

Troy Comprehensive Plan and Unified Development Code (UDC)

Plan Commission Update
August 14, 2024



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Agenda

- Progress Recap
- Comprehensive Plan Critical Path Strategies
- UDC Introduction
- UDC Progress
 - Annotated Outline
 - Land Use Adjustment
 - Legal Scan of Existing Codes
 - Review of Planning Commission and Board of Zoning Appeals Actions
 - Zoning District Adjustment Table

Process Recap



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Project Update – Additional Public Engagement

Draft sections complete

- Introduction
- Vision and Goals
- Growth Management
 - Land Use
 - Transportation and Infrastructure
 - Economic Development
- Attainable Housing
- Parks and Recreation
- Social Services
- Downtown
- Implementation Plan and Critical Path Strategies
- Begin Drafting UDC

FIGURE 5: CITY OF TROY PUBLIC ENGAGEMENT BY THE NUMBERS.



5 Advisory
Group
Meetings



50 Stakeholders'
Representatives



682 Total
Online Survey
Responses

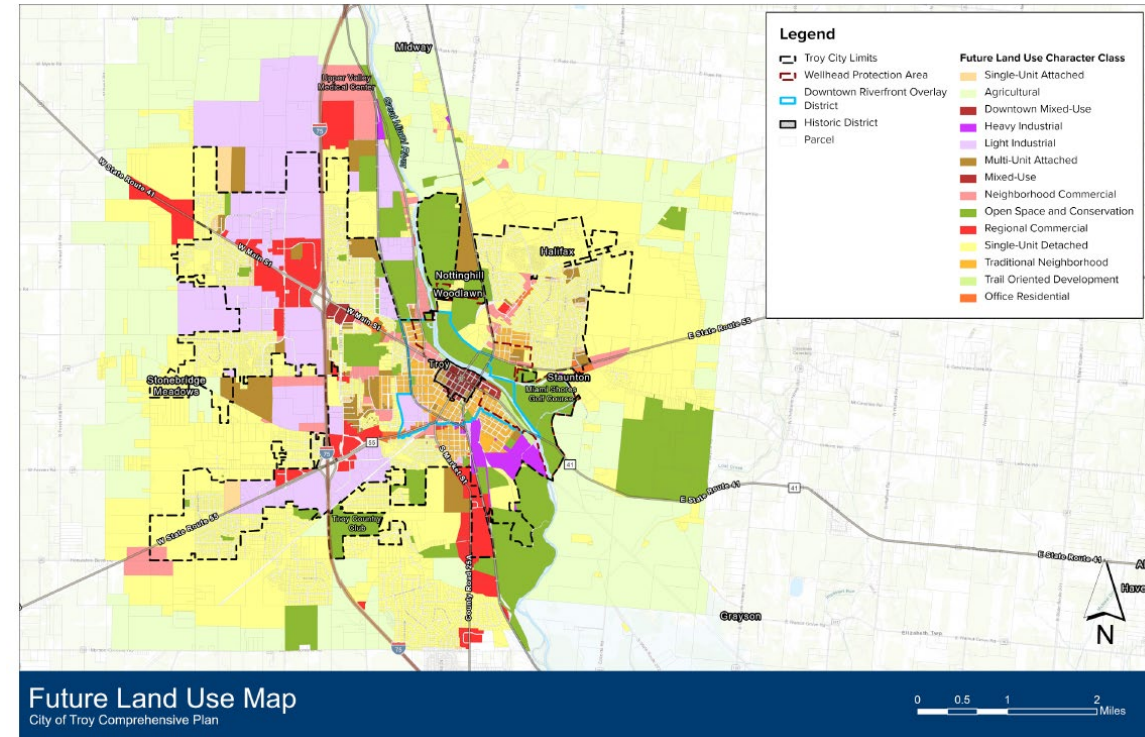


150+ Public
Engagement
Participants

Future Land Use Map

14 Character Classes

- Open Space and Conservation
- Agricultural
- Single-Unit Detached Residential
- Single-Unit Attached Residential
- Multi-Unit Residential
- Traditional Neighborhood
- Trail Oriented Development
- Office-Residential
- Neighborhood Commercial
- Regional Commercial
- Downtown Mixed-Use
- Mixed-Use
- Light Industrial
- General Industrial
- Kept overlay districts
- Utilities



Character Classes

RESIDENTIAL CHARACTER CLASSIFICATIONS

SINGLE-UNIT DETACHED RESIDENTIAL

The single-unit detached residential character class is one of the most common forms of residential development in the United States. It contains residential buildings that are not physically connected to other dwelling units. Typically, these housing structures accommodate only one household or family. Most of Troy's existing housing stock falls within this category.

FIGURE 16: SINGLE-UNIT DETACHED RESIDENTIAL PLAN VIEW EXAMPLE



Source: NearMap



CLOSE-KNIT FACTOR

Low to medium-low

Single-unit detached housing is the most popular form of residential development in cities and the United States. This type of home is a large part of Troy's current and future housing stock. These developments should be encouraged near the City's corporate limits. Connections to the community should be fostered by trails/complete streets and public transit stops to provide more connections to the core of Troy.

USES

Primary – Single-unit residential detached dwellings.

Secondary – Accessory structures, parks, open spaces, conservation, or institutional uses (examples: schools or fire stations)

Institutional uses may be located within neighborhoods or near subdivision boundaries but accessible to nearby residents.

KEY CHARACTERISTICS

Density

- Density can range from one dwelling unit to eight dwelling units per acre.

Access

- Access to individual properties is usually from an internal network of local streets accessed from a more prominent collector or arterial street.

Buildings and Lots

- Heights are typically one to two and a half stories tall.
- Buildings and their main entrances should be oriented toward the street, and the dominance of garage doors should be limited.
- Front or street-facing facades should incorporate a mix of dormers, overhangs, front porch elements, shutters, etc., to ensure the new development "feels" like Troy.

Streets and Pedestrians

- Best practices are the local roads, which have curb and gutter construction with sidewalks and street trees to reduce vehicle speeds. Typically, they do not have curb and gutter construction in favor of draining trenches and seldom have sidewalks or trails.

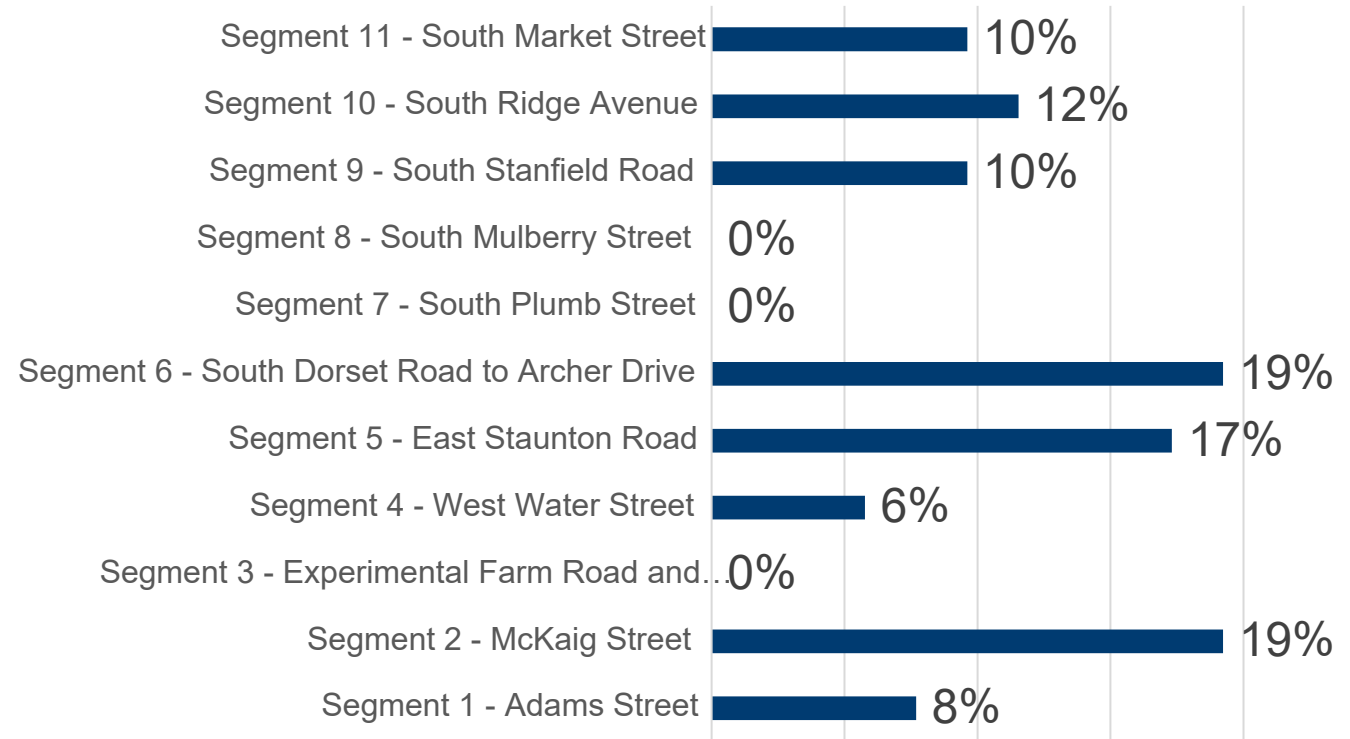
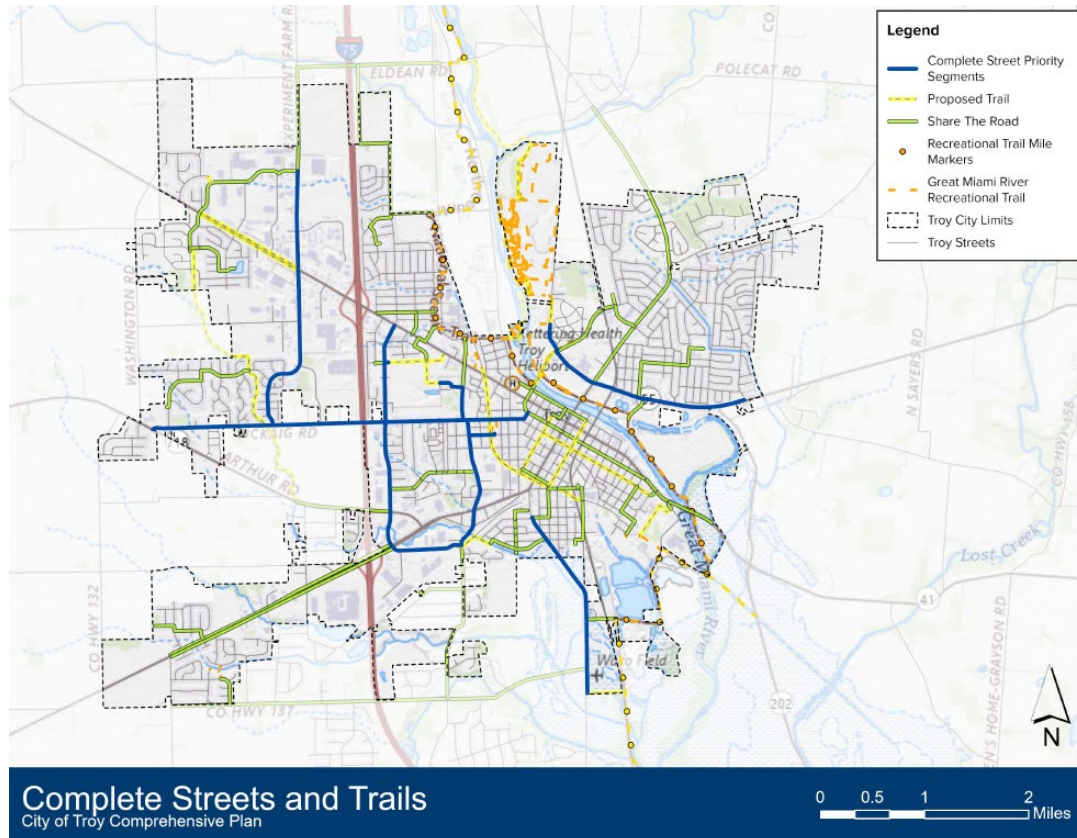
Landscaping and Open Space

- Homeowners provide landscaping and are encouraged to plant trees, smaller shrubs, and shrubs to soften the appearance of these structures from the street and enhance the community's character.
- Yards adjacent to higher-traffic roadways or higher-intensity land uses should have increased setbacks and landscape buffers.

