OPERATION REQUIREMENTS WITH THE OWNER.
3. ALL NEW DOOR FRAMES TO BE FABRICATED WITH MINIMUM 16 GAUGE COLD-ROLLED STEEL, DOUBLE RABBIT PROFILE WITH MITERED CORNERS.
4. CLOSERS AS NOTED IN THE DOOR SCHEDULE SHALL BE INSTALLED ON THE INTERIOR OF EACH RESPECTIVE DOORWAY.
5. DOOR AND FRAME ASSEMBLIES TO BE INSTALLED TO MAINTAIN CLEARANCES PER "MANEUVERING CLEARANCES AT DOORS" DIAGRAMS BASED UPON
6. FIGURE 25 ADAGC AND FIGURE 404.2.3.1 ANS1 A117.1.
7. ALL EGRESS DOORS SHALL BE OBSERVABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 1008.1.8
8. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF
9. THE WRIST TO OPERATE. 1008.1.8.1

DOOR TYPES



FRAME TYPES



226 S. Market St.,
Troy, OH 45373
937.980.9362



Michael D. Twiss
License No. ARC 13880
Expiration Date: 12/31/24

TROY CHRISTIAN ENTRY GATE
700 S. DORSET RD. TROY, OH. 45373

MT STUDIO PROJECT NUMBER: 24008

[illegible]

SCHEDULES AND DETAILS

A-102

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE/TEST STANDARD	IRC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	--	X	ACI 318 CH. 25, 25.3, 25.3.1, 26.0.1.2.1	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.	--	X	AWS D1.4 ACI 318: 26.6.4	--
b. INSPECT SINGLE-PASS FILET WELDS, MAXIMUM W_2 .	--	X		
c. INSPECT ALL OTHER WELDS.	X	--		
3. INSPECT ANCHORS CAST IN CONCRETE.	--	X	ACI 318: 17.8.2	--
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST TENSION LOADS.	X	--	ACI 318: 17.8.2.4	--
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT IDENTIFIED IN 4.5.	--	X	A7.3.1.6: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.	--	X	ACI 318 CH. 19, 29.4.3, 29.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C172, ASTM C31 ACI 318: 26.0.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.6	1908.6-1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.5.3-26.5.5	1909.9
9. INSPECT PRESTRESSED CONCRETE FOR:				
a. APPLICATION OF PRESTRESSING FORCES;	X	--	ACI 318: 28.10	--
b. GROUTING OF BONDED PRESTRESSING TENDONS;	X	--		
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	--	X	ACI 318: 26.9	--
11. VERIFY IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	--	X	ACI 318: 26.11.2	--
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	--	X	ACI 318: 26.11.1, 26.1	--

SPECIAL INSPECTION PROGRAM NOTES:

1. PERIODIC INSPECTION REQUIRED DETERMINED BY THE DESIGN PROFESSIONAL, UNLESS NOTED OTHERWISE.
2. CONTINUOUS OR FURTHERO FOLLOW-UP TO BE MADE BY THE DESIGN PROFESSIONAL BASED ON BUILDING CATEGORY AND DESIGN METHODOLOGY.
3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION ESTIMATED.
 - IF NECESSARY, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, AND TESTING AGENCY TO REVIEW THE SPECIAL INSPECTION REQUIREMENTS.
4. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. ACKNOWLEDGE AND CONFORM TO THE SPECIAL INSPECTION REQUIREMENTS OF OSC.
 - B. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT PLANS AND SPECIFICATIONS; ALL DISCREPANCIES SHALL BE BROUGHT TO IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ATTENTION OF THE ARCHITECT, THE ENGINEER AND THE BUILDING OFFICIAL.
 - C. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE CONTRACTOR, THE ARCHITECT, THE ENGINEER AND THE BUILDING OFFICIAL AS A MINIMUM. THE REPORTS SHALL BE DISTRIBUTED IN A TIMELY MANNER.
5. INSPECTION FOR PREPAREDATION COMPONENTS SHALL BE THE SAME AS IF THE MATERIAL WAS INSTALLED ON SITE. CONTINUOUS INSPECTION SHALL NOT BE REQUIRED DURING THE PREPAREDATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
6. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIREMENTS WERE INSPECTED AND WHETHER THE WORK WAS IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATION AND IN CONFORMANCE WITH ANY APPLICABLE WORKMANSHIP PROVISIONS OF THE APPLICABLE CODE.
7. SPECIAL INSPECTION AND TESTING REQUIREMENTS APPLY EQUALLY TO ALL BINDER DESIGNATED COMPONENTS.

