

Troy Comprehensive Plan and Zoning Ordinance

City Council Meeting #1
October 23, 2023



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Agenda

- Introductions
- Project Introduction
 - Project Overview
 - Comprehensive Plan
 - Zoning Ordinance
- Troy Fast Facts
- Mapping Activity
- Project Schedule



American Structurepoint Team

The Planning and Economic Development Group are experts in:

- *Long-range planning*
- *Economic development*
- *Policy analysis*
- *Urban design*
- *Zoning and land development ordinances*
- *Land development and permit processes*
- *Landscape architecture*

Introductions

- Name
- List one thing about yourself that you are sure no one else knows.

I'll Go First



Introductions

- Name
- List one thing about yourself that you are sure no one else knows.

I'll Go Second



Advisory Group Meetings

Tentative Schedule

1. October 23, 2023
2. Early December 2023
3. April 2024
4. June 2024
5. July 2024
6. September 2024
7. November 2024

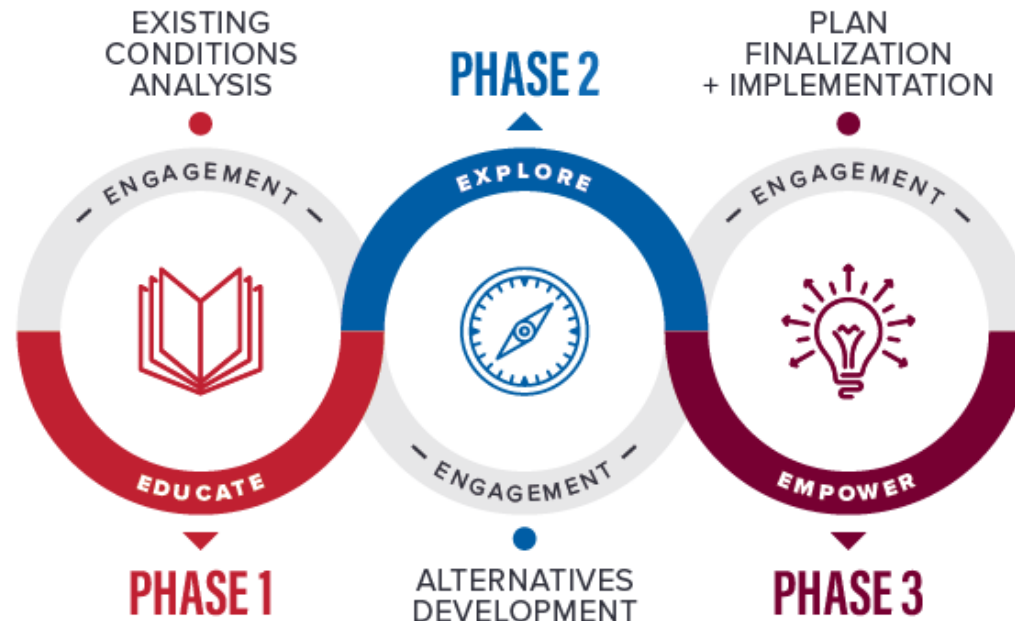
Project Introduction



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Project Overview



Phase 1– *Educate*

- Data gathering/research
- Advisory group meetings
- Stakeholder outreach
- Existing conditions report
- Ordinance review

Phase 2– *Explore*

- Examine land use scenarios
- Initial concept development
- Vision and goals development
- Begin zoning ordinance drafting

Phase 3– *Empower*

- Create policy recommendations and critical path strategies
- Ordinance drafting
- Final renderings
- Plan adoption
- Ordinance adoption

What is a Comprehensive Plan?

A guiding document to inform decisions related to land use and development for the community.