FIGURE 17: EXAMPLE OF SINGLE-UNIT DETACHED RESIDENTIAL



Complete Streets



Comprehensive Plan

Critical Path Strategies



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Attainable housing



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Ties to the Existing Conditions Report

What We Learned

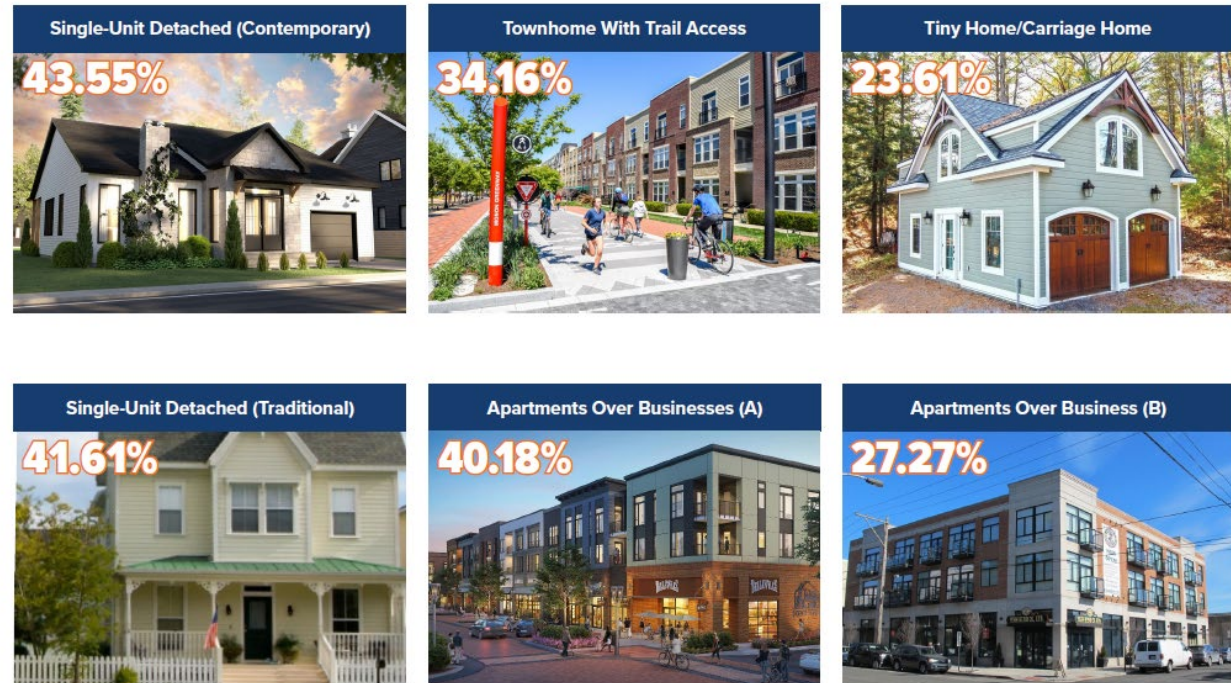
- The 2020 census indicated that the median home value of Troy homes was \$156,851. An analysis of the City's assessment data showed an increase to \$180,440 for all homes and \$258,155 for single-unit detached residences in 2023.
- Most homes (70.3 percent) are single-unit detached.
- Troy is averaging approximately 500 new home permits per year.
- Troy's housing market revealed an unmet demand of 5,419 (3,587 rental and 1,832 owner occupied) units.
- Demand exists for home prices and rents across the income spectrum, but the most demand was in the following annual income cohorts:
 - Rental Units- rents ranging from \$1,250 to \$2,500 per month
- Owner-Occupied - purchase prices ranging from \$200,000 to \$580,000

Ties to the Existing Conditions Report

What We Heard

- Desire to increase homeownership options
- Provide younger residents with housing options
- Architectural styles should match the existing character of Troy
- Devote resources to infill/redevelopment in and around Downtown

FIGURE 70: ONLINE SURVEY - WHAT STYLE AND CHARACTER OF HOUSING WOULD YOU LIKE TO SEE IN TROY?



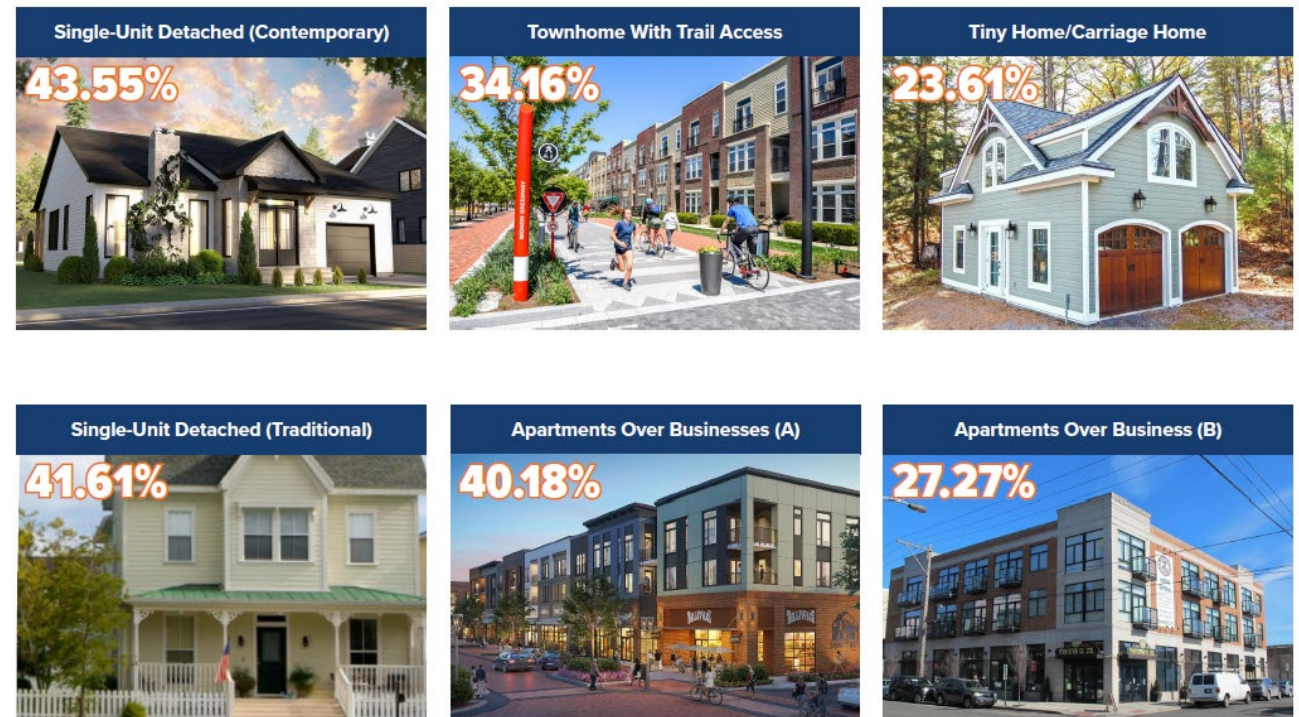
Attainable Units

Market will keep developing market-rate units

Missing Middle

- Infill and upper stories of downtown
- Micro-Units
- Accessory Dwelling Units
- Land Bank or Land Trust
- Employer-assisted housing programs

FIGURE 67: ONLINE SURVEY - WHAT STYLE AND CHARACTER OF HOUSING WOULD YOU LIKE TO SEE IN TROY?



Attainable Housing Strategies

Accommodate all housing types and densities

- **STRATEGY:** Refine zoning and building regulations and incentive policies
- **STRATEGY:** Include standards for accessory dwelling units
- **STRATEGY:** Work with the development community to determine the viability of creating mixed-use character class developments
- **STRATEGY:** Ensure that the pace of new housing development is monitored and provides more amenities, trail connections, and park space

Continue to work with partner agencies and Troy businesses

- **STRATEGY:** Reach out to existing employers about creating an Employer Assisted Housing program
- **STRATEGY:** Explore opportunities to purchase properties through a land bank to rehabilitate or construct infill housing units
- **STRATEGY:** Consider creating a housing land trust

Strawberry Fest!

DOWNTOWN/RIVERFRONT & ECONOMIC DEVELOPMENT STRATEGIES

PLACE A CHECKMARK UNDER THE STRATEGIES THAT YOU LIKE

☐	☐	☐	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☐

TROY TROY COMPREHENSIVE PLAN AND ZONING ORDINANCE

PARKS AND SOCIAL SERVICES STRATEGIES

PLACE A CHECKMARK UNDER THE STRATEGIES THAT YOU LIKE

☐	☐	☐	☐
☐	☐	☐	☐

TROY TROY COMPREHENSIVE PLAN AND ZONING ORDINANCE



Plan Implementation



Critical Path Strategies



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Voting Results

Critical Path Strategy	CPS
Flexible Standards Allowing for Creative Housing Options	1
Density Bonuses and Parking Reduction Incentives to Encourage MicroUnit Creation	2
Evaluate Process for Dedicating Park Land or Paying a Fee-in-Lieu of Park Land	3
Develop and distribute comprehensive parking maps that indicate the location of public parking areas along with instructions for accessing these areas and implement parking wayfinding solutions.	4
Use the City's Former Industrial Areas to Create MixedUse and Varied Housing	5
Rental Registration and Inspection to Identify Substandard Living Conditions	6
Improve Understanding of Potential Industry Clusters to Anticipate and Meet Needs	7
Assist with the Conversion of Upper-Story Building Space into Offices or Condos	8
Develop a 5-Year Parks and Rec Master Plan to Help Procure Grant Funding	9
Implement Park Improvements that Require Less Maintenance and Emphasize Passive Recreation	10
Use "Left-Over" Space for Temporary Seating, Outdoor Dining, and Kids' Activity Areas	11
Complete Modeling and Plans of Water and Wastewater Facilities to Incorporate in the Capital Improvements Program	12
Explore the Creation of MicroTransit Systems for Busy Times to Connected Patrons with Parking Spaces Across the River	13

CPS – 1 & 2

Develop standards that permit creative housing options in the traditional neighborhood character class in downtown or mixed-use areas with flexible zoning standards.

Refine zoning and building regulations and incentive policies, such as density bonuses and parking reduction requirements, to encourage Downtown micro-unit creation.

OVERVIEW

Troy continues bringing in employers' unique businesses and seeing increased residential development activity. Throughout this process, stakeholders noted a lack of available attainable housing inventory, particularly various market-rate units affordable to a wide-array of new and returning residents. This evaluation should be part of a UDO rewrite process. CPSs 7 and 12 relate to the need for new housing types and have been combined as one collective action item.

Action Steps

1. Audit (underway as of the writing of this plan) the city's zoning and building regulations to understand unknown or unforeseen barriers or standards that hinder the creation of attainable housing units.
2. Evaluate available avenues of remedy to expand missing middle housing inventory based on projected demand from the Existing Conditions Report.
3. Ensure that the Office-Residential, Downtown Mixed-Use, and Traditional Neighborhood Districts incorporate standards that permit a mix of unit types and square footages, including residential units where appropriate.
 - Encourage shared parking lots between multiple parcels to increase the amount of buildable land and reduce the amount of space devoted to parking on private properties.
4. Develop specific design guidelines and density bonus standards/parking reduction requirements or micro-units in the Downtown Mixed-Use Zoning District.
 - Reduce off-street parking requirement where appropriate or permit new development to utilize public parking spaces to meet their requirements.
 - Formalize shared parking requirements between adjacent private property owners.
 - Increase the permitted base density in downtown when development propose market rate units priced for local employees.
 - Enact the changes through the appropriate public processes, regulations, and incentives to support the desired housing outcomes.

PARTNERS

- City of Troy staff and leadership
- Troy Development Council
- Troy Main Street
- Community Investment Corporation

TIME FRAME

Year 1

ESTIMATED COST

Incorporation into the City's UDO process.

Critical Path Strategies

Develop Standards that permit Creative Housing Options

- Expand availability of missing middle housing
- Revise zoning districts to permit a mix of unit types

Density Bonuses and Parking Reduction Incentives to Encourage Micro-Unit Creation

- Develop incentives for the Downtown Mixed-Use zoning district

FIGURE 68: MICRO-UNIT INTERIOR



FIGURE 69: MULTIPLE PURPOSE LIVING SPACES



Source: InteriorZine

Critical Path Strategies

Amend Cities Ordinances for Park Land Dedication

Do not allow for Fee-in-Lieu in areas determined as needing park land

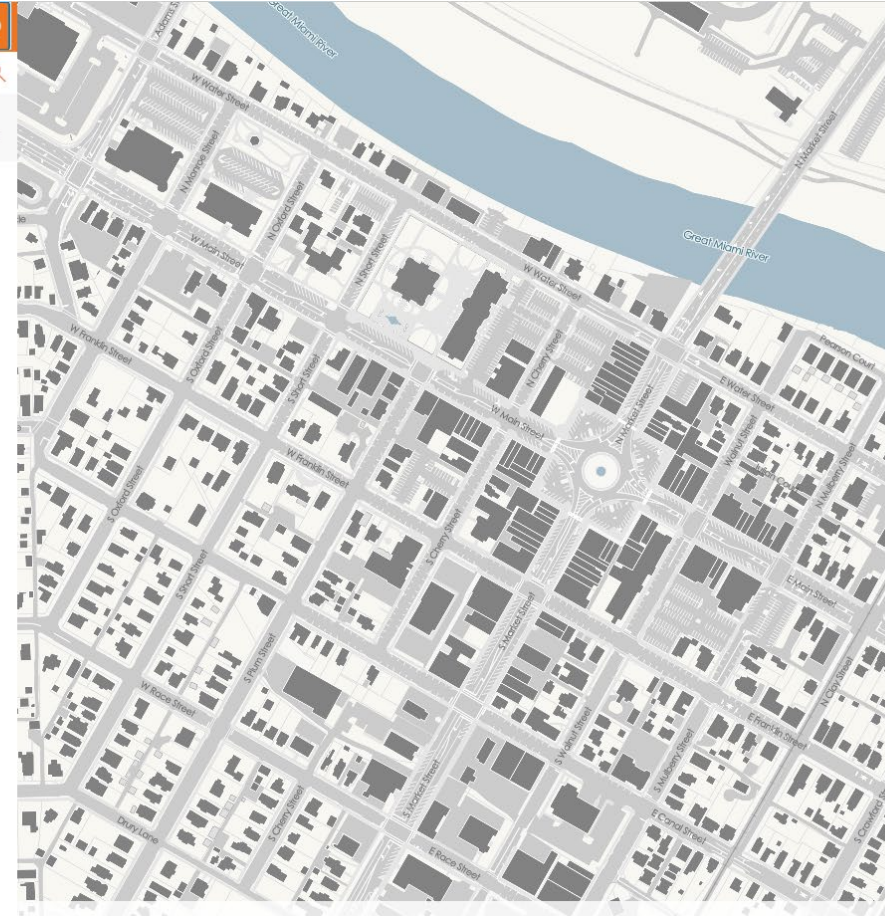
- Create a standard method for determining Fee-in-Lieu



Critical Path Strategies

Develop and distribute comprehensive downtown parking maps

- Create digital and hardcopy maps with public parking locations
- Utilized existing GIS
- Can be distributed at partner agencies
- Future Step– Add sensors or use an mobile app system



Critical Path Strategies

Rental Registration and Inspection to Identify Substandard Living Conditions

- Revise the property maintenance code
- Set a regular schedule for inspections (every 3-5 years)

FIGURE 73: CENTERVILLE RENTAL INSPECTION CHECKLIST

CHECKLIST

Reviewing your rental units for compliance with this list based on the Centerville Property Maintenance Code could save you from costly reinspections. Rental units include apartments, condos, and single-family homes for rent.