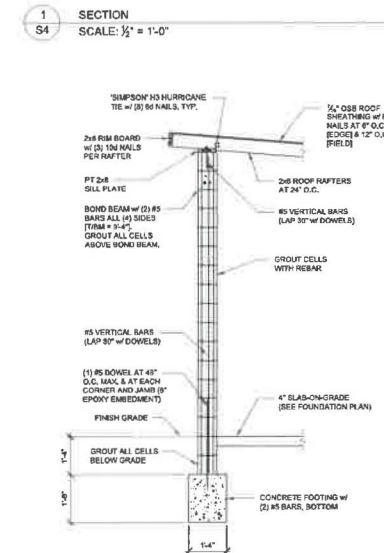
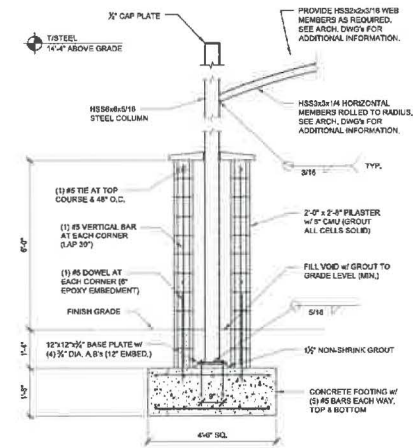
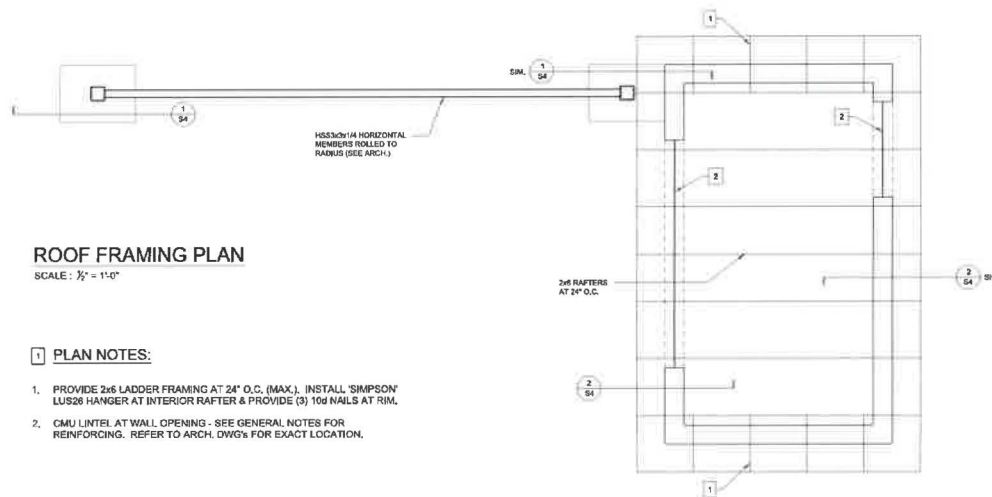
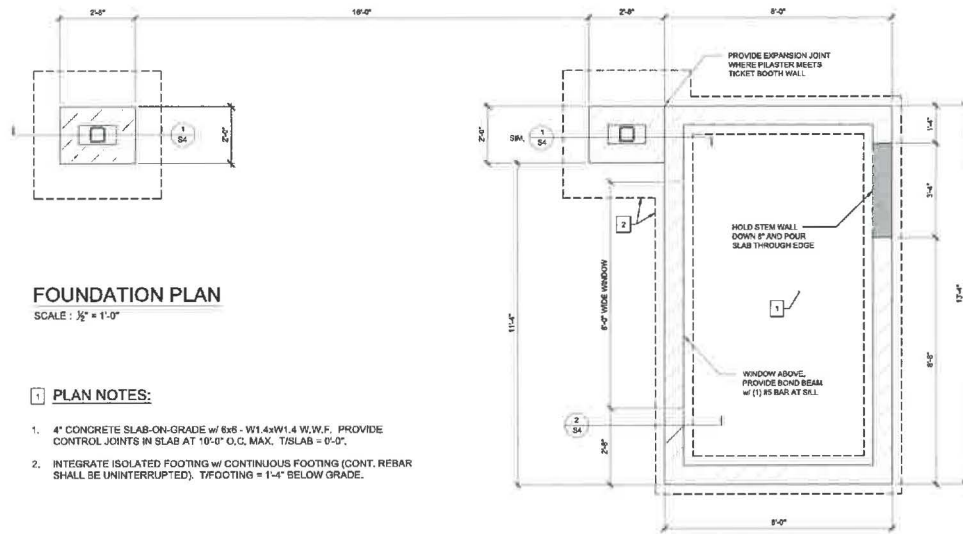
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CHIEF

TICKET BOOTH & ENTRY GATE for:

SPECIAL INSPECTIONS

DESIGNED BY	JMR
DRAWN BY	JMR
CHECKED BY	JMR
DATE	2/29/2012
DRAWING NO.	



