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to view
the draft plan



TROY

COMPREHENSIVE PLAN TOWN HALL MEETING

August 15th, 2024

6:00 to 8:00 P.M.

PLAN PURPOSE

What is a Comprehensive Plan?



ACTION PLAN

FOR A COMMUNITY'S VISION
OVER THE NEXT 20 YEARS

PEOPLE • ECONOMY • PLACE

WHY DO WE NEED A PLAN?

At its core, a Comprehensive Plan outlines everything the community wants to accomplish in the future. Collecting all of the community's projects and goals in one place allows local departments and groups to cooperate much more efficiently.

A ROADMAP FOR
THE FUTURE



A LIST OF PRIORITIES



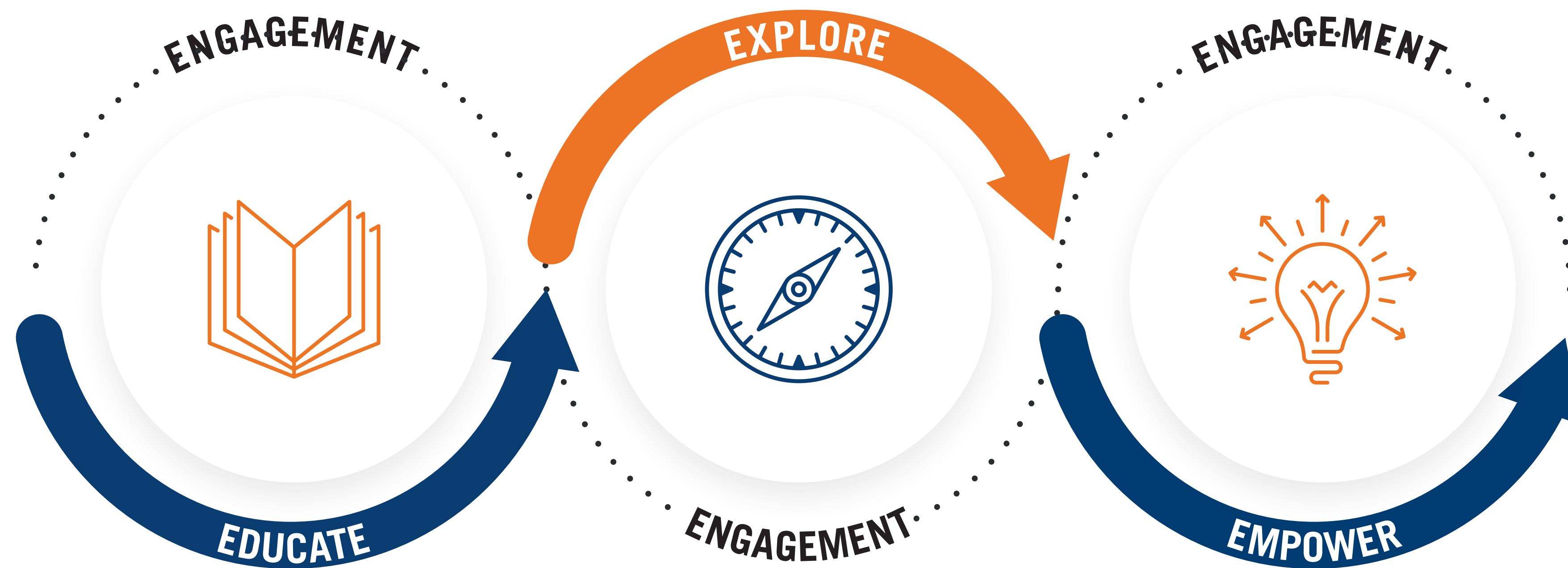
A PLAN OF ACTION



QUALIFYING FOR FUNDING



PROCESS



August-December

- Data Collection & Existing Conditions Analysis
- Advisory Group Meetings #1 & #2
- Online Survey
- Stakeholder Meetings
- Hometown Halloween & Grand Illumination Engagement Events

January–May

- Future Land Use Map Scenarios
- Transportation and Infrastructure Needs Analysis
- Draft Goals, Objectives, and Strategies
- Advisory Group Meetings #3 & #4
- Draft Plan Sections

May-August

- Advisory Group Meeting #5
- Town Hall Meeting
- Strawberry Fest
- Critical Path Strategies
- Public Review Draft
- Final Draft Plan
- Plan Adoption

Engagement Summary



5 Advisory Group Meetings



50 Stakeholders' Representatives



682 Total Online Survey Responses



150+ Public Engagement Participants



HOMETOWN HALLOWEEN



GRAND ILLUMINATION



STRAWBERRY FEST

VISION & GOALS

VISION STATEMENT

“Troy is a vibrant City that serves as an economic, residential, cultural, social, and activity hub for its residents and visitors. Troy will continue to be a community that inspires its children to stay and raise their kids while welcoming new residents to do the same. Troy is proactive, takes on challenges to continuously improve our collective environment, and does not shy away from the hard choices. The City will continue to work to grow its employment base while ensuring that growth does not outpace or change the true identity of our City.”

GOALS

From a public survey, public engagement events, and stakeholder meetings, eight plan goals were developed.



Build on the success of downtown’s redevelopment efforts.



Encourage continued residential development and promote a variety of housing options.



Preserve the City’s scale through intentional development.



Maintain existing and build new infrastructure that facilitates new development and increases the mobility of all neighborhoods.



Keep working with residents and businesses to enhance their properties.



Ensure that parks are “right-sized” and provide a mix of amenities.