OUTSIDE

- ☐ Are the street numbers visible from the street and alley (4 inch high minimum)?
- ☐ Is the exterior (siding and/or paint) in good condition?
- ☐ Are all accessory structures (garage, shed, etc.) in good condition?
- ☐ Does the roof leak?
- ☐ Are the steps, decks, and landings in good condition?
- ☐ Do all balconies, porches, or landings, 30 inches or more above grade, have guardrails?
- ☐ Are all fences in good repair?
- ☐ Are all sidewalks and driveways in safe and sound condition?
- ☐ Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- ☐ Is the foundation in good repair?
- ☐ Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- ☐ Are there inoperable, junk, or unlicensed vehicles on the property?
- ☐ Are any swimming pools maintained in a sanitary condition?

THROUGHOUT THE DWELLING

Fire Safety

- ☐ Are smoke detectors located inside each bedroom and on every floor level of the structure?
- ☐ Are all combustible materials stored at least 3 feet away from sources of ignition?
- ☐ Are all exit signs properly illuminated?
- ☐ Are carbon monoxide detectors installed?

Doors

- ☐ Do the exterior doors have deadbolt locks in working order?
- ☐ Are all exterior doors weather tight and in good working order?
- ☐ Are all storm or screen doors in good condition?

Windows

- ☐ Are there any broken or badly cracked windows?
- ☐ Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- ☐ Do the windows have locks in good working order?
- ☐ Do the required operable windows have screens without rips, tears, or holes?
- ☐ Does every sleeping area have an operable window?

Walls, Ceilings, and Floors

- ☐ Are the walls and ceilings properly sealed, free from peeling paint and capable of being maintained in a sanitary condition?
- ☐ Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- ☐ Are the floors structurally sound?
- ☐ Do all habitable rooms have ceilings at least 7 feet in height?

Electrical System

- ☐ Does every habitable room have at least 2 separate and remote outlets?
- ☐ Are all cover plates for outlets, switches, and junction boxes in place?
- ☐ Are all switches, outlets, and electrical fixtures in good working order?
- ☐ Are there any extension cords running through doorways or under carpets?
- ☐ Is there adequate circuitry for the unit?

Mechanical

- ☐ Does each room, including bathrooms, have adequate heat (at least 65 degrees)?
- ☐ Are all combustion gases vented to the outside?
- ☐ Are clothes dryers properly vented?

Plumbing

- ☐ Do plumbing fixtures have adequate water pressure and do they operate properly?
- ☐ Do any supply or drain lines leak?
- ☐ Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

In the Basement

- ☐ Are the steps and handrails in good repair?
- ☐ In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating, and egress.
- ☐ Do clean-out openings and floor drains have proper covers?

In the Bathroom

- ☐ Any newly updated bathrooms must have ground fault electrical outlets.
- ☐ Are all of the bathroom fixtures working properly?
- ☐ Is the floor able to be easily maintained in a clean, dry condition?
- ☐ Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- ☐ Are passageways and stairways in buildings adequately lighted at all times?
- ☐ Are there too many people occupying the dwelling (i.e. the kitchen, halls, and bathrooms are not acceptable habitable spaces)?

Critical Path Strategies

Use the City's Former Industrial Areas to Create Mixed-Use and Varied Housing

- Streamline development timelines to help developers
- Develop conceptual site plans
- Consider purchasing property to control final development

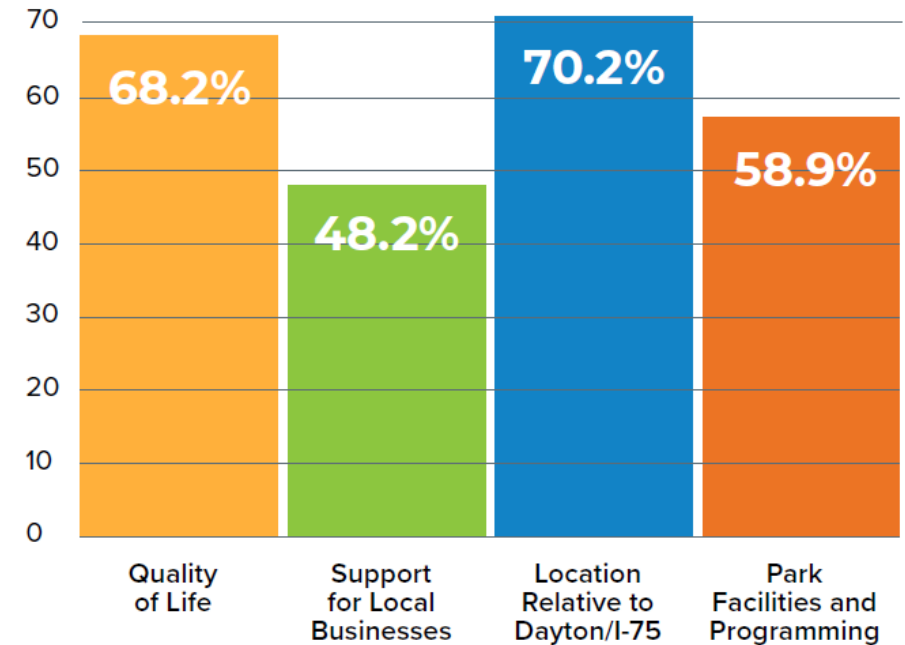


Critical Path Strategies

Improve Understanding of Potential Industry Clusters to Anticipate and Meet Needs

- Develop industry clusters in food manufacturing and metal fabrication
- Understanding supply chain, workforce, site, utility, etc. needs

FIGURE 64: ONLINE SURVEY: WHAT ARE TROY'S TOP ASSETS?



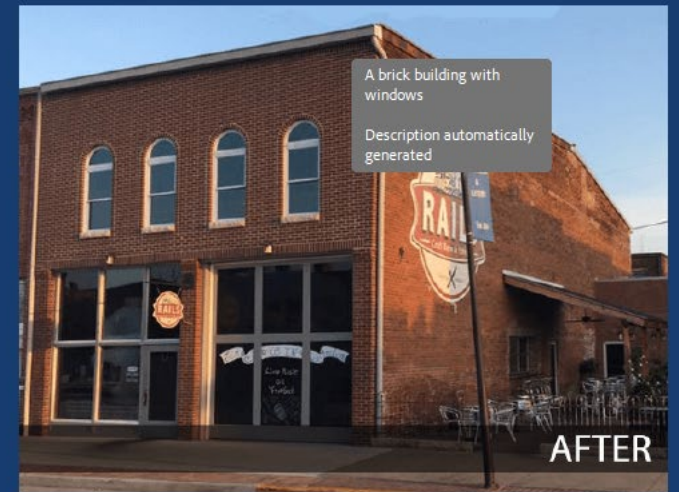
Critical Path Strategies

Assist with the Conversion of Upper-Story Building Space into Offices or Condos

- Ensure UDC is permissive to these upper-story units
- Create a 50/50 match fund for necessary physical improvements
- Help partners find grants and other funding sources

CASE STUDY | SEYMORE, IA, SEYMOUR MAIN STREET⁹

Seymour, Iowa was in a similar situation and was trying to assist Downtown property owners in converting upper floors into dwelling units. With that goal in mind, they created the “Upper Story Residential Grant Program.” The program encourages converting upper-story residential rental units in Seymour’s Historic Downtown. Property owners/developers can apply for financial assistance to create new upper-story living spaces in new or existing buildings. The grant is a maximum of \$20,000 per qualifying applicant. For a residential owner-occupied unit, the grant is a maximum of \$10,000 per qualifying applicant.



A brick building with windows
Description automatically generated

Critical Path Strategies

Develop a 5-Year Parks and Rec Master Plan to Help Procure Grant Funding

- Use 2019 Parks Assessment as starting point
- Align with Ohio SCORP priorities to maximize funding opportunities

Implement Park Improvements that Require Less Maintenance and Emphasize Passive Recreation

- Examples: meditation gardens and walking paths
- Prioritize these improvements in the masterplan

FIGURE 72: CURRENT ODNR FIVE-YEAR PLAN



Image Source: Ohio Statewide Comprehensive Outdoor Recreation Plan

Critical Path Strategies

Use “Left-Over” Space for Temporary Seating, Outdoor Dining, and Kids’ Activity Areas

- Emphasis on areas around Downtown Square
- Use social media to encourage use and participation in these spaces
- Implement changes seasonally for weather



Critical Path Strategies

Complete Modeling and Plans of Water and Wastewater Facilities to Incorporate in the Capital Improvements Program

- Identify needs for future capacity upgrades
- Hire consultants to complete plans for both water and wastewater



Critical Path Strategies

Explore the Creation of Micro-Transit Systems for Busy Times to Connected Patrons with Parking Spaces Across the River

- Utilize planned routes and smaller vehicles (like golfcarts)
- Use social media and wayfinding signage to alert the public to this new service

FIGURE 79: PARKING CIRCULATOR ROUTE



Unified Development Code (UDC)

Zoning project has become a UDC project



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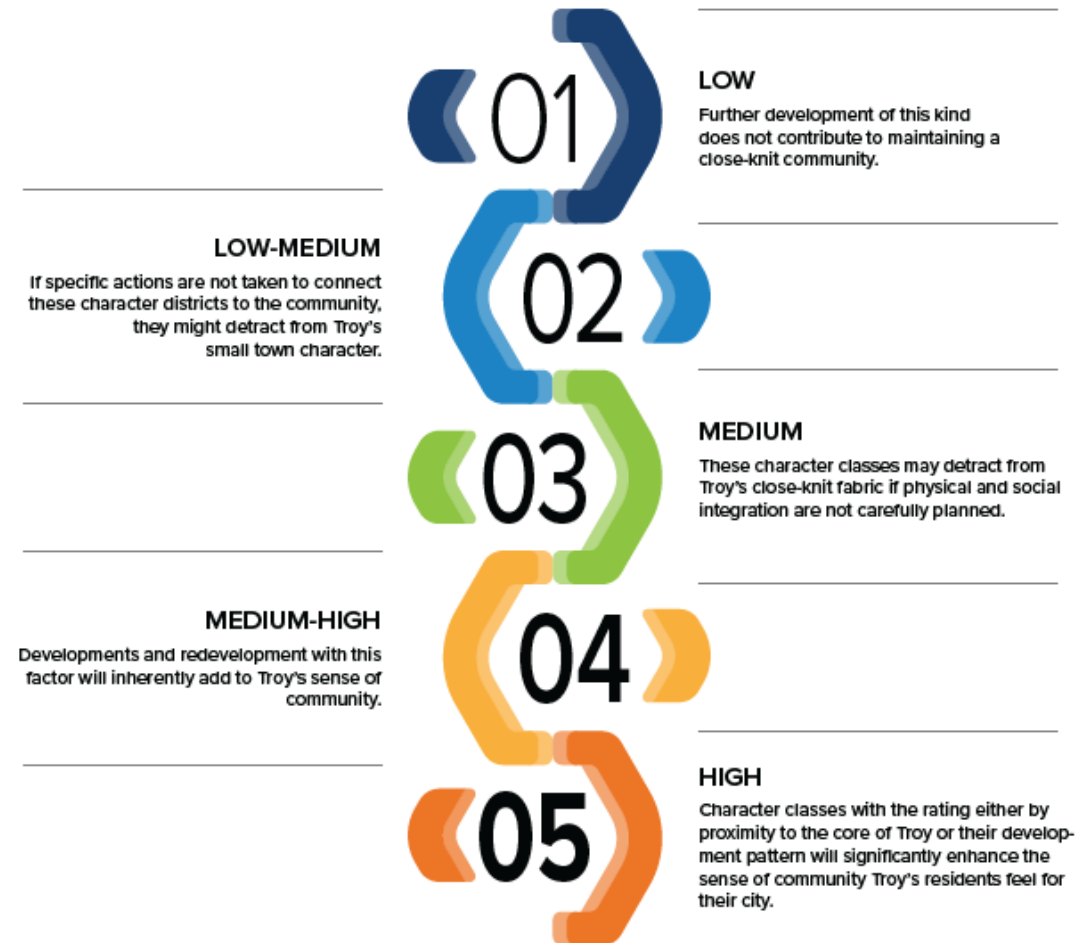
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Close Knit Factor