THE Washington Woods D.
Cedar, OH 43081
www.l2d.com

CONSULTANTS



DATE DESCRIPTION

1/1/2010 FOR PERMIT

CLIENT:

TICKET BOOTH & ENTRY GATE for:

TROY CHRISTIAN
700 S. Dassel Rd., Troy, Ohio 45373

STRUCTURAL DETAILS

DESIGNED BY
DRAWN BY
CHECKED BY
DATE

JMR
JMR
JMR
2/25/2014

DRAWING NO.

S4

ORDINANCE No. O-43-2021

**ORDINANCE AMENDING THE AMENDED GENERAL PLAN OF
THE TROY CHRISTIAN SCHOOLS EDUCATION AND
PERFORMING ARTS FACILITY PLANNED DEVELOPMENT
(PD-R) IN THE CITY OF TROY, OHIO AND REZONING A 0.764
ACRE AREA ADDED TO THIS PLANNED DEVELOPMENT AS
A PART OF THE AMENDED GENERAL PLAN, FROM R-5,
SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, TO A
RESIDENTIAL PLANNED DEVELOPMENT (PD-R)**

WHEREAS, the owners of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) have previously received approval of a residential planned development and an amendment to that residential planned development; and

WHEREAS, the owners of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) have requested a revision to the Revised General Plan, which revision is to:

- (1) Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4955 (Parcel No. D08-048740), Inlot 4956 (Parcel No. D08-048750), and the area of Arlington Avenue vacated by City of Troy Ordinance No. O-41-2021;
- (2) Expand the boundary of the Amended Planned Development of 24.862 acres by adding an additional 0.522 acres to the Eastern Section of the Planned Development, for a total of 25.384 acres;
- (3) Rezone the 0.522 acre area of new expanded boundary from R-5, Single-Family Residential Zoning District, to a Residential Planned Development (PD-R). This expanded boundary is located in the Eastern Section of the Planned Development, west of Dorset Road; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the requested revision to the General Plan and recommended that the amendment be approved; and

WHEREAS, at least thirty (30) days' notice of a public hearing regarding said revision has been provided by publication in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the Amended General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) in the City of Troy, Ohio, is hereby amended, in accordance with Exhibit A, attached hereto and made a part hereof, including that the 0.522 acre area of expanded boundary, shown on Exhibit A, attached hereto and made a part hereof, is hereby rezoned from R-5, Single-Family Residential Zoning District, to a Residential Planned Development (PD-R).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: July 19, 2021