Including aspects such as (but not limited to):

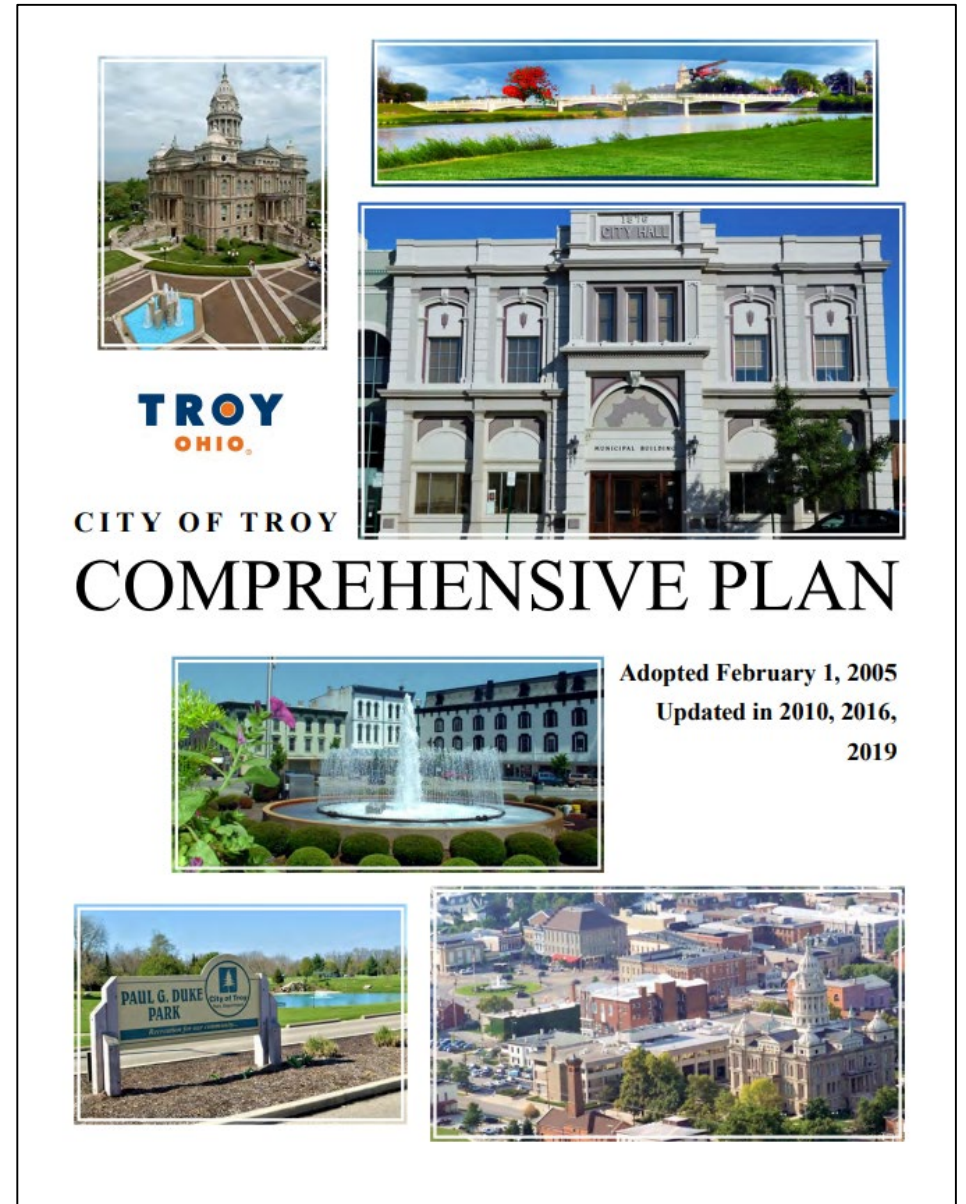
- Future land use map
- Transportation
- Sustainability
- Housing attainability
- Broadband internet access
- Public utilities

2005 Comprehensive Plan

Comprehensive plans ideally
are updated every 5-10 years

Last update in 2016

The new plan will emphasize
ease of use for city staff and
residents



What is a Zoning Ordinance?

A locally-adopted ordinance that regulates land development based on zoning districts that are enforced on each parcel.

Zoning ordinances are written with special attention to:

- Compatible adjacent land uses
- Clear, standardized procedures for land development application and approval
- Wording and definitions to cover all the bases

Contents of a Zoning Ordinance

Zoning ordinances typically contain the following chapters:

1. Introductory Provisions
2. Zoning Districts
3. Use Standards
4. Site Standards
5. Nonconformities
6. Administration
7. Enforcement
8. Definitions and Rules of Interpretation

Chapters may not be drafted in this order.