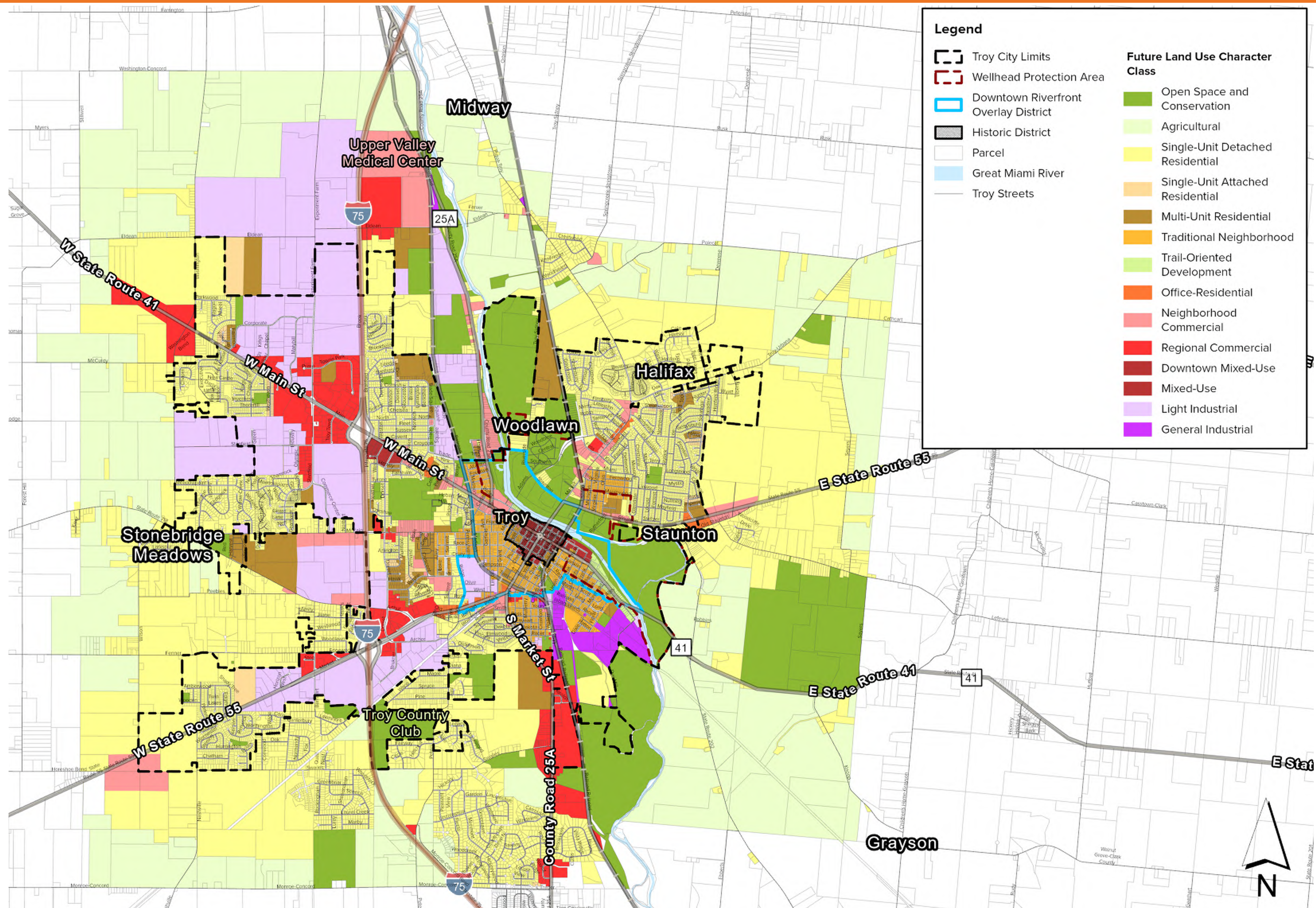


Support job creation and business expansion.



Continue to support social networks that help citizens in need.