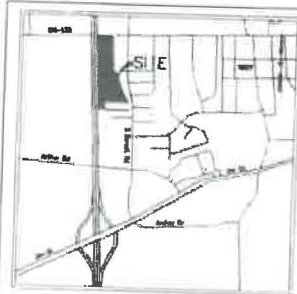
William Lutz
President of Council

Approved: July 19, 2021

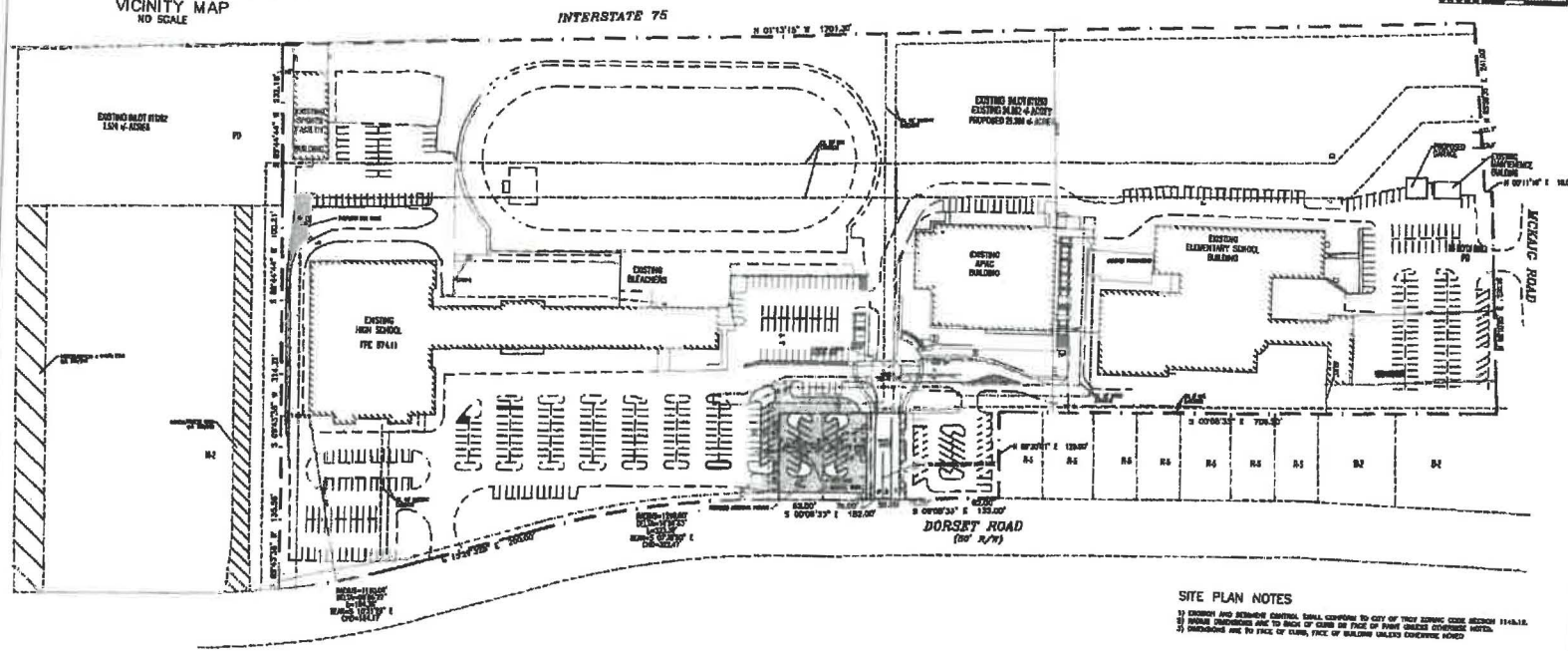
Attest: Sue G. Knight
Clerk of Council

Robin J. Oda
Mayor

CITY OF TROY, MIAMI COUNTY, OHIO
 SITE PLAN
 FOR
TROY CHRISTIAN SCHOOLS
 EDUCATION AND PERFORMING ARTS FACILITY
 PLANNED DEVELOPMENT
 700 S. DORSET ROAD



VICINITY MAP
 NO SCALE



- SITE PLAN NOTES**
- 1) EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN TO CITY OF TROY SERVICE CODE SECTION 114.6.12.
 - 2) BUILDING DIMENSIONS ARE TO FACE OF CURB OR FACE OF FRONT QUARTER CORNER SETBACK.
 - 3) DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING UNLESS OTHERWISE NOTED.

PROJECT DATA TABLE

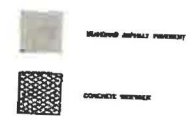
DATE: 01/11/2011	BY: J. J. JONES
DATE: 01/11/2011	BY: J. J. JONES

PROJECT ZONING INFORMATION

PROJECT: TROY CHRISTIAN SCHOOLS	DATE: 01/11/2011
PROJECT: TROY CHRISTIAN SCHOOLS	DATE: 01/11/2011

FEMA NOTE:
 FLOOD HAZARD MAPS (FHM) ARE AVAILABLE FROM THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AT THE FOLLOWING WEBSITE: <http://www.fema.gov>

HARDSCAPE LEGEND



LEGEND

EXISTING BUILDING	EXISTING PARKING
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY

LEGEND

EXISTING BUILDING	EXISTING PARKING
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY



Overall Site Plan
 TROY CHRISTIAN SCHOOLS
 EDUCATION AND PERFORMING ARTS FACILITY
 700 S. DORSET ROAD
 TROY, OH 45375

LEGEND

EXISTING BUILDING	EXISTING PARKING
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 13, 2024

SUBJECT: Troy Storage Planned Development – Minor Amendment

BACKGROUND:

The Record Plan for the Troy Storage Planned Development was approved as O-11-2023. The Record Plan identifies multiple phases for this development.

PROPOSAL:

The applicant is requesting the Planning Commission to allow for a minor amendment to the Planned Development to permit a modification to phase 2 of the Planned Development. Phase 2 will encompass an addition to building C, and half of building D. Phase 2 will also include the Outdoor storage area and access lanes, landscape islands, fencing and site lighting.