The ordinance will be tailored to the needs of Troy.

Goals for the Zoning Ordinance

1. Implementation of comprehensive plan recommendations
2. Updates for State/Federal Law and case law
3. Modern best practices
4. New land uses
5. Intuitive tables, labels, and graphics
6. Easy to understand

Troy Fast Facts

Did you know this about your community?



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Did Troy grow or shrink since 2010?

Grew by 2.7%

2010 population – 25,613

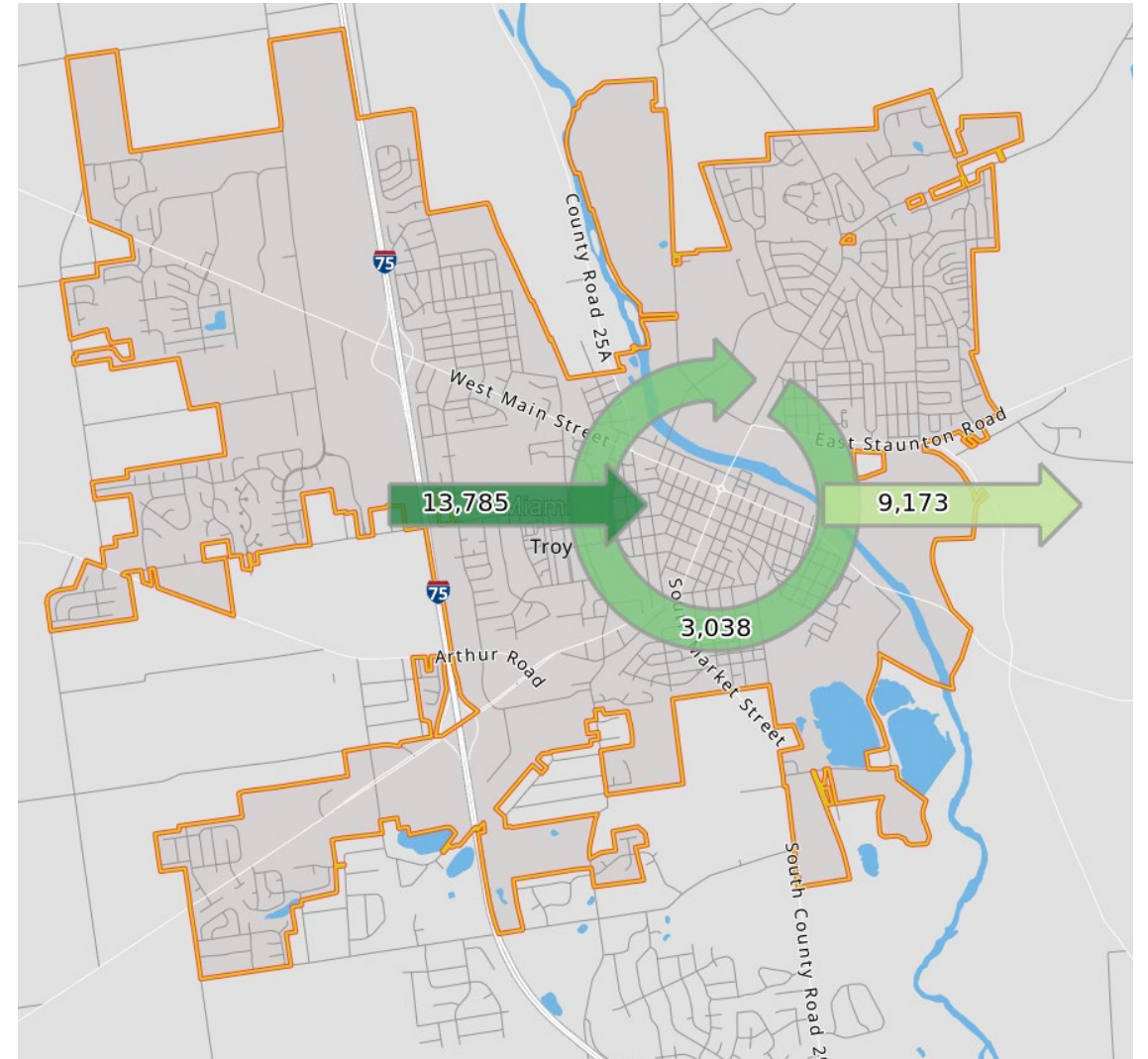
2020 population – 26,305



Do more people commute into or out of Troy for work?