THE CLOSE-KNIT FACTOR SCALE

- Heard so much about
- Will help evaluate future development decision
- Create guidelines in Zoning Ordinance

CLOSE-KNIT FACTOR



Close Knit Factor

THE CLOSE-KNIT OFFSETS REQUIRED

<u>Character Class</u>	<u>Close Knit Factor</u>	<u>Number of Offsets Required</u>
Open Space and Conservation	5	0
Agricultural	1	0
Single-Dwelling Detached	2	3
Single-Dwelling Attached	2	3
Multi-Dwelling Attached	3	2
Traditional Neighborhood	5	0
Trail Oriented Development	5	0
Office-Residential	5	0
Neighborhood Commercial	4	1
Regional Commercial	2	3
Downtown Mixed-Use	5	0
Mixed-Use	4	1
Light-Industrial	2	2
General Industrial	1	1

LIST OF CLOSE-KNIT FACTOR OFFSETS

- Architecture of buildings exceeds code minimum
- Provide parking lot landscaping that exceeds the code minimum
- Install a minimum 10 feet wide multi-purpose trail along the public street frontage of the development
- Interconnecting bike trail system throughout the development
- Dedicated public park space
- Community Garden
- Community Center or pavilion
- Area for movies under the stars
- Zero Cul-de-sacs in development
- Designated public nature or conservation area

Close Knit Factor

THE FOLLOWING ITEMS ARE WORTH THE EQUIVALENT OF TWO OFFSETS

- Construct a complete street crosssection for the entire street frontage of the development site
- 5 percent of new housing units attainable for families at 80 percent of annual area median income
- Develop five percent of new residential units as microunits
- Install shade or solar panels over offstreet parking spaces
- Alley loaded housing for 50 percent of the total units
- Outdoor concert stage or venue
- Construct a three-mile portion of a proposed regional trail designated on the complete streets and trails map of the Comprehensive Plan
- Install a new park amenity in a CityOwned Facility

Goals of the Unified Development Code (UDC)

- Consolidate land development codes into a single UDC
 - Zoning Ordinance
 - Subdivision Regulations
 - Sign Code
- Revise existing regulations to comply with state and federal law
- Ensure the code is userfriendly for both staff and public
 - Charts and graphics for clarification and ease of information
- Create/edit regulations to ensure that the code aligns with the Comprehensive Plan and future visions for growth and development

UDC Development and Adoption Process



Project Schedule

Deliverables and Meetings	Date	Status
Complete Draft of Comprehensive Plan	Fri. August 9	<i>Complete</i>
In-Person Trip #5: - Advisory Group Meeting #5 - Public Dissemination “Road Show”	Tues. August 14	<i>In Progress</i>
In-Person Trip: Comprehensive Plan Finalization and Adoption	September	<i>Tentative</i>
Final Comprehensive Plan	September	<i>Tentative</i>
Section #1 DRAFT of Unified Development Code (UDC)	September	<i>Tentative</i>
In-Person Trip #6: Advisory Group Meeting #6	October	<i>Tentative</i>
Section #1 Revised DRAFT of UDC	October	<i>Tentative</i>
Section #2 DRAFT of UDC	October	<i>Tentative</i>
In-Person Trip #7: - Advisory Group Meeting #7 - Public Open House	November	<i>Tentative</i>
Section #2 Revised DRAFT of UDC	November	<i>Tentative</i>
Deliverable: Consolidated Draft of UDC	December	<i>Tentative</i>
2025		
In-Person Trip: Planning Commission Recommendation Meeting	January	<i>Tentative</i>
Deliverable: Public Hearing Draft	January	<i>Tentative</i>
In-Person Trip: City Council Committee Adoption Meeting	February	<i>Tentative</i>
Final UDC	February	<i>Tentative</i>

Code Audit



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Annotated Outline

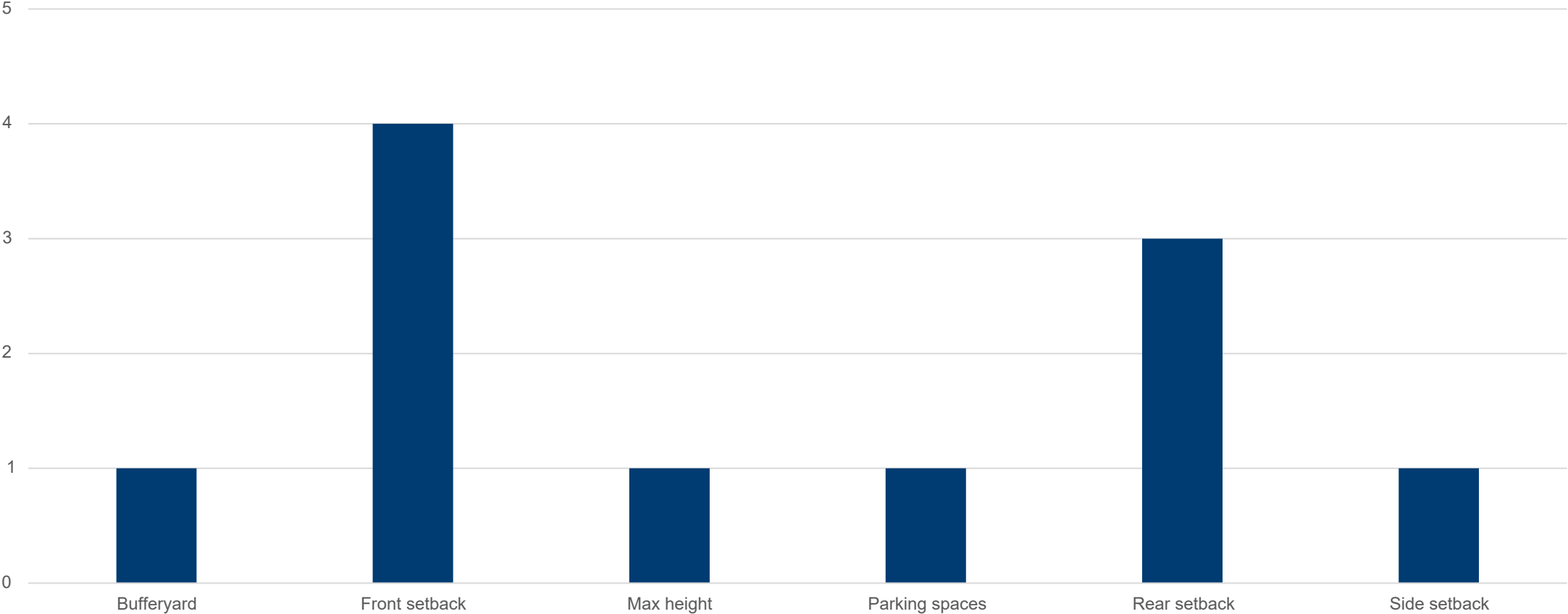
DRAFT – Unified Development Code (UDC)		
New Ordinance Table of Contents	Previous Ordinance Sections	Comments / Questions
Chapter 1 – Introductory Provisions		
Sec. 1-A, Title	1131.01, Title	
Sec. 1-B, Authority	1131.02, Purpose and Intent 1131.03, Relationship to Comprehensive Plan	
Sec. 1-C, Purpose	1131.06, Provisions of Zoning Code are Minimum Requirements 1113.01, Authority and Administration	
Sec. 1-D, Effective Date	NEW	
Sec. 1-E, Jurisdiction	1131.04, Scope of Regulations 1131.05, Zoning Upon Annexation	
Sec. 1-F, Repeal of Previous City Codes	NEW	
Sec. 1-G, Transitional Provisions	1111.03, Pre-Existing Subdivisions	

Land Use Adjustment

New Land Use	Previous Land Uses
Restaurant	Eating place – carry out Eating place - #1 Eating place - #2 Eating place – drive-in
Retail Sales	Florists Gift shops Newsstand-retail sales Apparel stores – retail sales Drug stores – retail sales Jewelry – retail sales Retail and service uses Art and school supplies – retail sales Books – retail sales Cameras and photo supplies – retail sales Candy and confectionery – retail sales Hobby shops – retail sales Leather goods and luggage – retail sales Office supplies and stationary – retail sales Optical goods – retail sales Radio and television – sales, service and repair Variety stores – retail sales Auction sales Bakeries – retail sales Cigars, cigarettes, tobacco – retail sales Department stores Pet sales and supplies – retail sales
Self-storage, Mini-warehouse	Self-storage facility

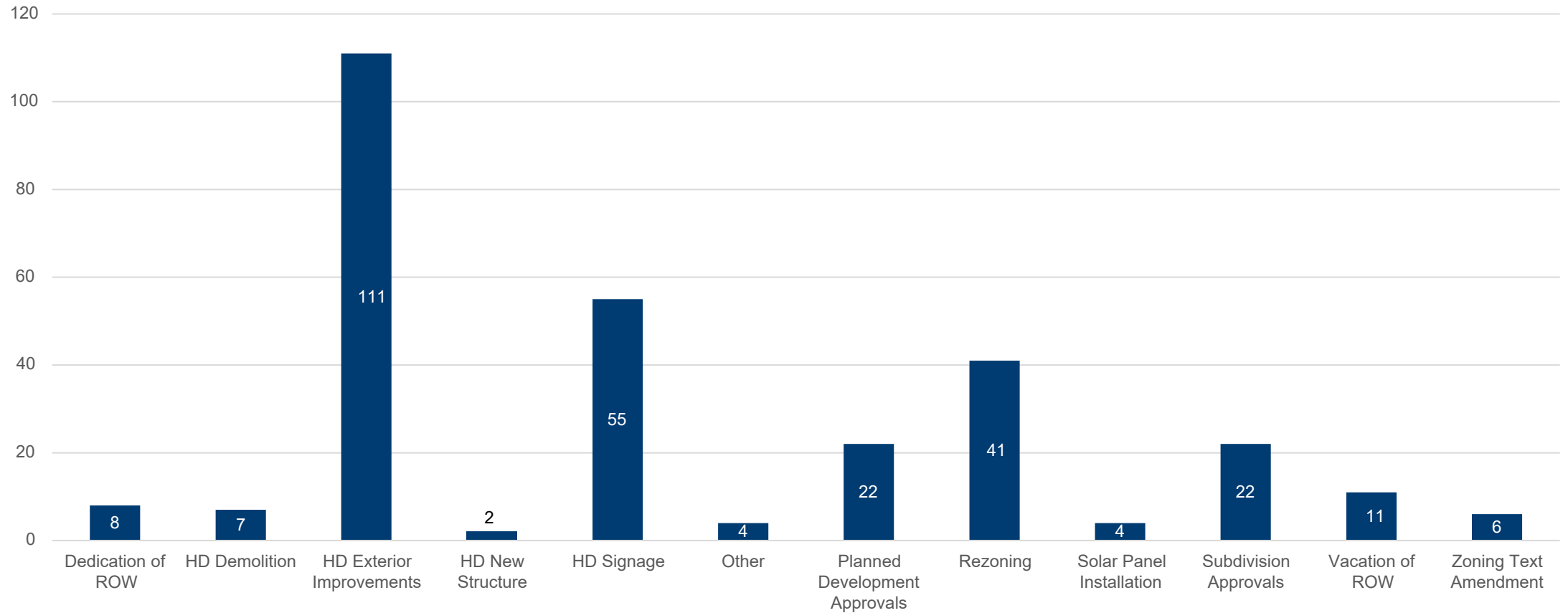
Board of Zoning Appeals Actions

BZA Count of Decisions by Category (2019 Present)