This minor revision may be approved by the Planning Commission without the submission of the revised general plan to City Council. Section 1145.17 of the City of Troy Zoning Code, does not require a revised Final Development Plan to be submitted.

RECOMMENDATION:

Staff recommends approval of the minor amendment for the Troy Storage Planned Development with the condition that all landscaping is installed as apart of the original Planned Development.

STORM SYSTEM SCHEDULE

IDENTIFIER	LENGTH	SIZE	SLOPE	MATERIAL
1	82	24"	1.21%	HDPE
2	106	12"	0.94%	HDPE
3	173	24"	0.59%	HDPE
4	106	12"	0.47%	HDPE
5	100	18"	0.75%	HDPE
6	148	18"	0.84%	HDPE
7	168	15"	0.59%	HDPE
8	41	12"	0.49%	HDPE
9	180	12"	0.86%	HDPE
10	51	12"	0.40%	HDPE
11	175	12"	0.54%	HDPE
12	60	12"	0.36%	HDPE
13	29	12"	0.55%	HDPE
14	44	12"	2.18%	HDPE
15	169	12"	1.00%	HDPE
16	83	12"	1.01%	HDPE
17	264.5	15"	0.49%	HDPE
18	573.5	15"	0.49%	HDPE
19	22	15"	1.00%	RCP CL4
20	27	15"	0.92%	HDPE

STORM STRUCTURE SCHEDULE

CB-1 TY 2-28 TE-928.00 E-923.50 (24"W) E-923.50 (24"W)	CB-4 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-7 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-10 TY 2-28 TE-933.50 E-930.25 (24"W)
CB-2 TY 2-28 TE-927.50 E-924.50 (24"W)	CB-5 TY 2-28 TE-928.50 E-925.00 (24"W)	CB-8 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-11 TY 2-28 TE-933.50 E-930.25 (24"W)
CB-3 TY 2-28 TE-927.50 E-924.50 (24"W)	CB-6 TY 2-28 TE-928.50 E-925.00 (24"W)	CB-9 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-12 TY 2-28 TE-933.50 E-930.25 (24"W)
CB-13 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-14 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-15 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-16 TY 2-28 TE-933.50 E-930.25 (24"W)
CB-17 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-18 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-19 TY 2-28 TE-933.50 E-930.25 (24"W)	CB-20 TY 2-28 TE-933.50 E-930.25 (24"W)

ENDWALL EW-1 TY-8
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E-927.00 (24")

SPEC REVISION 1-6-23
SIZE REVISION 1-6-23

PHASE II KEY
(SEE PHASE NOTES BELOW)

"R-7" NURSING HOME
2.389 AC. - LOT 652
LTC PROPERTIES INC.
DB 682-400

XSTMH TE-934.87
E-930.47 SE NW SW
E-930.87 NE

"OR-1" OFFICE-RESIDENCE
LOT 865
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 866
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 867
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 868
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 869
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 870
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 871
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 872
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 873
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

"OR-1" OFFICE-RESIDENCE
LOT 874
EDWIN L. LETTE, TR.
DB 620-240
2020OR-136332

TROY STORAGE FACILITY

INLOT 8386 - 7.1025 Ac. - CITY OF TROY, MIAMI CO., OH.

APPLICANT: GAME INVESTMENT I
GEORGE MOOREMAN
250 S. KINNA DR.
TIPP CITY, OH 45371



GRAPHIC SCALE

SCALE: 1" = 30'
JANUARY 10, 2023

NO. 377
2020OR-136332

2.000 AC. - LOT 10073
"R-7" TRUCKING / WAREHOUSE
PLYMOUTH TRUCKING / WAREHOUSE
DRIVE, LLC ON
2020OR-136332

9.983 AC. - LOT 8386
"R-2" TRUCKING / WAREHOUSE
PLYMOUTH TRUCKING / WAREHOUSE
DRIVE, LLC ON
2020OR-136332

0.2628 AC. - LOT 8382
"R-2" VACANT LAND
U.S. BANK TRUSTEE
2020OR-136332

0.466 AC. - LOT 10330
"R-2" COMMERCIAL
TROY OHIO HOLDINGS, LLC
DB 762-525

1.003 AC. - LOT 10331
"R-2" COMMERCIAL
TROY OHIO HOLDINGS, LLC
DB 762-525

0.466 AC. - LOT 10330
"R-2" COMMERCIAL
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DB 762-525

PHASING II NOTES:

1. PHASE I TO INCLUDE ALL OF BLDG. C AND NORTH HALF OF BLDG. D AND PAVEMENT AREAS AND SITE IMPROVEMENTS NOT INCLUDED AS PART OF PHASE I.
2. PHASE II TO INCLUDE ALL OF THE RV PARKING AREA, ACCESS LAKE, LANDSCAPE ISLANDS, PAVEMENT, PERMANENT FENCING AND SITE LIGHTING.
3. PHASE 2 LANDSCAPE IMPROVEMENTS TO INCLUDE TREES AND SHRUBS AS NOTED ON LANDSCAPE PLANS ADJACENT TO PERMANENT FENCING AND WITHIN THE PARKING LOT ISLANDS AND RETENTION BASIN.
4. BALANCE OF DECORATIVE ALUMINUM FENCING NOT INSTALLED AS PART OF PHASE I WILL BE INSTALLED AS PART OF PHASE 3 WHEN THE ACCESS DRIVEWAY IS NO LONGER NEEDED FOR CONSTRUCTION ACCESS.

NOTES:

1. WATERMAIN TO PASS UNDER STORM LINE. PROVIDE 18" VERTICAL CLEARANCE.
2. ALL HYDRANTS WILL BE PRIVATE BEHIND THE VAULT.
3. ALL ONSITE WATER MAINS TO BE PVC C900 WITH TRACER WIRE.

REV. 04-24-24 ADD PHASE II NOTATIONS
REV. 04-23-23 CHG 21 HOPE TO 24"
ADD RIP-RAP TO EW-12 AND 3
REV. 04-23-23 CS-1 SPECS.
REV. 12-16-22 STORM

SITE DEVELOPMENT / GRADING / DRAINAGE PLAN



S-3

PROFESSIONAL ASSOCIATES INC.
CIVIL ENGINEER / SURVEYOR
30 PATRICK PATR. CT. BROOKVILLE, OH 45309
M.L. OXNER PR. PS. PH. 537-538-1671

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: March 13, 2024

SUBJECT: Troy Storage Planned Development – Minor Amendment - Signs

BACKGROUND:

The Record Plan for the Troy Storage Planned Development was approved as O-11-2023. The Record Plan identifies multiple phases for this development.

PROPOSAL:

The applicant is requesting the Planning Commission to permit additional signage on the front of building A and building D. On building A, the applicant is requesting 32 square feet of signage that reads the phone number for the development. On building D, the applicant is requesting 28 square feet of signage that identifies the web address of the development.

This minor revision may be approved by the Planning Commission without the submission of the revised general plan to City Council. Section 1145.17 of the City of Troy Zoning Code, does not require a revised Final Development Plan to be submitted. It is important to note that these signs were not apart of the original Planned Development request and therefore have been denied by Planning Staff.

RECOMMENDATION:

Staff recommends denial of the additional signage request due to the following:

1. The intent of the Sign Code is for the Principal Building to have signage. This development has multiple buildings however, the main office building was already permitted signage with the original Planned Development.

From: George Moorman
Sent: Monday, January 15, 2024 12:32 PM
To: Austin Eidemiller (austin.eidemiller@troyohio.gov)
Cc: gmemoor@woh.rr.com
Subject: Troy Storage Phase 2 and Phase 3 Request
Attachments: Troy storage; GAME TROY Storage PERMIT 1-12-24 sign org (1).pdf; GAME TROY Storage PERMIT 11-12-24 SIGN-phone (1).pdf; GAME TROY Storage PERMIT 10-19-23 T100 (phase2).pdf; GAME TROY Storage PERMIT 10-19-23 T100 (phase3).pdf

Austin

I would like to request the approval to proceed with a Phase 2 portion of Troy Storage located at 2601 West Main Street, Troy. And to request approval to install exterior grade letters on the faces of the (2) existing masonry walls at Troy Storage.

The Phase 1 portion of Troy Storage was completed in December 2023. We have been open for 6 weeks and for the first month have met our 1-month rental goal.

Phase 2 would be the completion of building C (Climate Controlled Building expansion) and the extension of Building D (drive up spaces at 10' x 15'). The 10' x 15' spaces are a popular size. With the completion of the two building additions, we can complete the paving on the west side of the temporary fence. The installation of the permanent fence will be part of Phase 2 but allowing the construction entrance to remain until the completion of phase 3.

We have had to turn away local customers requesting outdoor parking. With the completion of Phase 2, we will have the RV parking completed allowing us to rent outdoor parking spaces. With the approval of this request, we will have these units available for our customers.