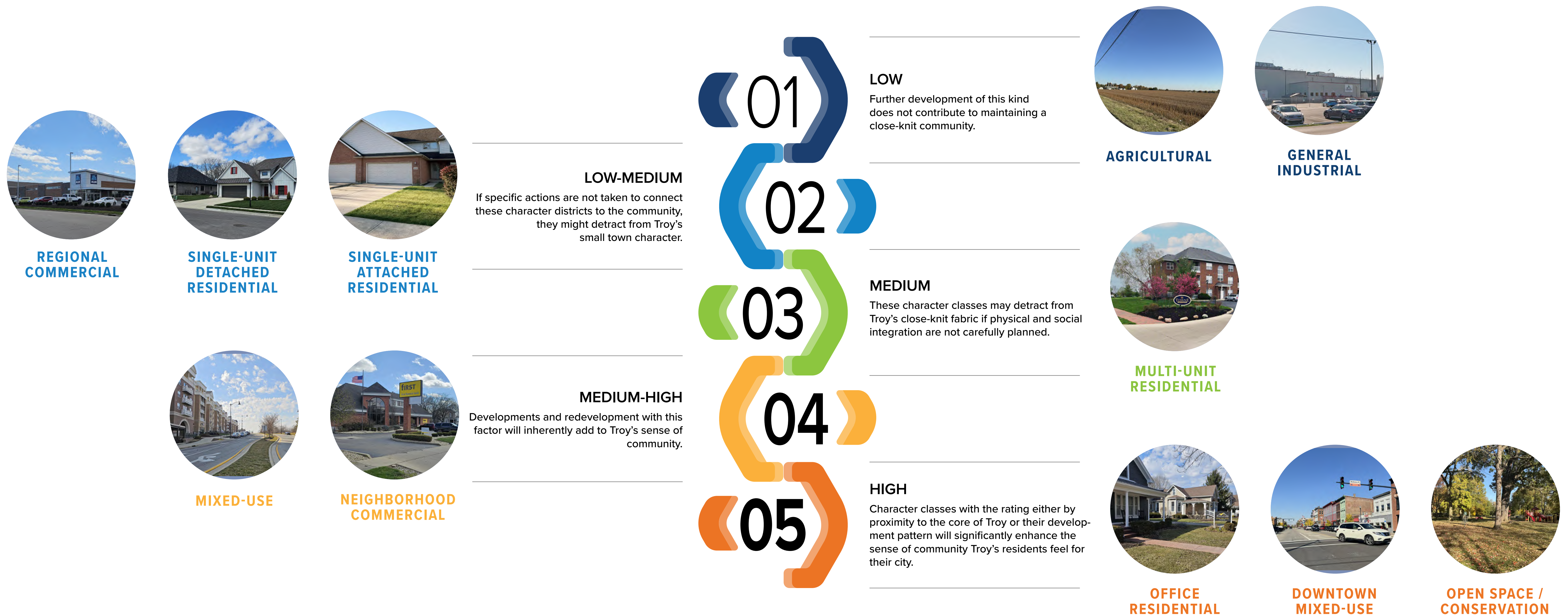
FUTURE LAND USE MAP



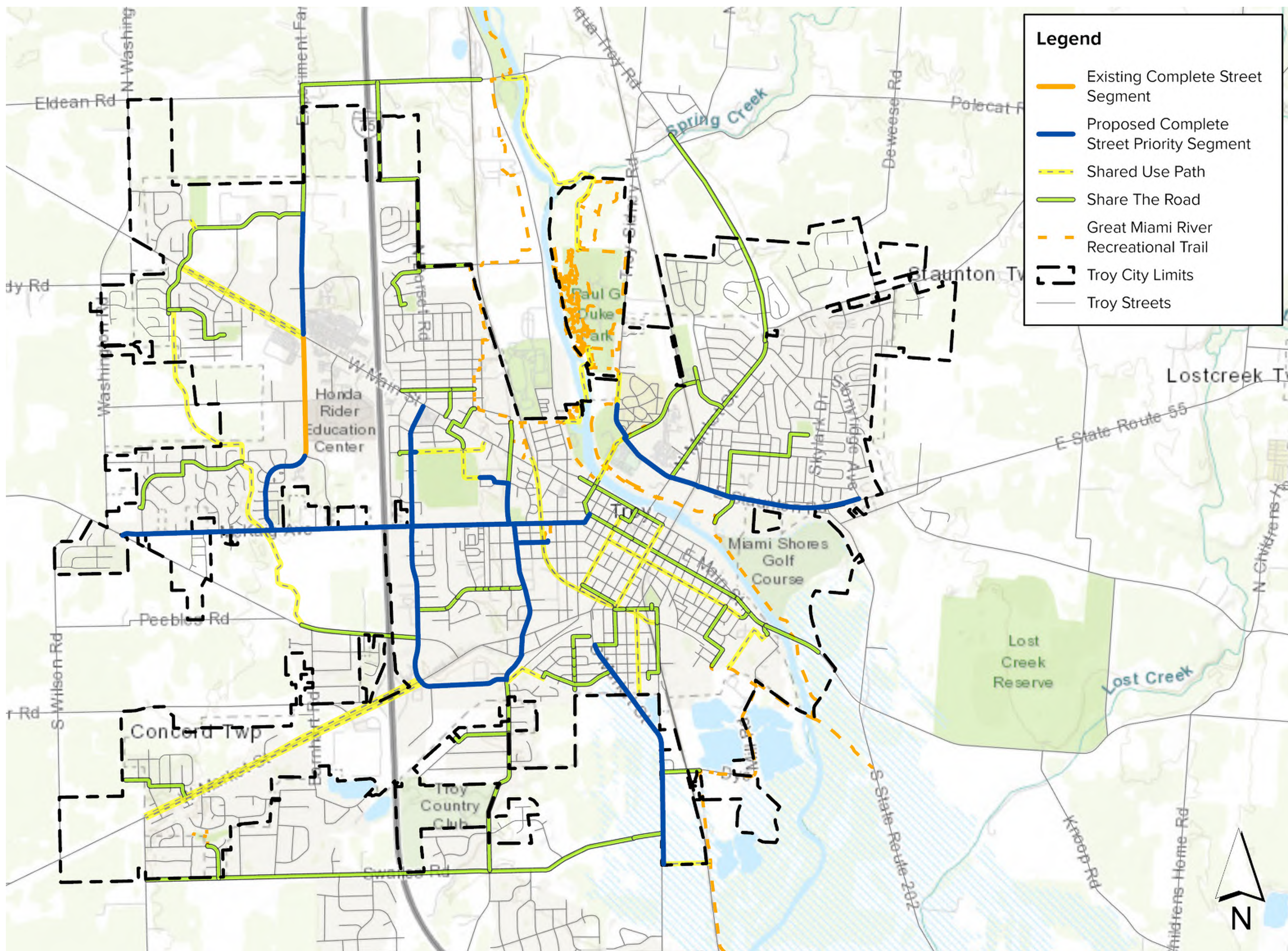
GROWTH MANAGEMENT

HOW CAN TROY GROW AND KEEP THAT “SMALL TOWN FEEL”?

Throughout the public engagement process, Residents and visitors alike love Troy’s sense of community and connectedness. Careful land use planning will preserve Troy’s beloved character. The Close-Knit Factor is a way to evaluate future development and how it is supporting these objectives.



COMPLETE STREETS

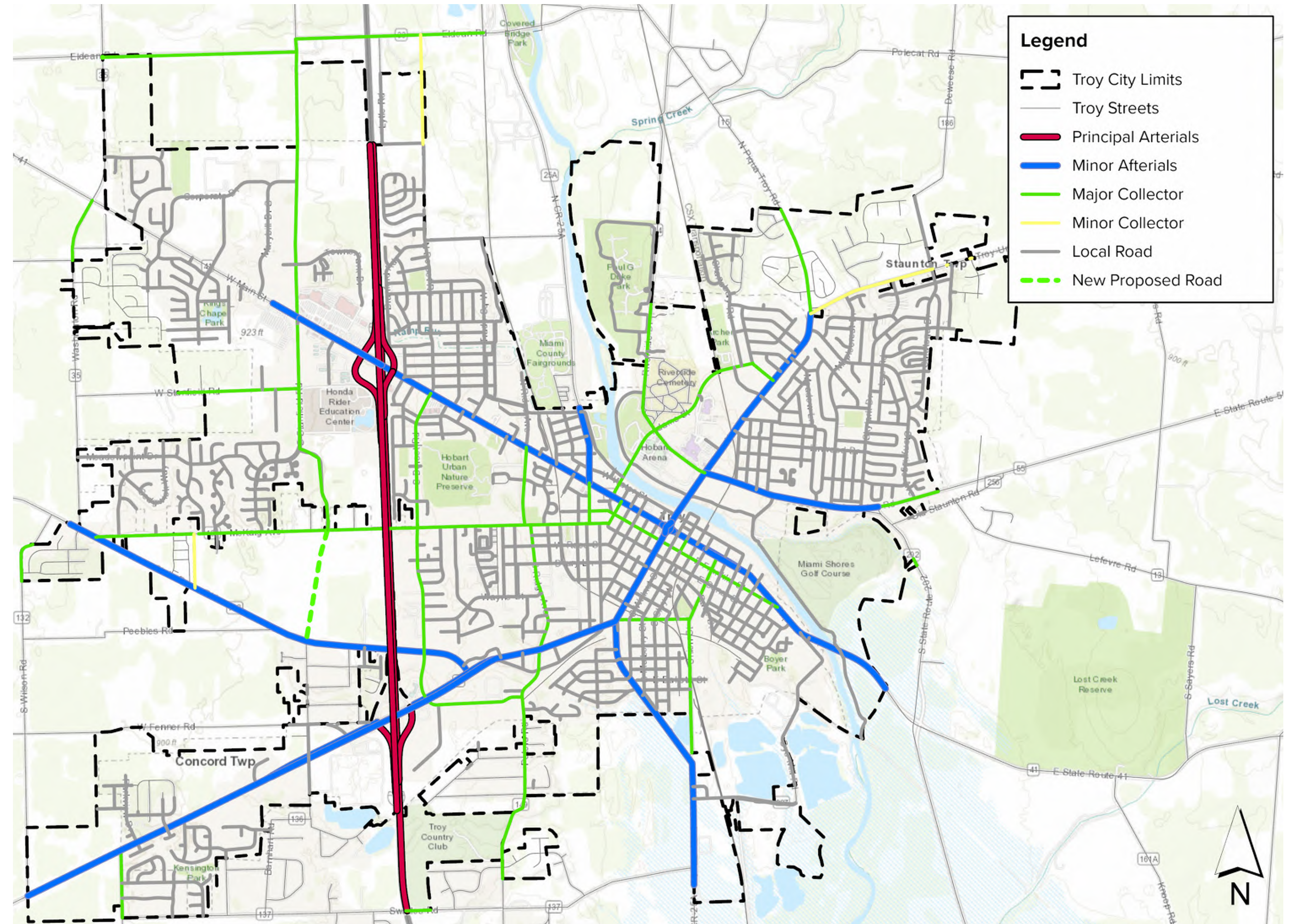
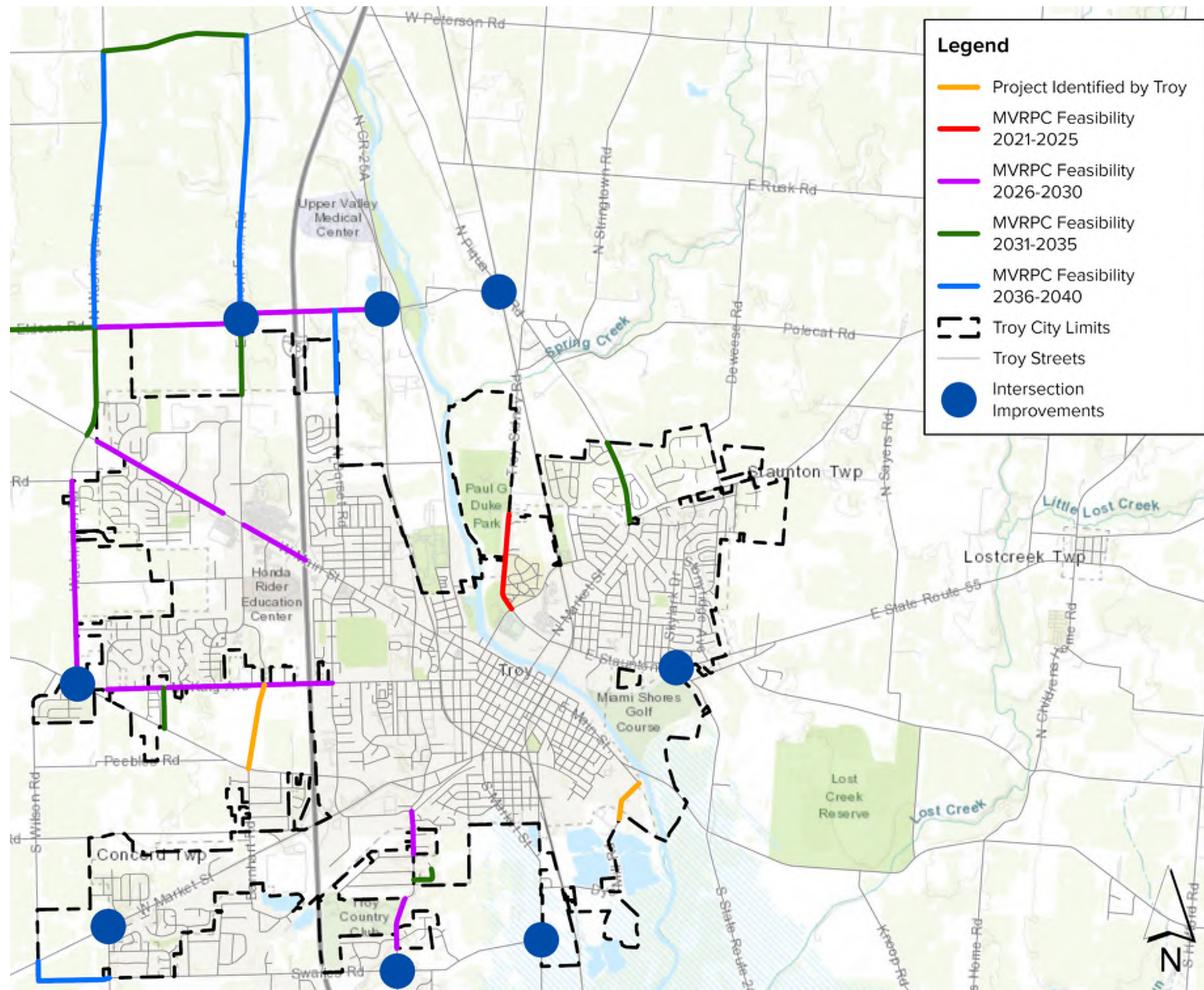