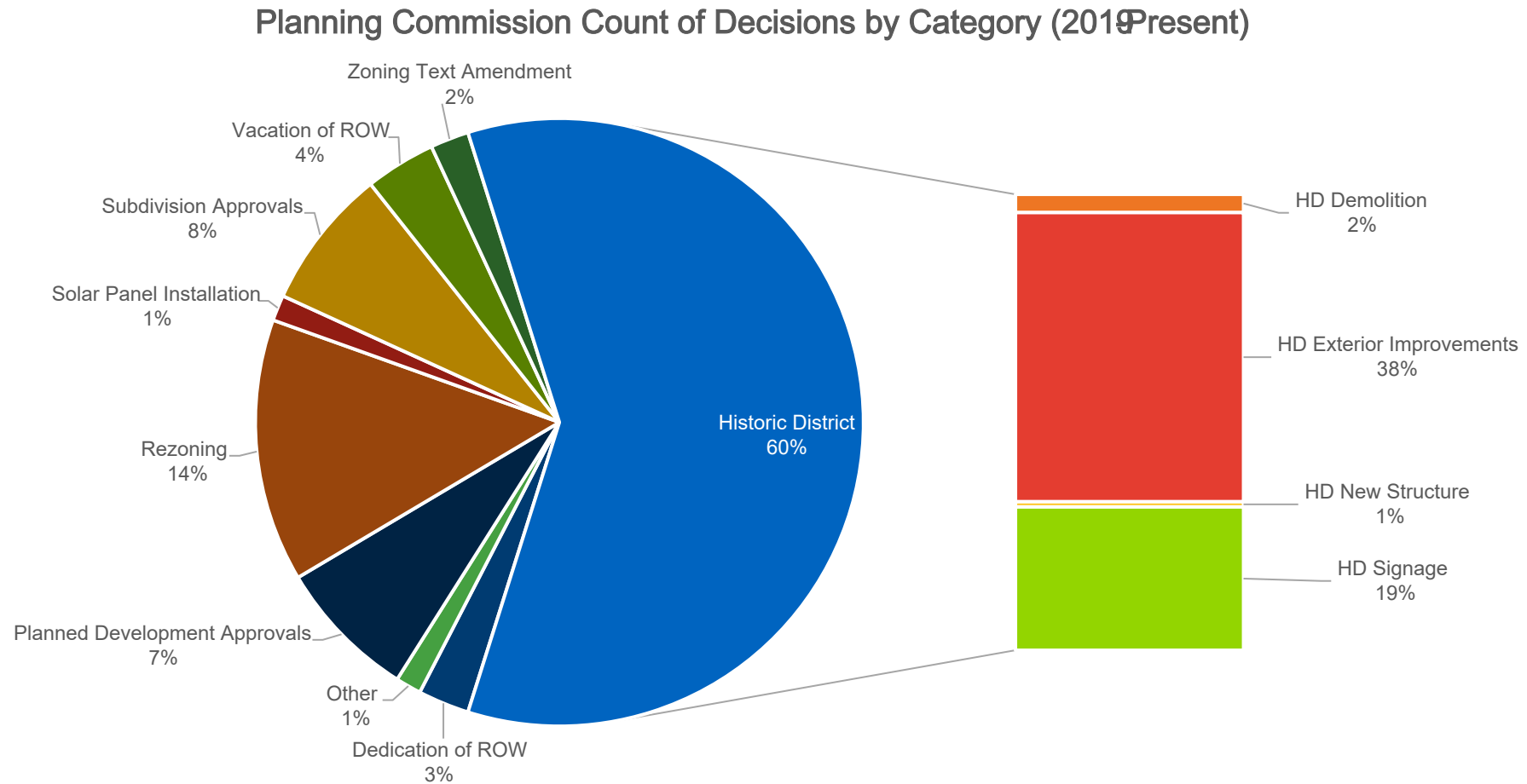


Planning Commission Actions

Planning Commission Count of Decisions by Category (2019-Present)

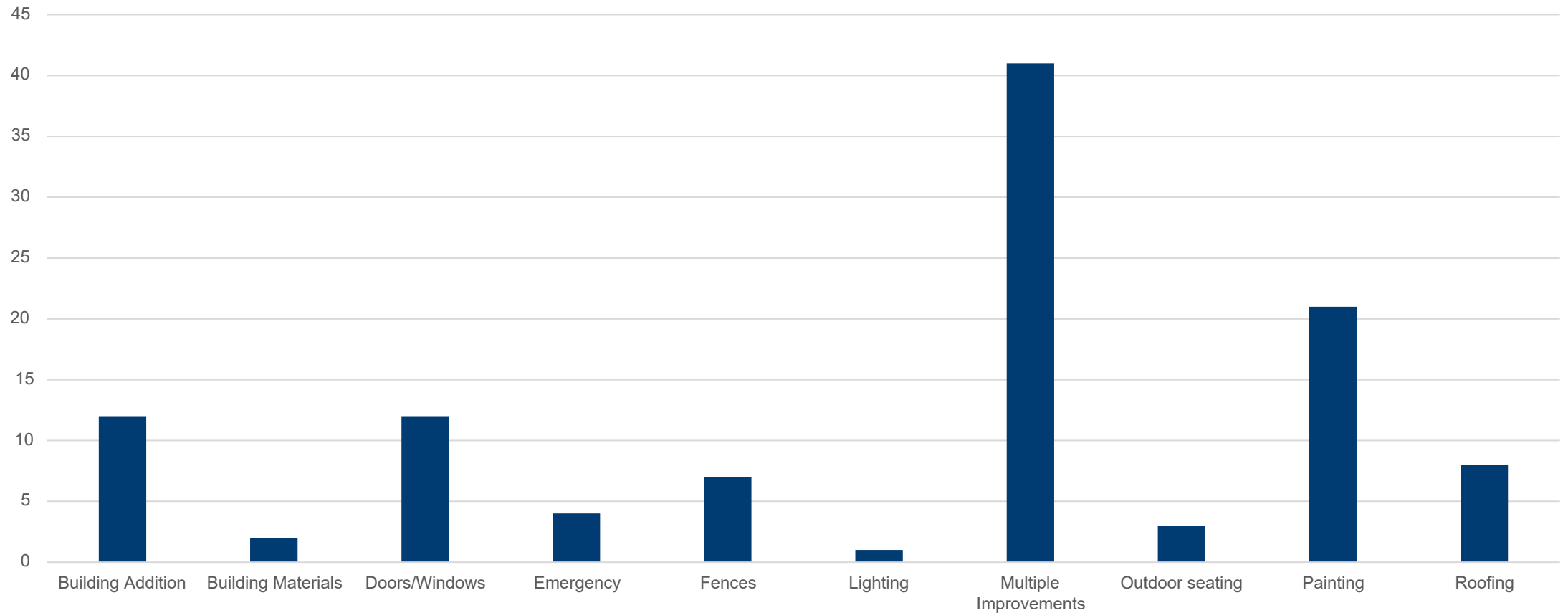


Planning Commission Actions



Planning Commission Actions Historic District Exterior Improvements

Historic District Exterior Improvements Applications (2019-Present)



Legal Scan of Existing Codes (State and Federal)

- Content-based sign regulations
 - In violation of US Supreme Court case Reed v. Gilbert
 - Regulations should focus on type/form of sign, not content
- Regulation of religious vs. nonreligious land uses
 - Cannot be treated differently under RLUIPA (Religious Land Use and Institutionalized Persons Act)
 - Avoid land uses like church, temple, synagogue as it could exclude other places of worship/assembly
- Regulation of group homes
 - Cannot be regulated differently than single-family homes under the Fair Housing Act
 - Complex issue that is intertwined with state laws on the same topic

Zoning District Adjustment

Comprehensive Plan Character Classes	Current Zoning	Newly Proposed Base Zoning Districts
Open Space / Conservation	NA	Open Space / Conversation (OS)
Agricultural	Agricultural (A)	Agricultural Residential (AR)
	Agricultural Residential (A-R)	
Single-Unit Detached Residential	Single-Family Residential (R-1)	Single Unit Detached Residential (SR)
	Single-Family Residential (R-2)	
	Single-Family Residential (R-3)	
	Single-Family Residential (R-3-B)	
	Single-Family Residential (R-4)	
	Single-Family Residential (R-5)	
Single-Unit Attached Residential	Two-Family Residential (R-6)	Two Unit Detached Residential (TR)
Multi-Unit Residential	Multi-Family Residential (R-7)	Multi-Unit Residential (MR)
Traditional Neighborhood	NA	NA
Trail-Oriented Development	NA	NA
Office-Residential	Office-Residential (OR-1)	Office – Residential (OR)
Neighborhood Commercial	Office-Commercial (OC-1)	Neighborhood Commercial (NC)
	Local Retail (B-1)	
Regional Commercial	General Business (B-2)	General Commercial (GC)
	Highway Service Business (B-4)	Highway Commercial (HC)
Downtown Mixed-Use	Central Business District (B-3)	Urban Core (UC)
Mixed-Use	NA	Mixed-Use (MU)
Light Industrial	Planned Office/Industrial (M-1)	Light Industrial (LI)
	Light Industrial (M-2)	
General Industrial	General Industrial (M-3)	Heavy Industrial (HI)

Thank You!

Please don't hesitate to reach out with any questions!

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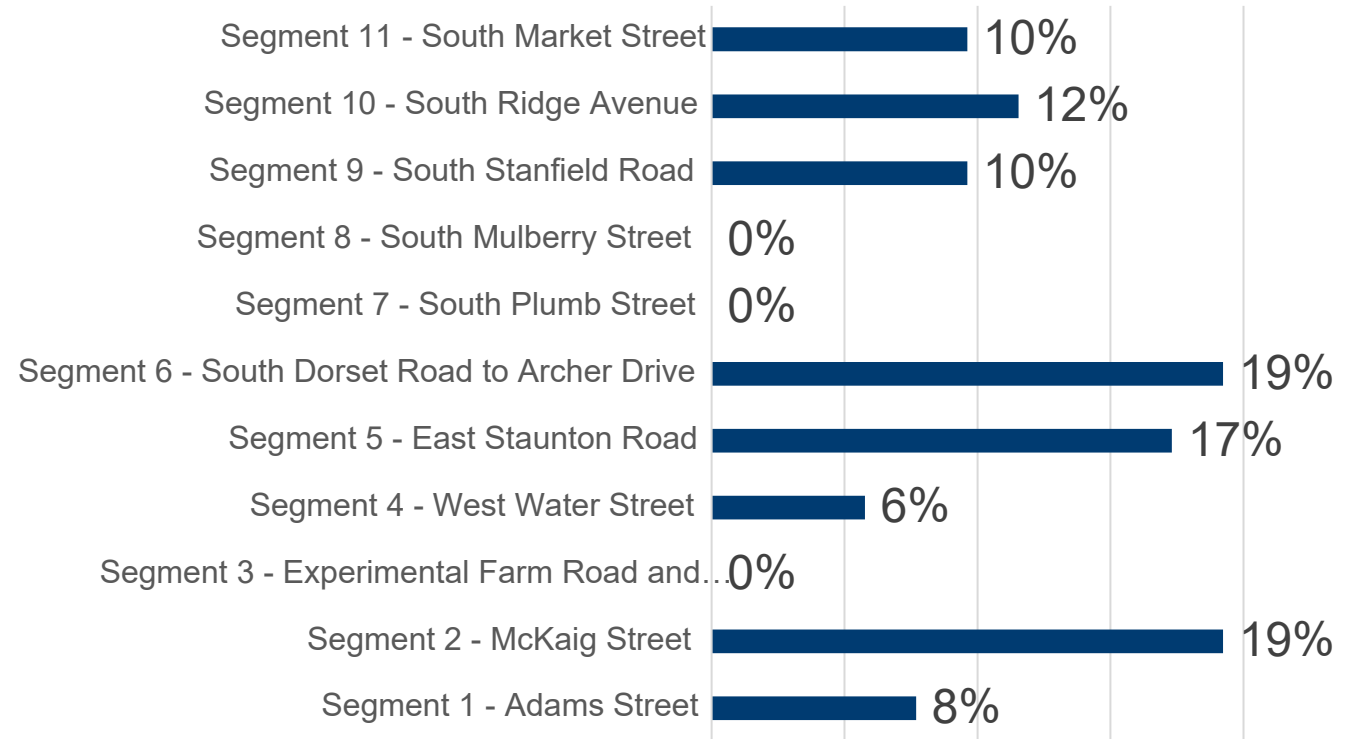
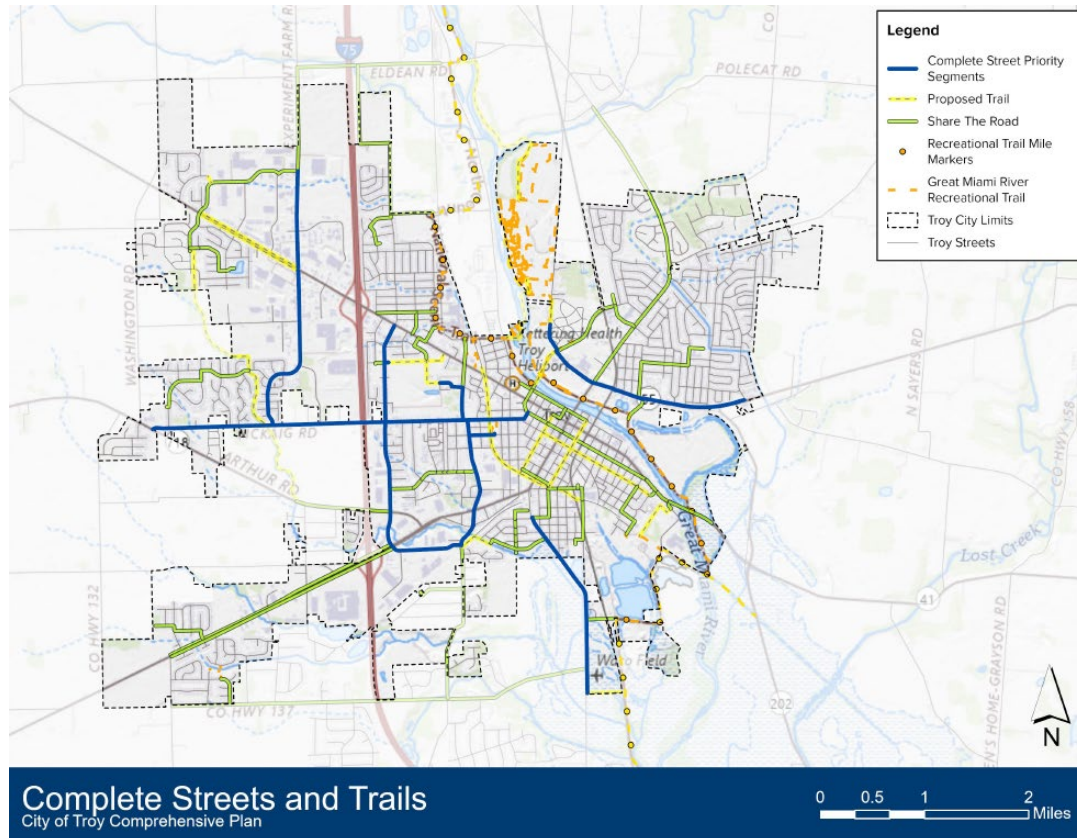
Transportation and Infrastructure