The request for the wall signage is a result of the development process. When requesting the approval for Troy Storage at the 2601 West Main Street site, I should have included the building signage. My wife and I own Tipp Storage located on the west side of I-75 at the Tipp City exit. Tipp Storage and Troy Storage are similar. It was always our intentions to create Troy Storage like Tipp Storage which has the letters on the brick walls. Our plans were to give our customers rental information online by advertising the web site on one wall and a phone number on the other wall. Having access to the Troy Storage website, will allows customers to sign up online and obtain a rental unit even if we are closed. This signage is important for the continued growth and success of our business. The Troy Storage walls were constructed with lights illuminating the anticipated wall signage. Pictures of Tipp Storage signage is attached.

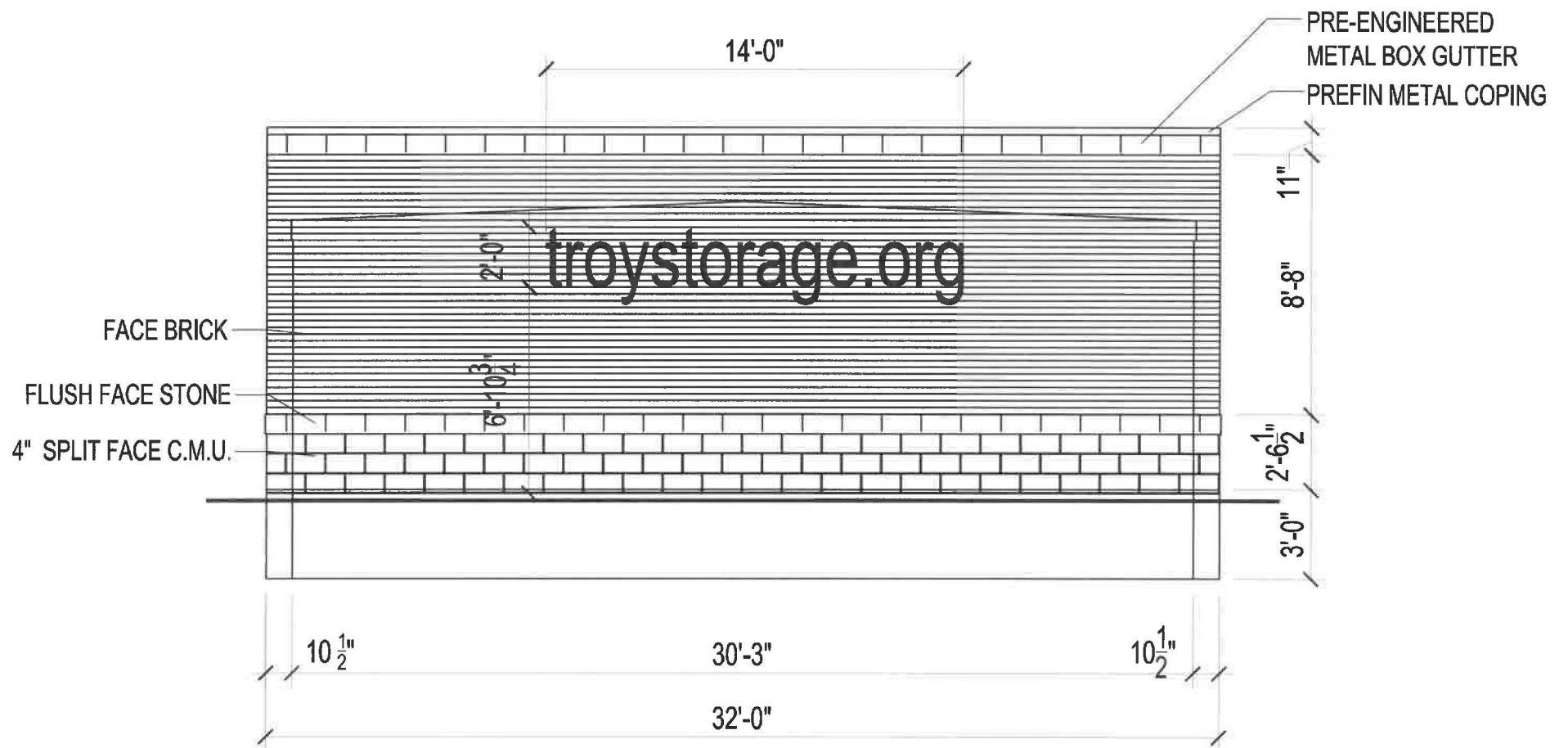
Phase 3 is the completion of the remaining (3) drive up storage buildings and the final paving. This work is planned to be completed within 2 years of the completion of Phase 2.