Into Troy

13,758 commute in
9,173 commute out





Which communities do Troy residents commute to?

Dayton (7.6%)

Piqua (6.1%)

Tipp City (4.6%)



Does Troy or Ohio have a higher median home value?

They're (about) the same

Troy - \$156,851

Ohio - \$159,900



Were more homes built after 2000 or before 1940?

Before 1940

Built before 1940 – 2,322

Built after 2000 – 1,921





Has the vacancy rate decreased or increased since 2010?

Decreased

2010 vacancy rate— 7.4%
2020 vacancy rate — 5.5%





Is more or less than 5% of Troy zoned Planned Unit Development (PUD)?

More – 7.1%





Does Troy currently have more or less than 20 miles of “complete streets”?

More!

Troy has **36.5 miles** of roads designed for users of all ages, including motorists, cyclists, pedestrians, transit and school bus riders, and emergency responders.



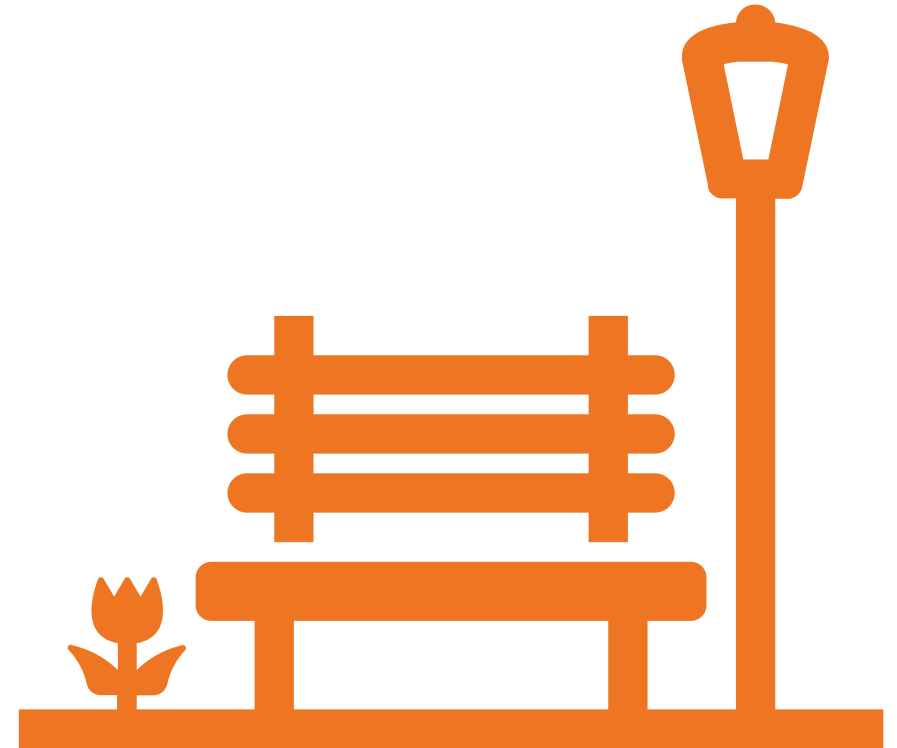


Does Troy have a higher or lower proportion of parkland compared to other similar-sized communities?

Much higher!

The national median is 10.7 acres per 1,000 residents.

Counting private parks and recreation areas, Troy has 34.2 acres per 1,000 residents.