What We Heard

Complete Street Preferences from the Hometown Halloween and Grand Illumination Events

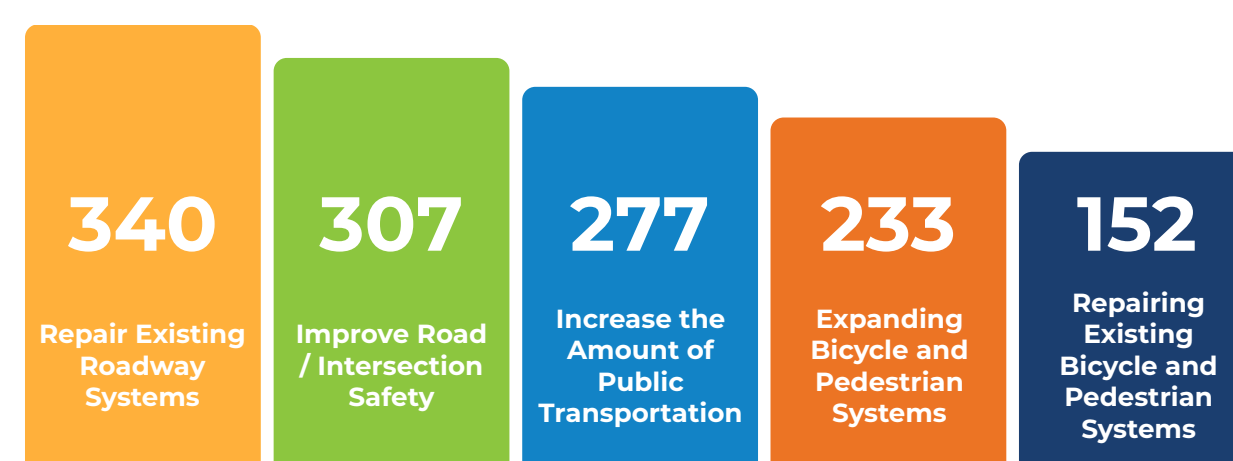


THOROUGHFARE PLAN



What We Heard

Online Survey:
Which of the following
transportation projects
would benefit Troy the
most?



ATTAINABLE HOUSING

What We Heard

Online Survey:
What style and character of housing would you like to see in Troy?



PERMIT AND INCENTIVIZE
MICRO-UNITS



PARTNER WITH BUSINESSES
FOR EMPLOYER ASSISTED
HOUSING



ENCOURAGE MIXED-USE



CREATE A HOUSING LAND
TRUST



REHABILITATE OR
CONSTRUCT INFILL HOUSING
UNITS

PARKS & RECREATION AND SOCIAL SERVICES

PARKS & RECREATION OBJECTIVES AND STRATEGIES



NEW PARK SPACE WITHIN
NEIGHBORHOODS WEST OF
I-75



ALIGN PARKS MASTER PLAN
WITH STATE GOALS FOR
MORE GRANTS

SOCIAL SERVICES OBJECTIVES & STRATEGIES



EXPANDED OPTIONS FOR
TRANSPORTATION TO
EMPLOYMENT



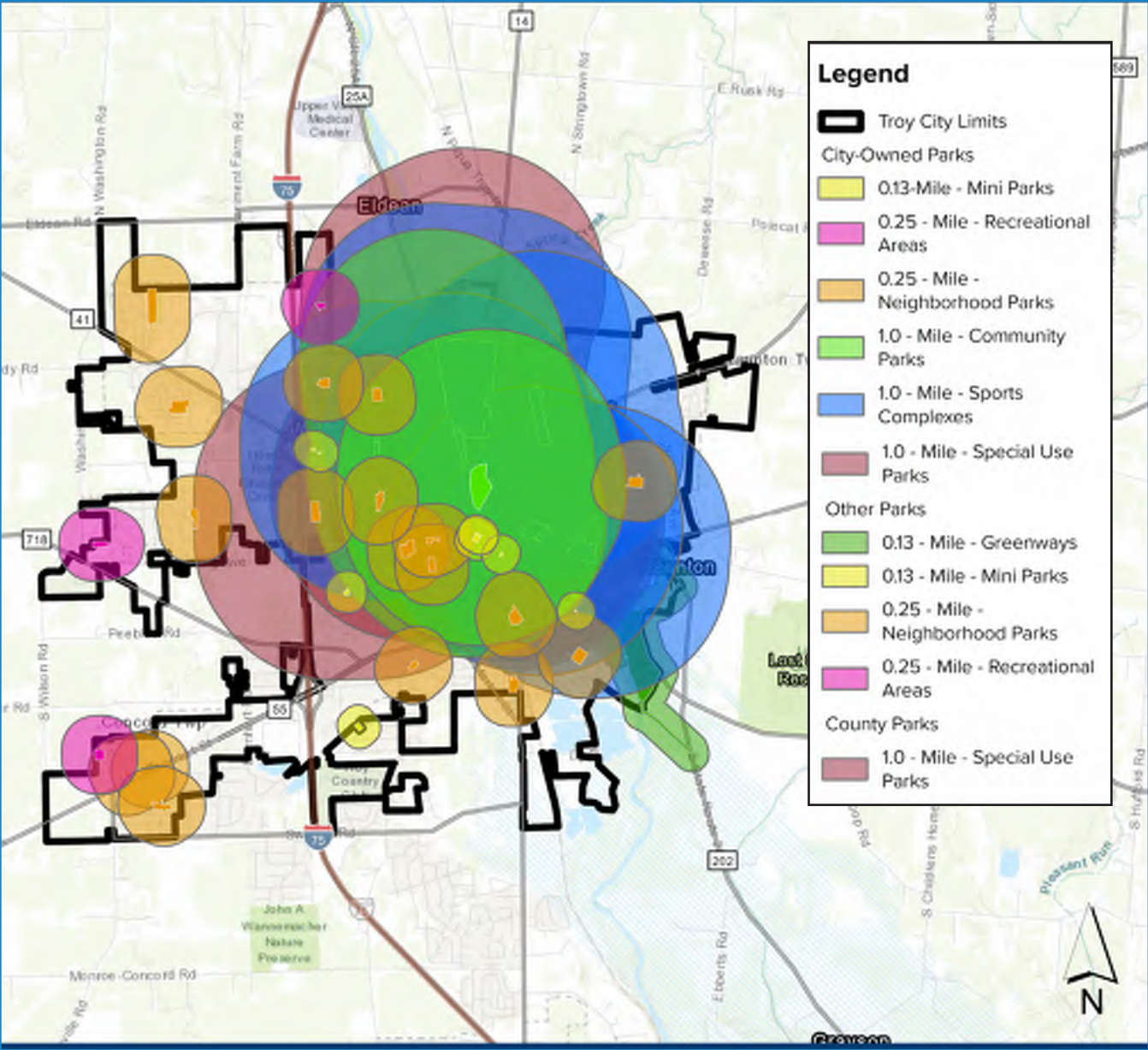
RENTAL REGISTRATION &
INSPECTION PROGRAM