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Complete Streets



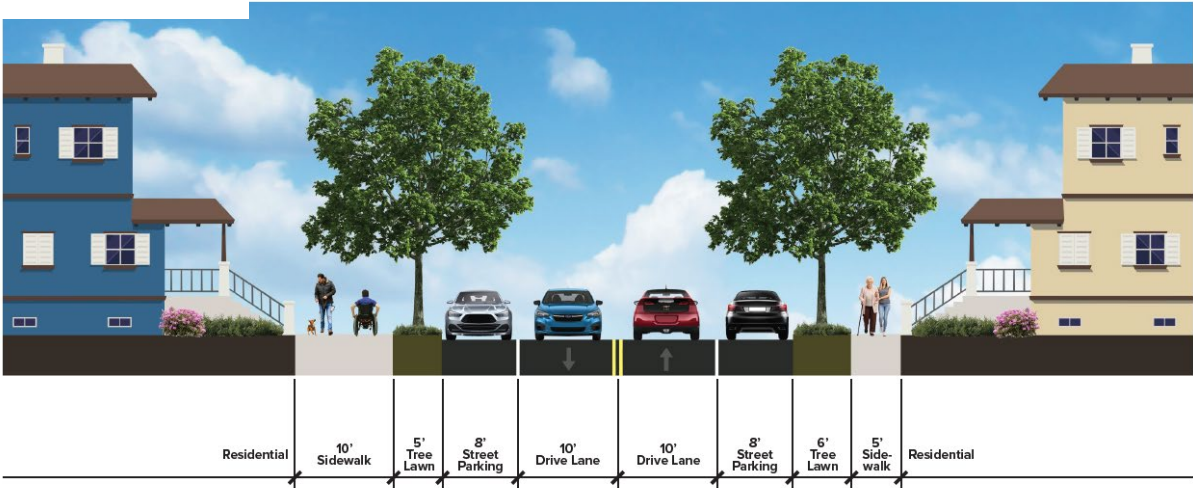
Cross Section Prototypes

FIGURE 50: TYPICAL LOCAL STREET – URBAN EXAMPLE



DIMENSION CATEGORY	MEASUREMENT
AADT	80 to 700
Minimum ROW Width	56 Feet (62 Feet As Shown)
Minimum Curb to Curb Dimension	36 Feet
Number of Dedications Traffic Lanes	2
Minimum Drive Lane Width	10 feet
Curb and Gutter	Yes
Shoulder Width Before Curb	8 Foot Wide Parking Lane
Access Management	Minimal (Distance Required From 3- and 4-Way Intersections)
Pedestrian Accommodations	Shared Road (Striped) Or Dedicate Bike Trail
Minimum Pedestrian Facility Width	4 Feet
Landscape Areas	Planter Strip Between Road and Pedestrian Facilities

AL STREET - URBAN CROSS-SECTION



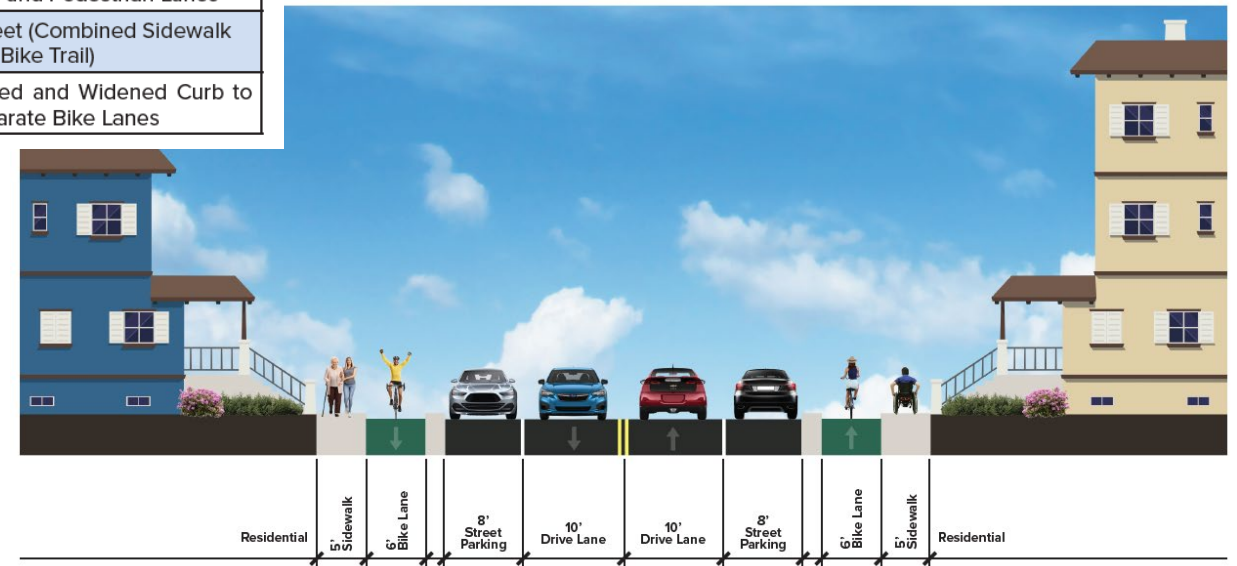
Cross Sections Prototypes

FIGURE 54: LOCAL/MINOR COLLECTOR COMPLETE STREET CONCEPT



DIMENSION CATEGORY	MEASUREMENT
AADT	80 to 700
Minimum ROW Width	66 Feet
Minimum Curb to Curb Dimension	36 Feet
Number of Dedications Traffic Lanes	2 to 4
Minimum Drive Lane Width	10 Feet
Curb and Gutter	No
Shoulder Width Before Curb	N/A
Access Management	Minimal (Distance From 3- And 4-Way Intersections)
Pedestrian Accommodations	Shared Road with Dedicated Bike and Pedestrian Lanes
Minimum Pedestrian Facility Width	11 Feet (Combined Sidewalk and Bike Trail)
Landscape Areas	Raised and Widened Curb to Separate Bike Lanes

COLLECTOR COMPLETE STREET CONCEPT CROSS-SECTION



Economic Development



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Ties to the Existing Conditions Report

What We Learned

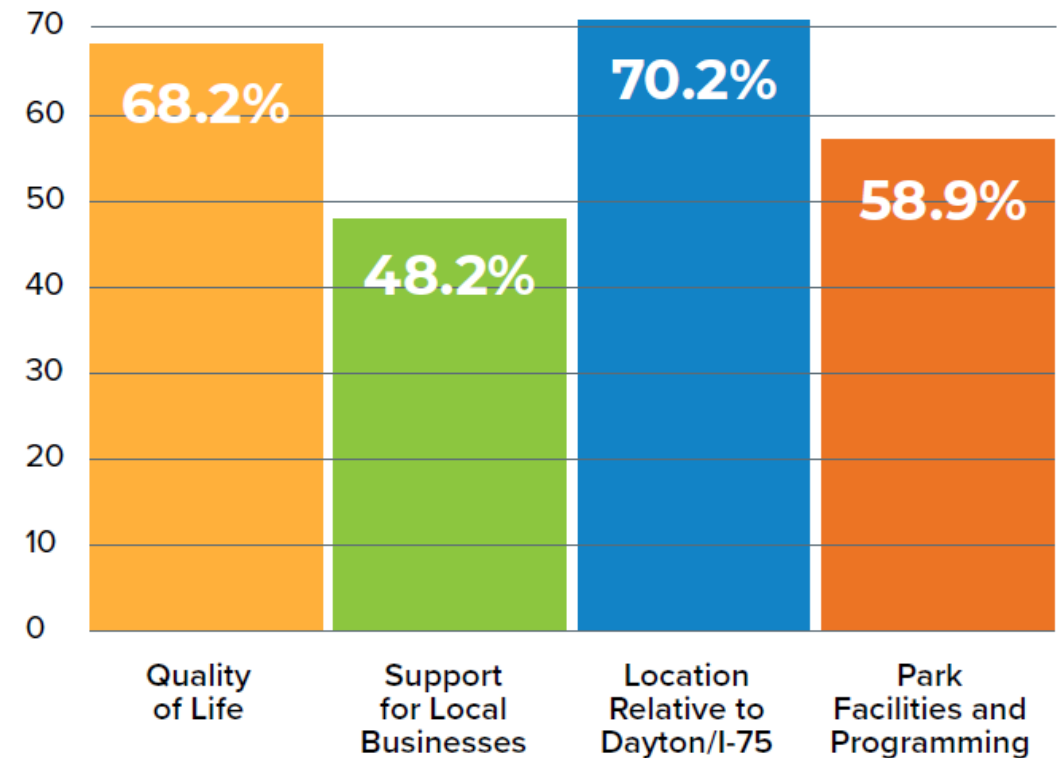
- Troy has the highest number of employees of all municipalities in Miami County at 16,773.
- The largest employment sectors are manufacturing, retail trade, healthcare, and social assistance
- The majority, 82 percent of the local workforce, does not live in Troy or the surrounding area
- Wages in Miami County are lower than in more densely populated communities
- Manufacturing is a strength when comparing the concentration of industry types in Troy
- The retail gap analysis shows that the local population can support more retail
- Food access can be a problem in specific neighborhoods

Ties to the Existing Conditions Report

What We Heard

- Attract more local businesses
- Attract a mix of national and regional employers
- Carry on the legacy of investing in the recreation, park, and Downtown
- Focus on adaptive reuse and infill projects
- Retain and support local/existing businesses.
- Troy's location and infrastructure network was noted by survey respondents

FIGURE 67: ONLINE SURVEY: WHAT ARE TROY'S TOP ASSETS?



Employer Attraction

Industry Clusters

- Concentrations in
 - Fabricated Metal
 - Printing
 - Food
- Industry clusters like industries locate in one place
- Share resources, training, and workforce

FIGURE 68: SHIFT-SHARE ANALYSIS*

NAICS CATEGORY	NATIONAL GROWTH	INDUSTRIAL SHIFT	COMPETITIVE SHARE	ABSOLUTE CHANGE
Food Manufacturing	92	73	205	370
Beverage and Tobacco Product Manufacturing	0	0	0	50
Textile Mills	4	-14	-38	-48
Textile Product Mills	0	-1	28	27
Apparel Manufacturing	0	0	0	0
Leather and Allied Product Manufacturing	0	0	0	0
Wood Product Manufacturing	12	24	41	77
Paper Manufacturing	46	-79	-73	-106
Printing and Related Support Activities	10	-33	147	124
Petroleum and Coal Products Manufacturing	0	0	0	0
Chemical Manufacturing	13	8	40	61
Plastics and Rubber Products Manufacturing	59	58	-122	-5
Nonmetallic Mineral Product Manufacturing	13	7	-6	13
Primary Metal Manufacturing	30	-50	-31	-51
Fabricated Metal Product Manufacturing	143	-47	803	898
Machinery Manufacturing	144	-68	-163	-87
Computer and Electronic Product Manufacturing	20	-24	-6	-10
Electrical Equipment, Appliance, and Component Manufacturing	31	7	-202	-164
Transportation Equipment Manufacturing	160	253	-113	299
Furniture and Related Product Manufacturing	46	-7	-192	-152
Miscellaneous Manufacturing	57	2	-566	-507

*See the Economic Development Section of Appendix A for a more detailed explanation of Shift-Share Analysis.