Mapping Activity



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5 Elements of the City

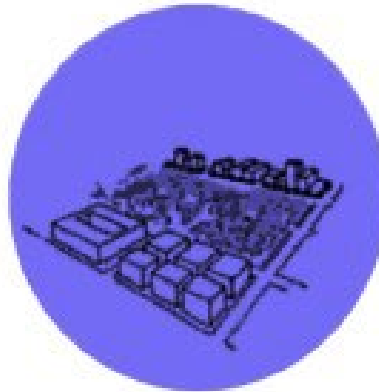
PATHS



EDGES



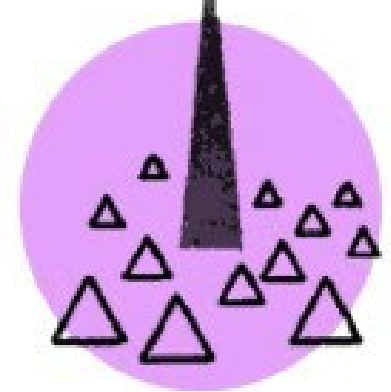
DISTRICTS



NODES



LANDMARKS



Paths



Paths are the channels through which the observer moves.

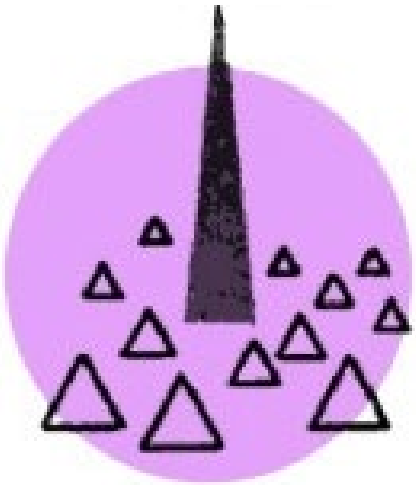
They can be streets, walkways, transit lines, canals, and railroads.

Nodes



Nodes are the strategic focal points, such as intersections of paths or concentrations of some characteristic.

Landmarks



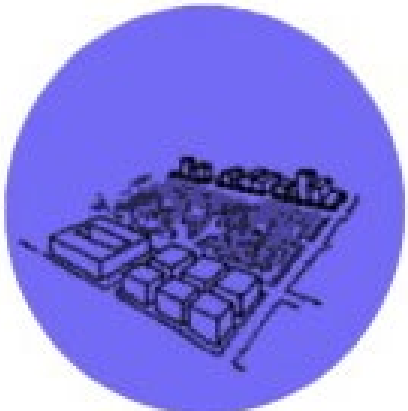
Landmarks are the point references that are external to the observer and simple physical elements vary in scale.

Edges



Edges are the boundaries between two areas that break continuity. For instance, shores, railroad cuts, edges of development, and walls.

Districts



Districts are large city areas.

The physical characteristics that determine districts are texture, space, form, detail, symbol, building type, use, activity, inhabitants, degree of maintenance, and topography.

Moving Forward



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Trip Schedule

Today

- 4 pm: Department Head Meeting
- 5 pm: Advisory Group Meeting
- 6 pm: City Council

Tomorrow

- 8 am: Morning Show Radio Interview
- 9 am – 1 pm: City Tour
- 2 pm: Miami County Coordination
- 3 pm: Non-Profit Stakeholders
- 4 pm: Troy Business and Downtown Stakeholders
- 5 pm: Troy Area Education Stakeholders

Trip Schedule

Wednesday

- 9 am: Health and Human Services Stakeholders
- 10 am: Quality of Life Stakeholders
- 11 am: Transportation Stakeholders
- Noon: City Staff Meeting and Lunch
- 1:30 – 3:00 pm: Prep for Planning Commission
- 3:30 pm: Planning Commission Meeting