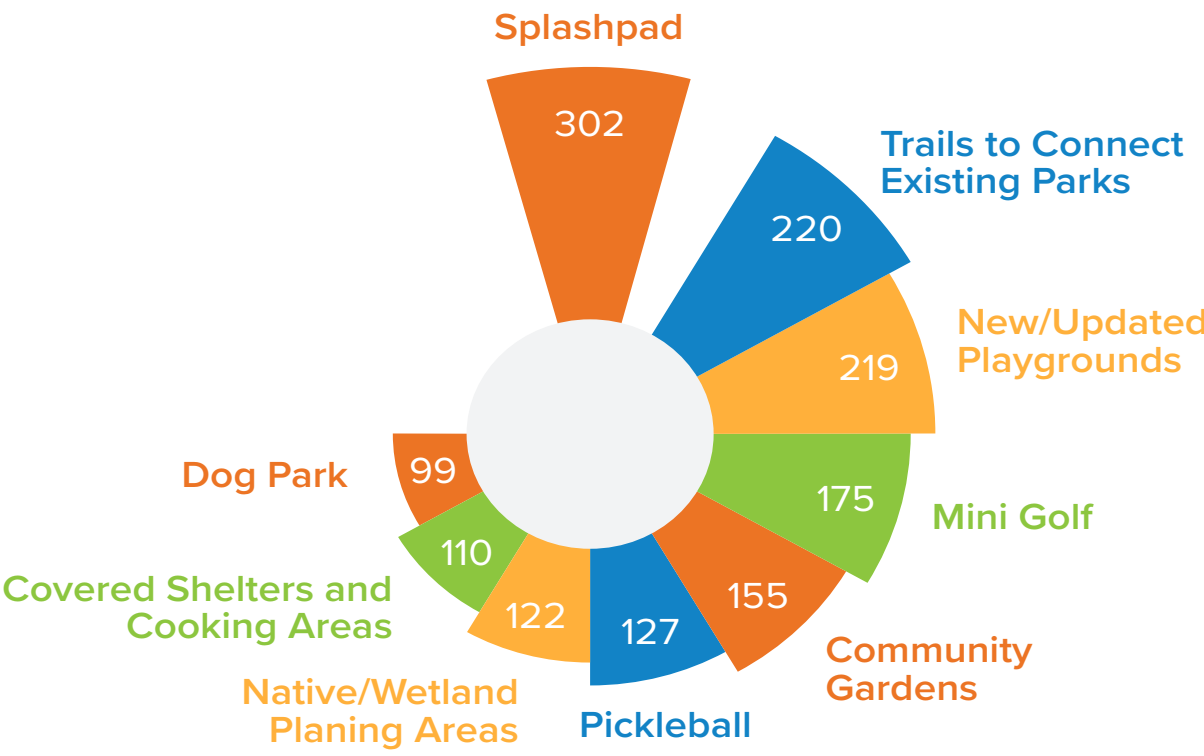
FOOD DESERT ANALYSIS
& LOCAL PROVIDER
PARTNERSHIP

What We Heard

Current Park Service Areas



Online Survey:
Desired Additional Park
Amenities



HOME REPAIR LOANS FOR
LOW & RESTRICTED INCOME



TOOL LENDING CENTER FOR
HOME MAINTENANCE
ASSISTANCE

CRITICAL PATH STRATEGIES

STRATEGIES 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.

YEAR 1

NEW ZONING DISTRICTS



OFFICE-RESIDENTIAL



DOWNTOWN MIXED-USE



TRADITIONAL
NEIGHBORHOOD

ENCOURAGE MICRO-UNITS



REDUCE REQUIRED
PARKING



FORMALIZE SHARED
PARKING REQUIREMENTS



UPDATE REGULATIONS AND
INCENTIVES FOR LOCAL
EMPLOYEE HOUSING

STRATEGY 3

Amend the City’s ordinances related to required park space and the ability to pay a fee-in-lieu of providing new parkland as opposed to required physical improvements with more defined criteria to determine when a developer may pay the alternative fee-in-lieu amount instead of providing new park amenities.

YEAR 1

CRITICAL PATH STRATEGIES

STRATEGY
6

Investigate the adoption of a rental registration and inspection program to help identify substandard living conditions in rental residential housing.

YEAR 2

CENTERVILLE, OHIO RENTAL INSPECTION CHECKLIST & FLYER

PROTECT YOUR NEIGHBORHOOD'S PROPERTY VALUES

Fence

- Fences require a permit and must be maintained in good condition. The owner must post/fence any substandard fence. There must be a 4' height.

Yard

- Yards must be maintained.
- Dead or diseased plant materials including trees and shrubs should be removed or treated.
- Brush piles must be less than 24" tall and are located to one side of the yard.
- Planned lawns should be mowed, or weeds should be controlled.
- Items designed for indoor use including furniture, equipment, and other miscellaneous items should not be stored outside for more than 14 days.
- Trash cans cannot be stored in the front yard, close to the road, or on the side of the property.

Parking

- Driveways must have a hard paved surface and be in good condition.
- Items should not be parked in grass or on the driveway.
- Items may be temporarily parked in the driveway for three days in any 14-day period.

Accessory Uses

- Any structure must be in good condition and be attached to the main structure.
- Any structure must be less than 24" tall and be attached to the main structure.
- Any structure must be less than 24" tall and be attached to the main structure.

Principal Structure

- House must be in good condition and must be a minimum of 4'.
- Exterior building surfaces must be structurally sound, adequately sealed, and in good repair.

City offers resource assistance

The City of Centerville maintains a list of resources for residents seeking assistance regarding the exterior of their homes. Many of these resources are available through the City Office. For more information, please contact the City Office at 419-473-1111.

Call 911

Call 419-473-1111

Exterior Inspection Office
419-473-1111
Information on exterior inspection
Municipal Building, 1st Floor
100 W. Spring Valley Road

Building Inspection Office
419-473-1111
Building inspection information
Municipal Building, 1st Floor
100 W. Spring Valley Road

Planning Office
419-473-1111
Planning information
Municipal Building, 1st Floor
100 W. Spring Valley Road

Engineering and Public Works
419-473-1111
Public works information
Public Works Center
1010 S. Main Street

CHECKLIST

Reviewing your rental unit for compliance with this list based on the Centerville Property Maintenance Code could save you from costly re-inspections. 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 these 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 electrical and vehicle outlets?
- Are all power 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 remodeled 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)?

STRATEGY
7

Develop a more robust understanding of Troy's industry clusters. For example, related businesses, utility needs, typical site and building size requirements, workforce demands, and supply chains, to showcase why Troy is an excellent fit for their expanding businesses.