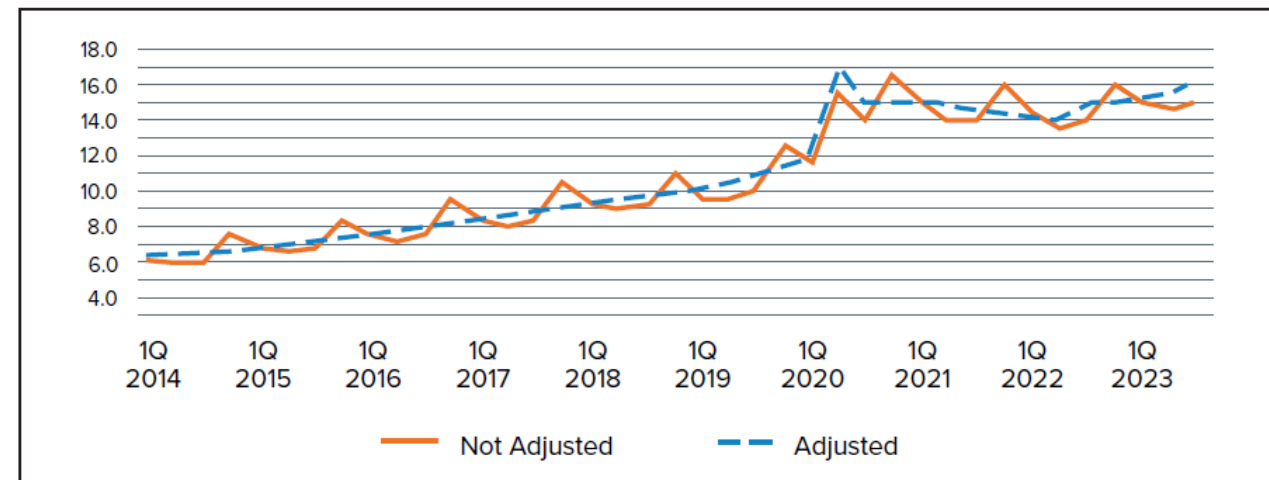
Retail Recruitment



Entertainment Districts

- Retail is evolving and changing
- Entertainment uses are taking more of these spaces (trampoline business, axe throwing bars, etc.)
- High quality of place environments
 - Adult “Lingering”

FIGURE 80: ESTIMATED THIRD QUARTER US RETAIL E-COMMERCE SALES AS A PERCENT OF TOTAL QUARTER RETAIL SALES, THIRD QUARTER 2023



Source: Bureau of Labor Statistics

Economic Development Strategies

Market to identified industry clusters

- **STRATEGY:** Develop a more robust understanding of the industry clusters
- **STRATEGY:** Business incubation program to develop homegrown industry cluster companies
- **STRATEGY:** Working with local education partners to develop specific training

Continue to support existing businesses through a robust Business Retention and Expansion (BRE)

- **STRATEGY:** Continue to meet with Troy business leaders at their home base and headquarters
- **STRATEGY:** Work with utility providers to create an “early warning” system
- **STRATEGY:** Develop or utilize a proprietary Customer Relationship Management

Create a retail/entertainment-specific recruitment strategy

- **STRATEGY:** Attending and networking at regional and national retailer conventions
- **STRATEGY:** Host national, regional, and local commercial brokers and developers
- **STRATEGY:** Incentivize the construction of new hotel facilities
- **STRATEGY:** Expand the City’s Downtown branding and wayfinding signage program

Attainable housing



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Ties to the Existing Conditions Report

What We Learned

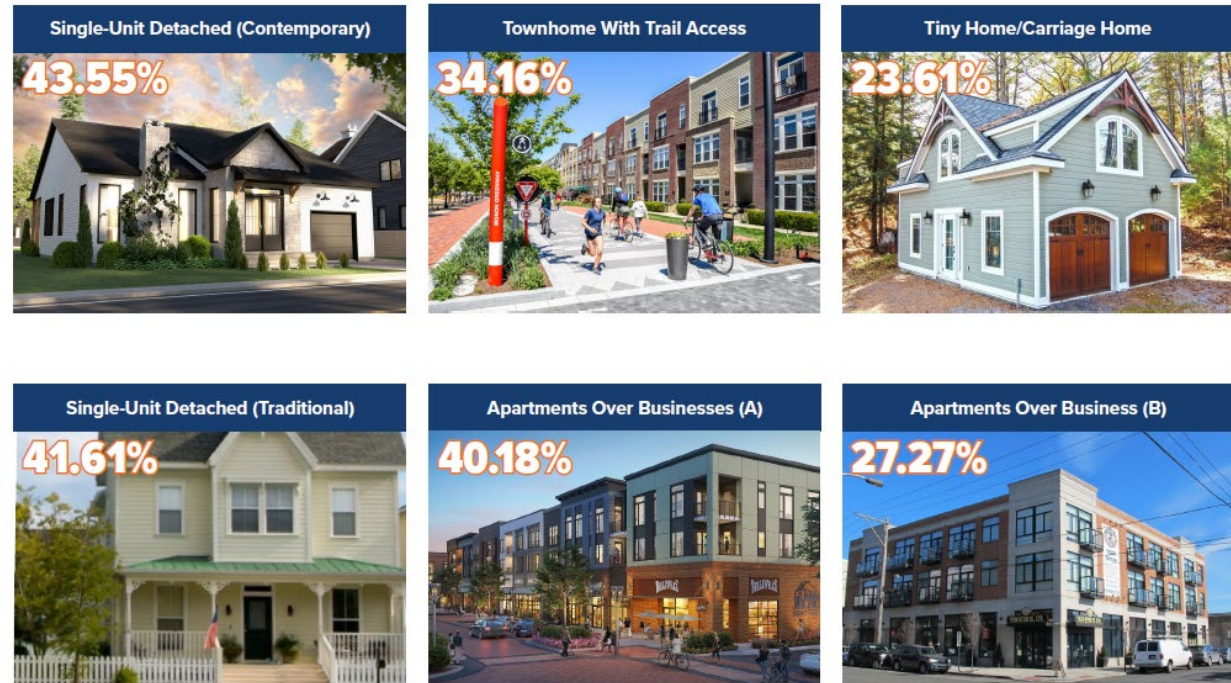
- The 2020 census indicated that the median home value of Troy homes was \$156,851. An analysis of the City's assessment data showed an increase to \$180,440 for all homes and \$258,155 for single-unit detached residences in 2023.
- Most homes (70.3 percent) are single-unit detached.
- Troy is averaging approximately 500 new home permits per year.
- Troy's housing market revealed an unmet demand of 5,419 (3,587 rental and 1,832 owner occupied) units.
- Demand exists for home prices and rents across the income spectrum, but the most demand was in the following annual income cohorts:
 - Rental Units- rents ranging from \$1,250 to \$2,500 per month
- Owner-Occupied - purchase prices ranging from \$200,000 to \$580,000

Ties to the Existing Conditions Report

What We Heard

- Desire to increase homeownership options
- Provide younger residents with housing options
- Architectural styles should match the existing character of Troy
- Devote resources to infill/redevelopment in and around Downtown

FIGURE 70: ONLINE SURVEY - WHAT STYLE AND CHARACTER OF HOUSING WOULD YOU LIKE TO SEE IN TROY?



Attainable Units

Market will keep developing market-rate units

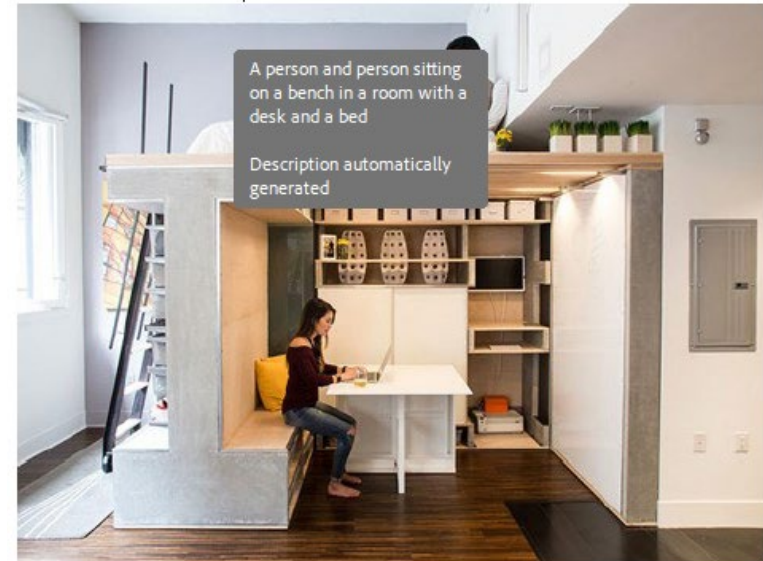
Missing Middle

- Infill and upper stories of downtown
- Micro-Units
- Accessory Dwelling Units
- Land Bank or Land Trust
- Employer-assisted housing programs

FIGURE 71: MICRO-UNIT INTERIOR



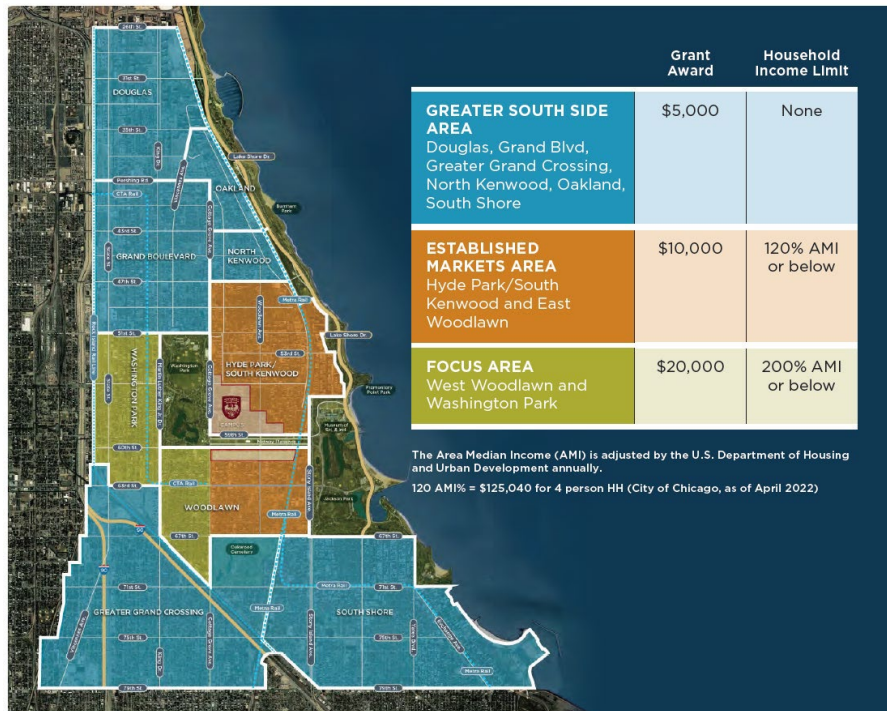
FIGURE 72: MULTIPLE PURPOSE LIVING SPACES



Source: InteriorZine

Employer Assisted Housing

GRANT AWARD AND INCOME GUIDELINES BY AREA



University of Chicago

Benefits

- Reduced absenteeism
- Higher employee retention rates
- Fewer resources and funding are devoted to recruitment and training

Program

- Based on proximity to work
- Downpayment assistance
- 300 employees have utilized

Attainable Housing Strategies

Accommodate all housing types and densities

- **STRATEGY:** Refine zoning and building regulations and incentive policies
- **STRATEGY:** Include standards for accessory dwelling units
- **STRATEGY:** Work with the development community to determine the viability of creating mixed-use character class developments
- **STRATEGY:** Ensure that the pace of new housing development is monitored and provides more amenities, trail connections, and park space

Continue to work with partner agencies and Troy businesses

- **STRATEGY:** Reach out to existing employers about creating an Employer Assisted Housing program
- **STRATEGY:** Explore opportunities to purchase properties through a land bank to rehabilitate or construct infill housing units
- **STRATEGY:** Consider creating a housing land trust

Parks and Recreation



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Ties to the Existing Conditions Report

What We Learned

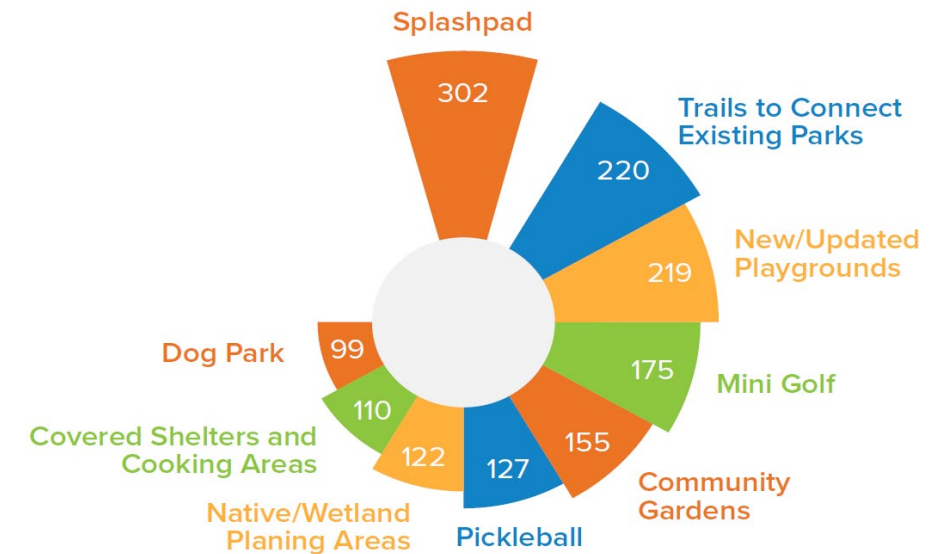
- Troy has 37 park facilities for 23.9 acres per 1,000 residents, more than double the national average for similar-sized communities
- The community has access to 18.62 miles of trails
- Many parks are located east of I-75, and neighborhoods in this part of the City are well-covered by park service areas
- Newer subdivisions west of I-75 do not have the same level of service.
- According to the Troy Park Department Assessment of Parks from 2019, similar amenities are abundant in the system.
 - Baseball/softball fields, basketball courts, football fields, golf courses, and similar sports-based facilities are plentiful.
 - New amenities themes, such as meditation spaces, community gardens, etc., were not as prevalent.