SCHEDULE

PHASE ONE: COMPREHENSIVE PLAN

■ Denotes in-person or virtual meetings

	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
PHASE 1: EDUCATE												
Project Kickoff Meeting	■											
Project Website	■											
Existing Conditions Analysis	■	■										
Days in the City (Trip #1)		■										
Physical Tour		■										
Stakeholder Outreach		■										
Advisory Group Meeting #1		■										
Joint Planning Commission and City Council Meeting		■										
Existing Conditions Report		■	■	■								
Public Engagement Summary		■	■	■								
Initial Review of Existing Zoning Ordinance		■	■	■								
Days in the City (Trip #2)				■								
Advisory Group Meeting #2				■								
Optional Open House				■								
PHASE 2: EXPLORE												
Vision + Goals Development				■	■	■						
Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis				■	■	■						
Development Scenarios				■	■	■						
Transportation Connectivity Analysis						■	■	■				
Draft Future Land Use and Growth Management Maps						■	■	■				
Advisory Group Meeting #3								■				
PHASE 3: EMPOWER												
Draft Critical Path Strategies								■	■	■		
Future Land Use Map and Growth Management Plan								■	■	■		
Capital Improvement Plan								■	■	■		
Implementation Plan								■	■	■		
Advisory Group Meeting #4										■		
Public Dissemination "Road Show"											■	
Plan Finalization and Adoption												■

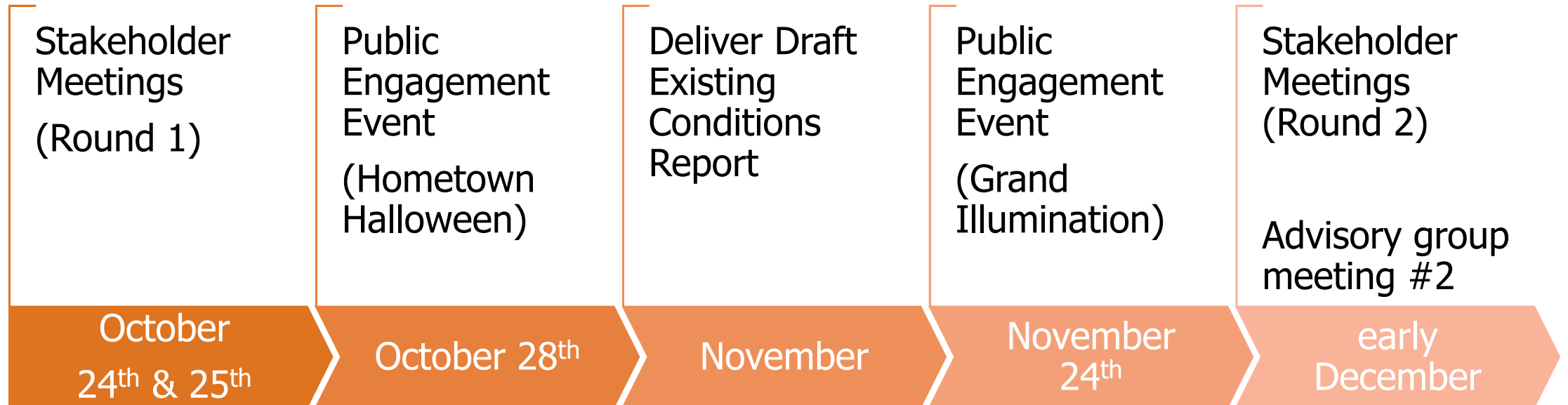
SCHEDULE

PHASE 2: ZONING ORDINANCE REWRITE

■ Denotes In-person or virtual meetings

	MONTH									
	9	10	11	12	13	14	15	16	17	18
PHASE 1: EDUCATE										
Current Zoning Code Assessment										
Consolidated Land Use Table										
Annotated Outline										
Advisory Group Meeting #5										
PHASE 2: EXPLORE										
Draft Section #1 of the Zoning Ordinance										
Advisory Group Meeting #6										
Revised Draft Section #1 of the Zoning Ordinance										
Draft Section #2 of the Zoning Ordinance										
Advisory Group Meeting #7										
Revised Draft Section #2 of the Zoning Ordinance										
PHASE 3: EMPOWER										
Consolidated Draft of Zoning Ordinance										
Public Open House										
Public Hearing Draft										
Adoption										
Final Zoning Ordinance										

Next Steps



Discussion

Any final questions or comments?



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Thank You!

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

Matthew O'Rourke, Group Leader, Project Manager
morourke@Structurepoint.com

David Baird, Deputy Project Manager/Zoning Specialist
dbaird@Structurepoint.com

Ashley Newnam, Senior Planner
anewnam@Structurepoint.com



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