YEAR
2 TO 3

CRITICAL PATH STRATEGIES

STRATEGY 8

Work with partners and City-budgeted resources to create funding opportunities that assist with the conversion of upper-story building space into apartments, offices, or condos.

YEAR 3

CASE STUDY: SEYMORE (IOWA) MAIN STREET “UPPER STORY RESIDENTIAL GRANT PROGRAM”



STRATEGIES 9 & 10

Update the 2019 Troy parks assessment of all existing facilities into a five-year parks and recreation master plan to align department goals with the State of Ohio Statewide Comprehensive Outdoor Recreation Plan (SCORP) to help procure available grant funding.
Continue incorporating innovative features that enhance the recreational experience and require less maintenance and passive participation, such as meditation gardens and walking paths.

YEAR
3 TO 5

CRITICAL PATH STRATEGIES

STRATEGY
11

Use “left-over” spaces, such as the corner on-street parking lots around the public square, to create temporary seating, outdoor dining, and activity areas for residents and kids in Downtown Troy.

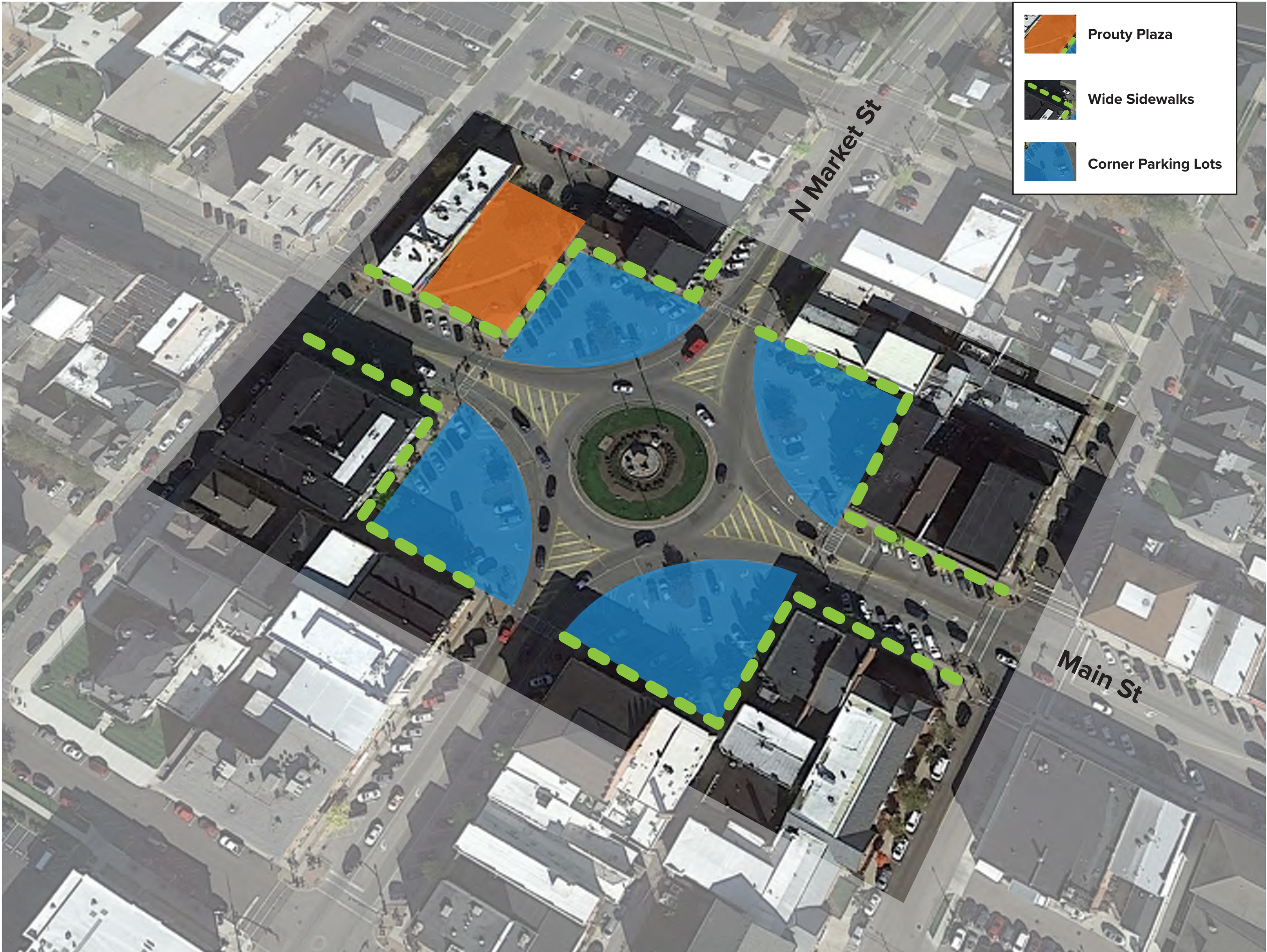
YEAR 4



OUTDOOR PROJECTIONS



PARKING SPOT PARKLET



PUBLIC RESTROOMS



SEATING AREAS FOR ALL AGES



WINTER OUTDOOR DINING BUBBLES



SPLASH PAD



INTERACTIVE ART



PLAY AREAS

CRITICAL PATH STRATEGIES

STRATEGY
12

Complete modeling of water and wastewater facilities in the northwest, west, northeast, and south primary growth areas and the City’s water and wastewater master plans to incorporate recommendations into the Capital Improvement Program.

YEAR
3 TO 4

STRATEGY
13

Explore the creation of micro-transit systems for busy times, such as Friday Nights and Festivals, to connect patrons with parking spaces across the river.