Ties to the Existing Conditions Report

What We Heard

- Troy residents feel the City has enough park space in terms of acres.
- Parks are seen as an amenity
- The more extensive facilities are activity generators for the City
- Community/regional park on the west side would be nice
- Park updates/improvements highest budget priority
- Trails to connect their neighborhoods with community parks
- Regional assets, such as the Great Miami River Trail and river access for fishing
- Increase the variety of park amenities instead of land devoted to parks.

FIGURE 74: ONLINE SURVEY - DESIRED ADDITIONAL PARK AMENITIES



Changing Needs

Evolving Outdoor Space Needs

- Aging populations
- COVID-19 after effects
- Demand has shifted towards
 - Nature areas
 - Community gardens
 - Meditation spaces
 - Shaded seating areas



Parks and Recreation Strategies

Require new park space within newly developed or under-served neighborhoods west of I-75.

- Amend the City's park fee-in-lieu ordinance to require park space or amenity updates first the alternative fee-in-lieu amount.

Update the 2019 Troy parks assessment to align the Recreation Department's activities with community needs and financial capabilities

- Update the 2019 Troy parks assessment of all existing facilities into a five-year parks and recreation master plan
- Tie the recommendations for future trail amenities to the complete street priorities
- Use the park plan update to identify priority projects along the river
- Focus on developing new amenities requested by the community
- Continue incorporating innovative features that enhance the recreational experience

Social Services



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Ties to the Existing Conditions Report

What We Learned

- Miami County and Troy are the home base for various assistance services clothing
- Government services are not the only resource, Multiple local nonprofits contribute

What We Heard

- Public transit for those without cars to work, medical appointments, and grocery stores is a real challenge.
- Food deserts exist in older neighborhoods where those without their own transportation have limited
- access to fresh grocery items.
- Troy has the market potential for more grocery stores based on the retail gap analysis.

Social Assistance

Helping Hand

- Troy residents want to help
- Create ways to facilitate volunteerism
- Public transportation potential
- Rental unit inspections

PROTECT YOUR NEIGHBORHOOD'S PROPERTY VALUES

Fence

- Fences require a permit and must be maintained in good condition. Side and rear yard fences may not exceed 7' in height; front yard fences may not exceed 4'.

Yard

- Grass must be maintained less than 8" in height.
- Dead or diseased plant materials including trees and shrubs shall be removed or treated.
- Brush piles must be less than 2'x2'x4' and are limited to one per lot on the side or rear yard only.
- Recreational may be located neatly in rear or side yards and is limited to six cords.
- Items designed for indoor use including furniture, equipment, and other miscellaneous items cannot be stored outside for more than 15 days.
- Trash cans cannot be stored in the front yard, close to side and rear yards only, or indoors. Screening is recommended.

Your home is your castle, treat it that way

Our city is filled with unique and charming neighborhoods with homes varying from starter to executive, making Centerville a desirable place to live. The City of Centerville helps maintain these neighborhoods by utilizing a Property Maintenance Code and Unified Development Ordinance that set acceptable standards for property owners and ensure neighbors that all residents are expected to keep their property up to these standards. Take a few minutes to inspect the exterior of your home. Report property concerns by calling 426-4712. You may report anonymously.

Principal Structure

- House numbers are required and must be a minimum of 6".
- Exterior building surfaces must be structurally sound, adequately sealed, and in good repair.

Parking

- Driveways must have a hard paved surface and be in good condition; gravel is not permitted.
- Cars shall not be parked in grass anywhere on the property.
- RVs may be temporarily parked in the driveway for three days in any 7-day period.

Accessory Uses*

- RV's must be parked in the side yard on a hard paved surface and be screened from neighboring streets.
- Swimming pools greater than 24" in depth require a 5' fence with a self-latching gate.
- Sheds require a permit, must be a minimum of 5' off the property line and maintained in good condition.
- Decks and patios require a permit and shall be attached or contiguous to the house.

City offers resource assistance

The City of Centerville maintains several assistance lots for residents needing assistance maintaining the exterior of their homes. Elderly or disabled residents may call City Offices for contact information for resource assistance including lawn mowing, leaf raking, snow removal and yard maintenance. Mayor Kingseed has established a partnership with local church volunteer groups to assist with outside home repair and yard clean up. For resource information, call 426-7101.

*Other requirements apply. Call the Planning Office.



Round Rock Texas



Social Services Strategies

Identify ways to help residents gain access to healthy and fresh grocery items.

- Develop a food desert analysis that studies which Troy neighborhoods have low car-ownership rates and lack of a nearby grocer.
- Use the results of the food desert analysis to see if local entrepreneurs are willing to fill that need

Work with Miami County to develop additional resources to provide specific services to community members.

- Investigate the adoption of a rental registration and inspection program
- Assist Miami County and nonprofits continue to assist area residents get to and from work and expand services through new ideas.
- Launch a small revolving loan fund for residents to make minor repairs.
- Create a tool lending program to align with a volunteer program
- Create warming and cooling stations

Downtown



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Ties to the Existing Conditions Report

What We Learned

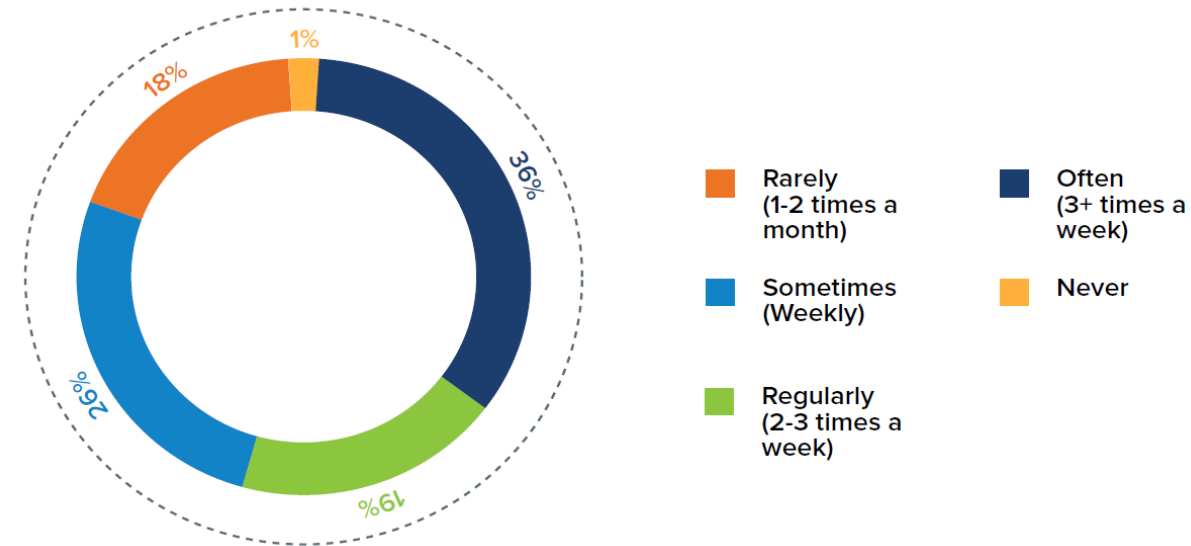
- Much of Downtown's success is attributed to the Mumford & Sons Gentlemen of the Road Stopover event.
- Troy and its partner agencies do a great job promoting the City and assisting businesses
- The first floor of Downtown buildings is over 85 percent occupied.
- The upper stories of these structures have more vacancies.
- The city approved a DORA to encourage patrons, residents, and visitors to walk around and enjoy Downtown Troy.
- Troy has done a great job creating wayfinding signage that is branded to represent Troy's desired image
- Investment continues Downtown
- Downtown Riverfront Overlay District and Historic District

Ties to the Existing Conditions Report

What We Heard

- Residents and visitors come to Downtown
- New/infill development should preserve the character and scale of the existing buildings
- Focus on preserving and enhancing the stock of existing historic buildings
- A hotel Downtown
- “Preserve the Square”
- Parking near a desired business can be problematic
- Redevelopment encouraged on/near the river
- Do not let growth overwhelm our small town feel
- More places are needed for kids to enjoy the square
- Encourage/incentivize local businesses

FIGURE 78: ONLINE SURVEY- HOW OFTEN DO YOU VISIT DOWNTOWN TROY?



Downtown

Building on Momentum

- Continue to capitalize on Great work already done
- Troy has devoted a lot of thought into downtown
 - Riverfront Study
 - Parking demand
 - Parking Garage
- Build off existing ideas and programs

FIGURE 81: TOTAL TROY RETAIL SQUARE FEET DEMAND WITH E-COMMERCE

BUSINESS CATEGORY	PREDICTED SQUARE FEET	SQUARE FEET DEMAND REDUCED BY 15.6 PERCENT
Clothing and Clothing Accessory Stores	76,503	64,568
Health and Personal Care Stores	50,336	42,484
Food Services and Drinking Places	83,513	83,513
Total Estimate Square Feet Demand	210,352	190,565

Restaurant Demand

- Average restaurant size = 5,000 square feet
- $83,513 / 5,000 = 16$ restaurants

Downtown

Parking

- Has been studied
- City examined multiple ideas
- Look at using existing parking lots first
- Hobart Arena



FIGURE 82: PARKING CIRCULATOR ROUTE



Downtown

Ties to the 2017 Riverfront Plan

- Condo Rental Program
 - Transform into an upperstory conversion program
- Redevelopment Lots
 - Land Use Character Classes



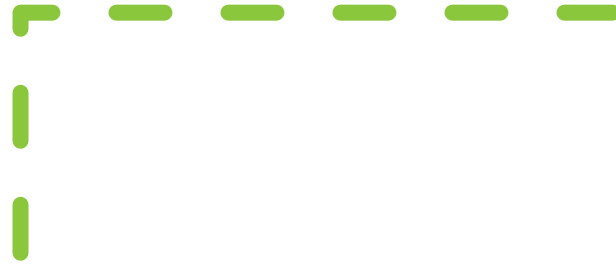
Seymour, Iowa



Downtown

The Public Square

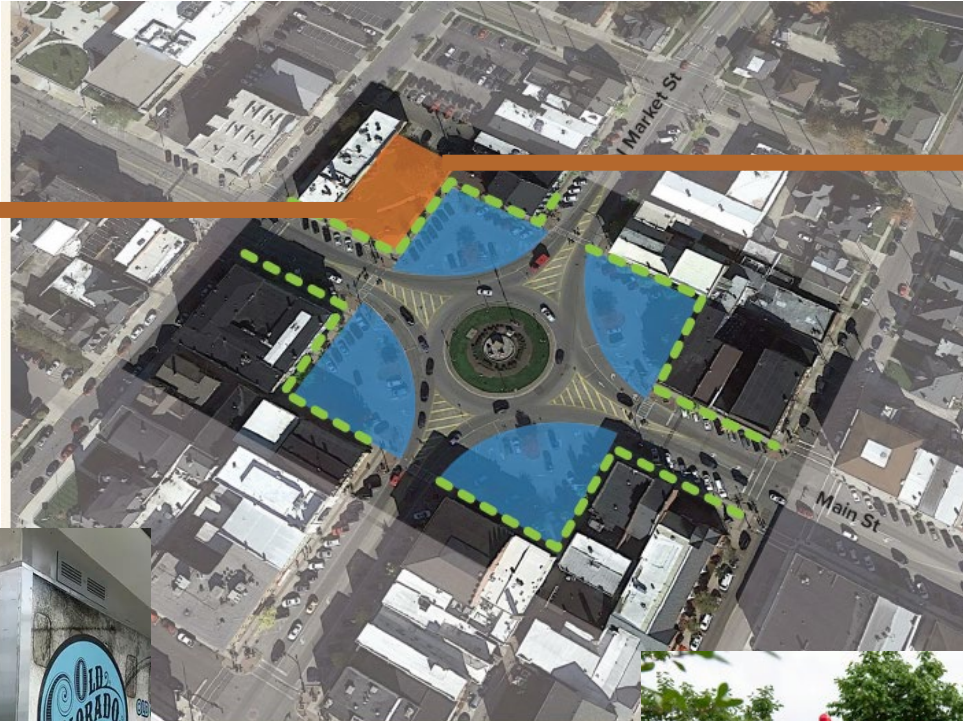
- Parklets
- Use the sidewalks



Downtown

Prouty Plaza

- Public restroom
- Kids focus areas



Downtown Strategies

Develop a targeted upper-floor conversation strategy and program

- Create funding opportunities that assist with the conversion of upper-story building space into rental units.
- Implement a “pre-inspection” program

Double-down on Downtown’s built environment to utilize its success

- Use “left-over” spaces to create temporary activity areas
- Diverse public spaces for locals and visitors to provide them with various experiences
- Consider the creation of a Community Entertainment District
- Develop a site master plan for Prouty Plaza

Address Downtown Troy’s perceived parking shortage

- Develop and distribute comprehensive parking maps
- Explore the creation of micro-transit systems