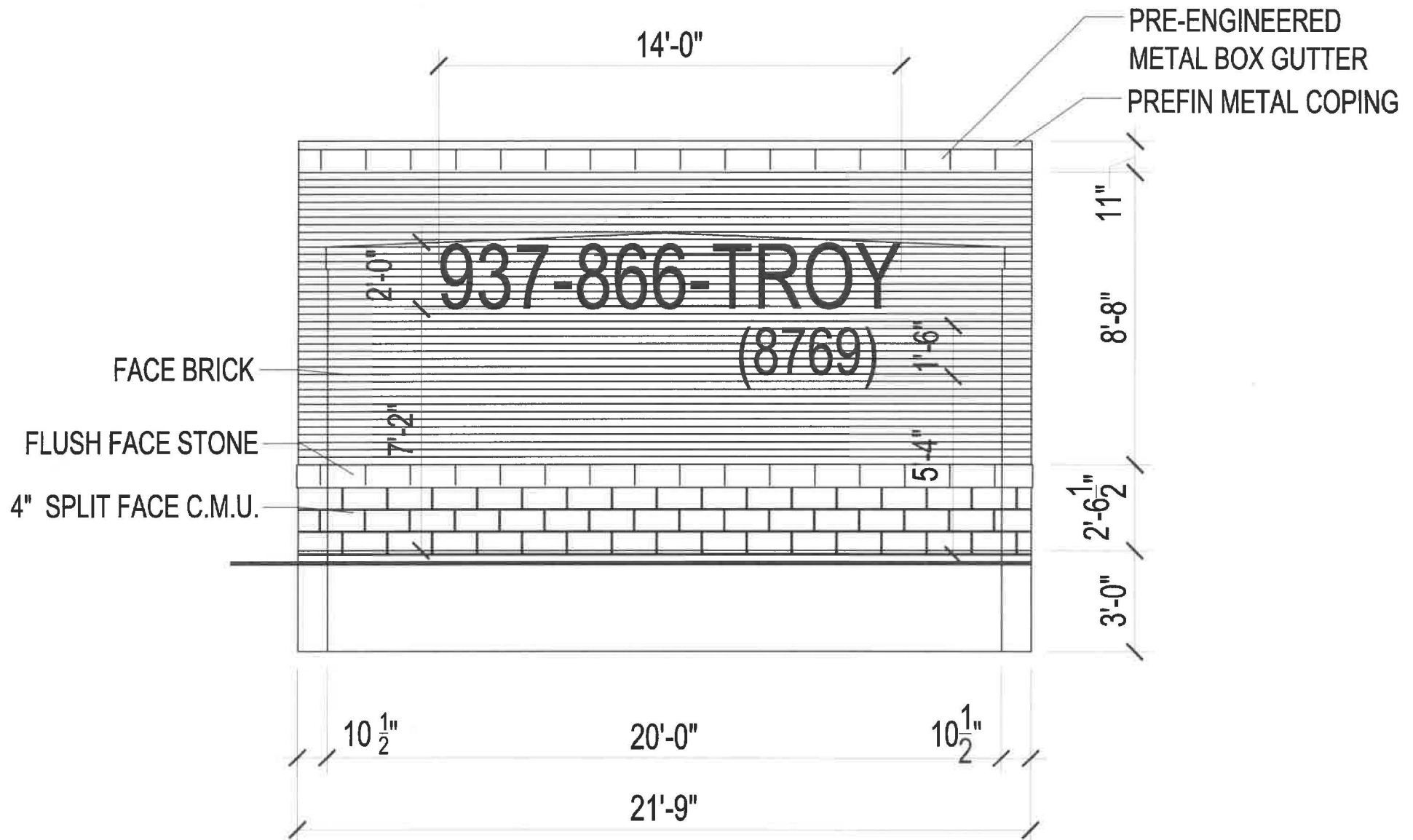
I have included the following information:

- Site drawing showing work scope for Phase 2
- Site drawing showing work scope for Phase 3
- Drawings of the signage request for the masonry walls
- Pictures of Tipp Storage masonry walls with signage to help clarify our intentions for Troy Storage.

Thank you for your consideration.
Sincerely,

George Moorman
Owner
Troy Storage





Austin Eidemiller

From: George Moorman
Sent: Monday, January 15, 2024 10:47 AM
To: George Moorman
Subject: Troy storage











Sent from my iPhone