YEAR
3 TO 5

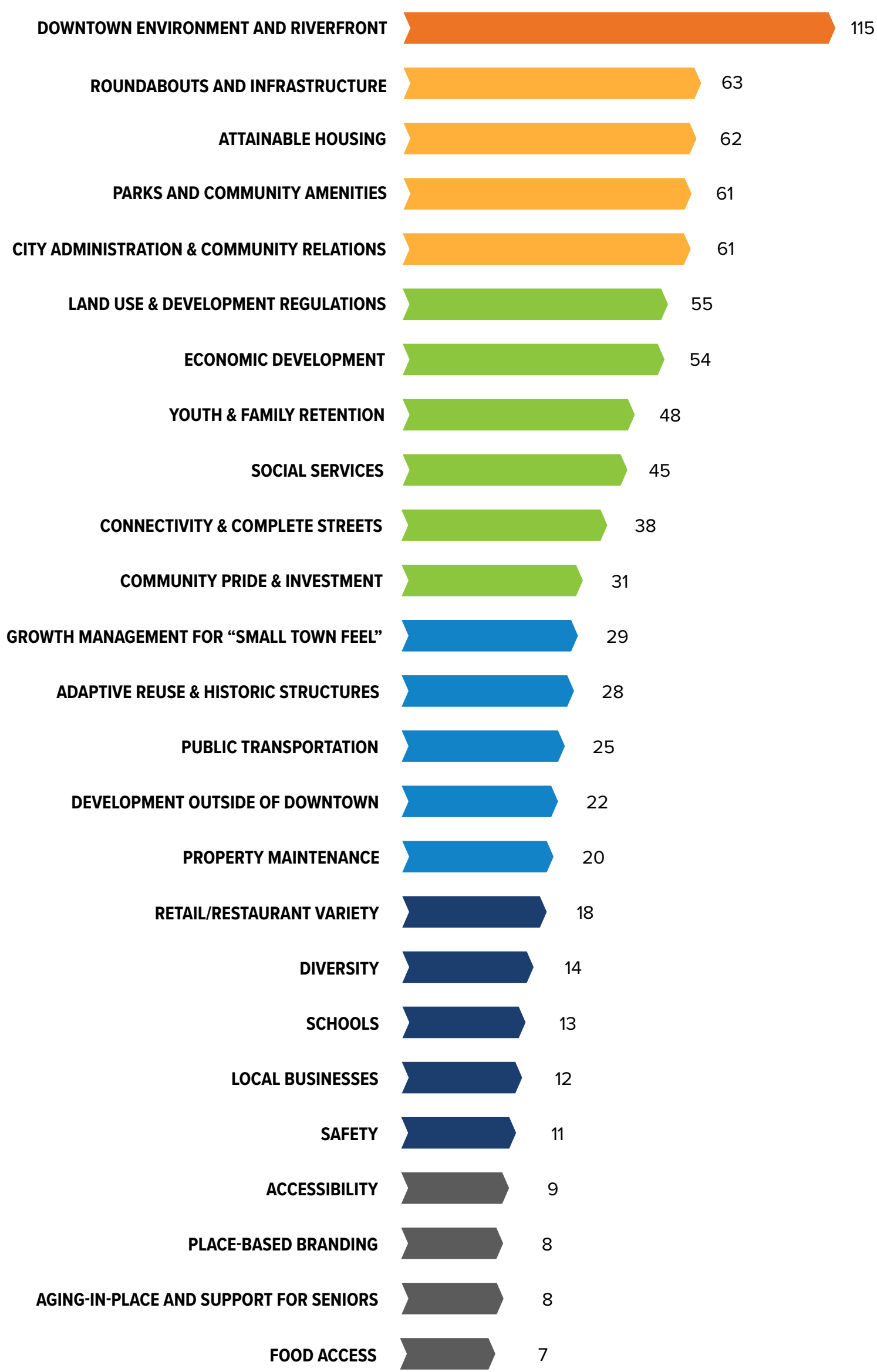


SHUTTLE EXAMPLE



WHAT WE HEARD

KEY THEMES FROM PUBLIC RESPONSES



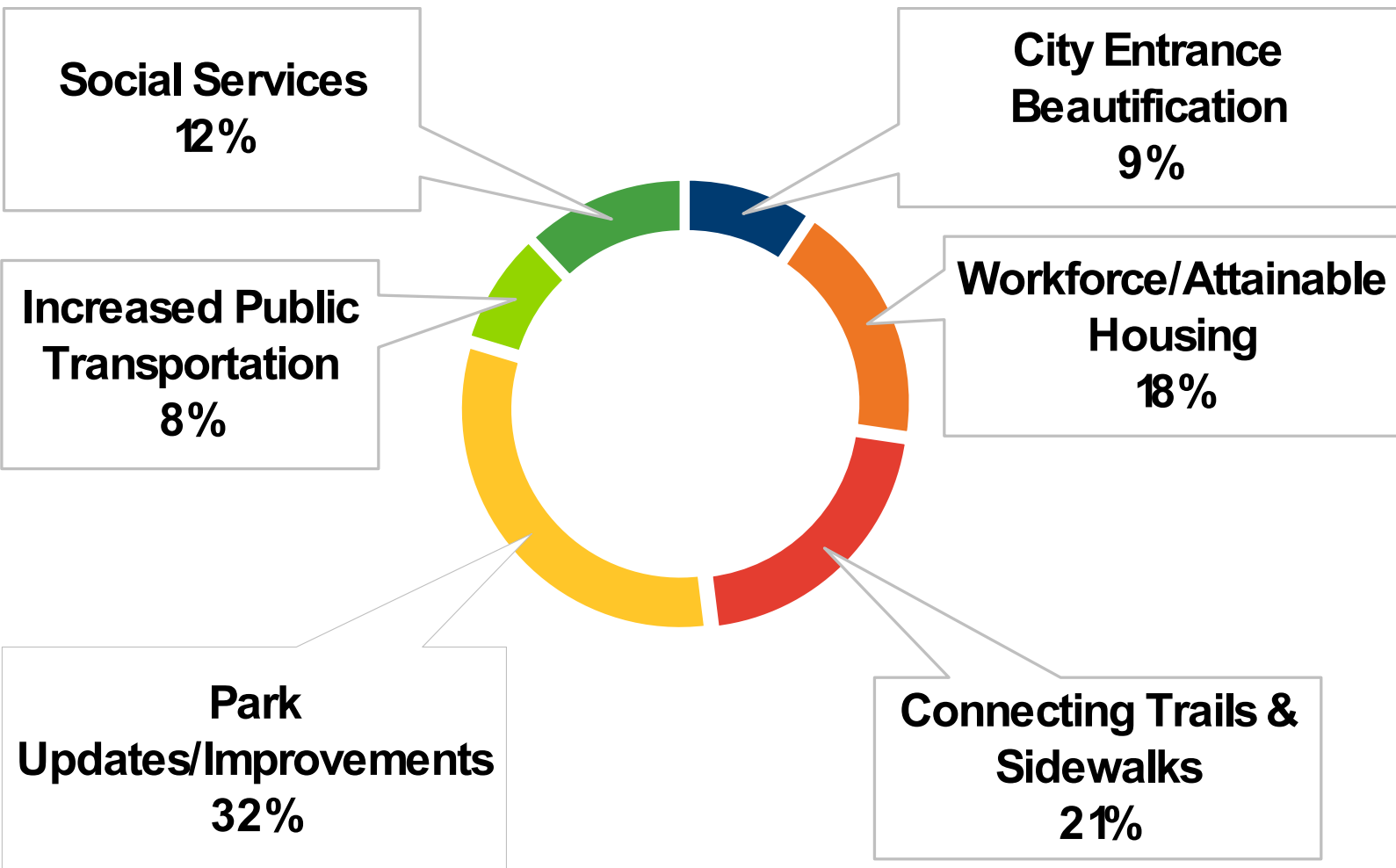
COMPREHENSIVE PLAN CHAPTERS

Growth Management
Land Use
Transportation and Infrastructure Planning
Economic Development
Attainable Housing
Parks and Recreation
Social Services
Downtown and Riverfront Development

WHAT ENGAGEMENT RESPONDENTS LOVE ABOUT TROY



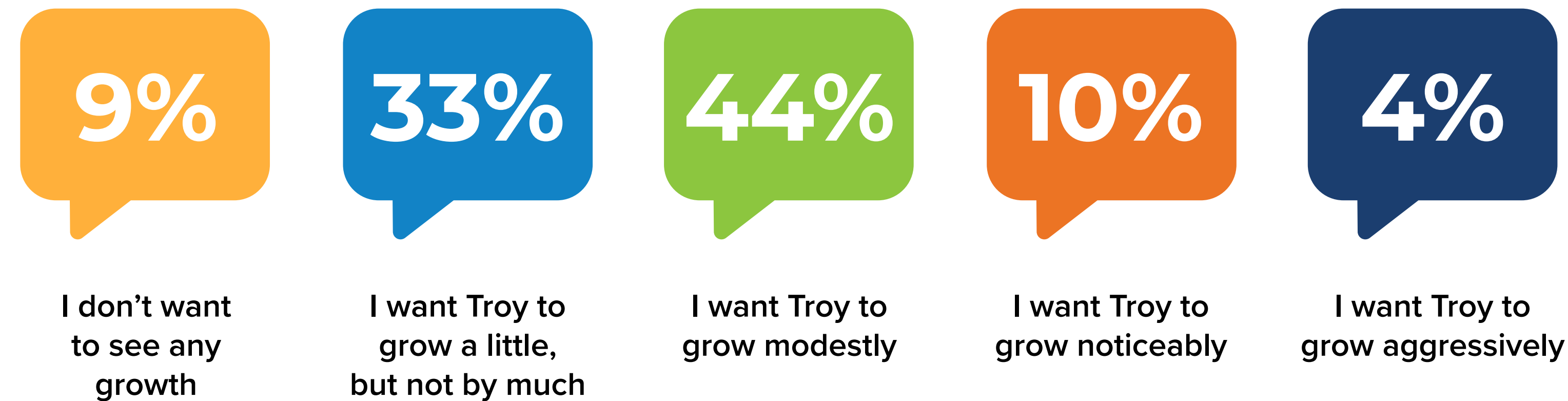
PUBLIC EVENT ACTIVITY: WHERE SHOULD WE SPEND OUR MONEY?



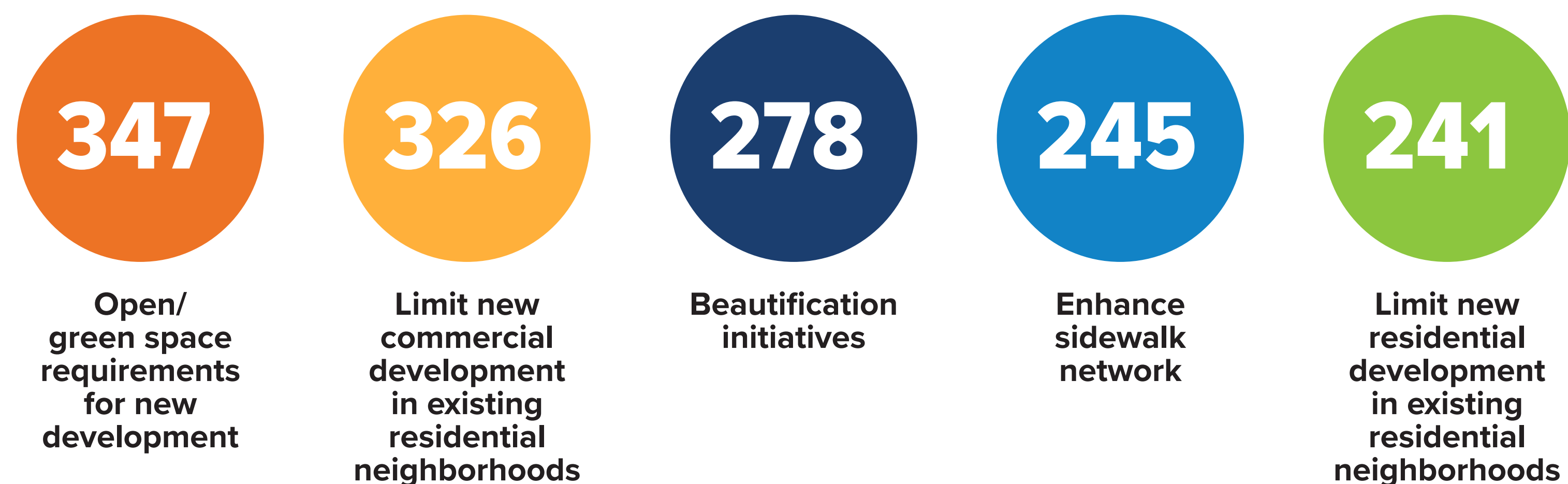
GROWTH MANAGEMENT

What We Heard

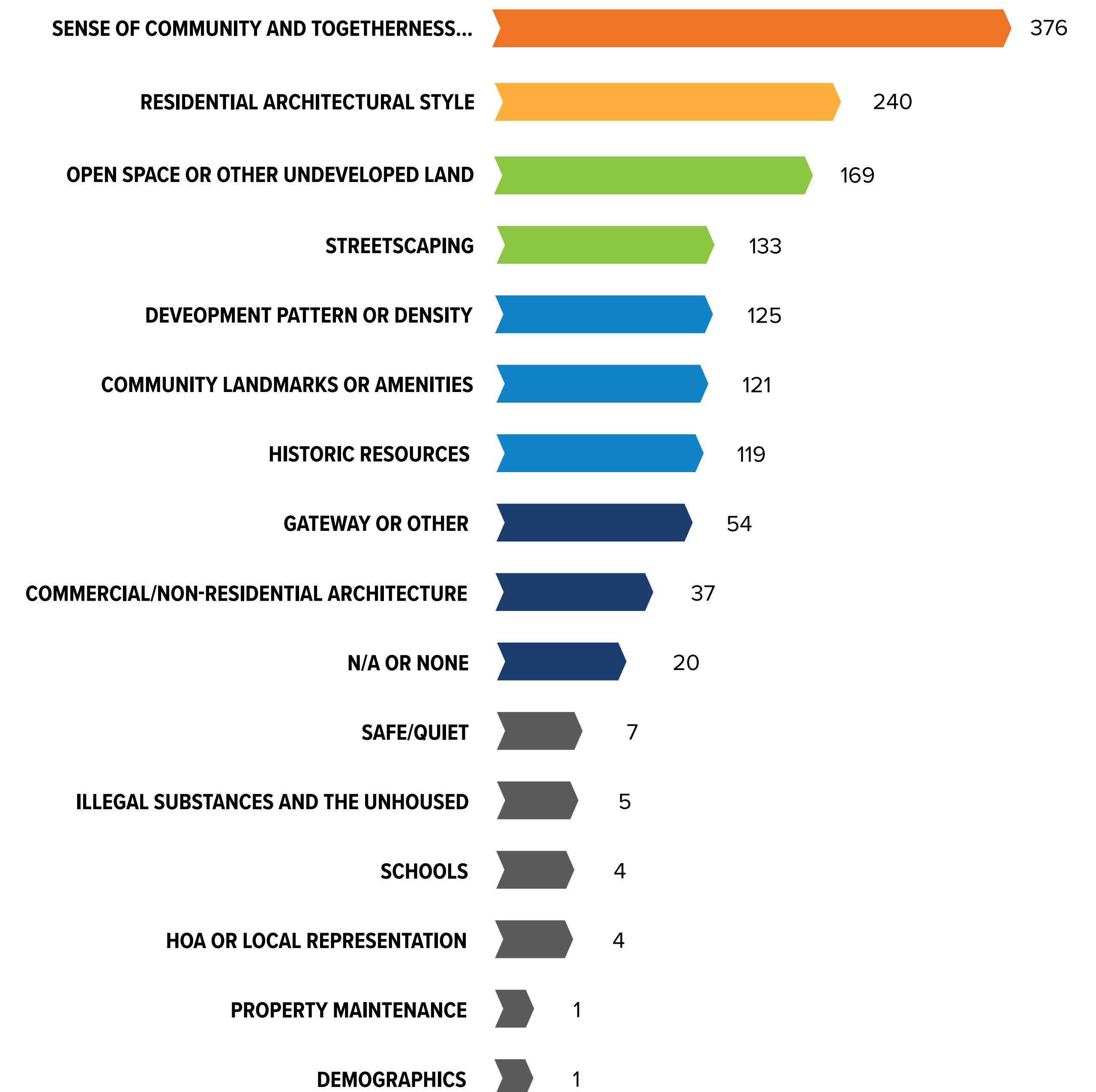
From The Online Survey,
How Do You Feel About Troy Growing?



From The Online Survey,
What policies should Troy pursue in the future to preserve or enhance the character in established residential neighborhoods?



Online Survey:
The features that contribute most to the character of my neighborhood are...



ECONOMIC DEVELOPMENT



**“HOMEGROWN”
BUSINESS INCUBATOR
PROGRAM**



**COMMERCIAL REAL
ESTATE MARKETING
TAILORED TO TARGET
INDUSTRY NEEDS**



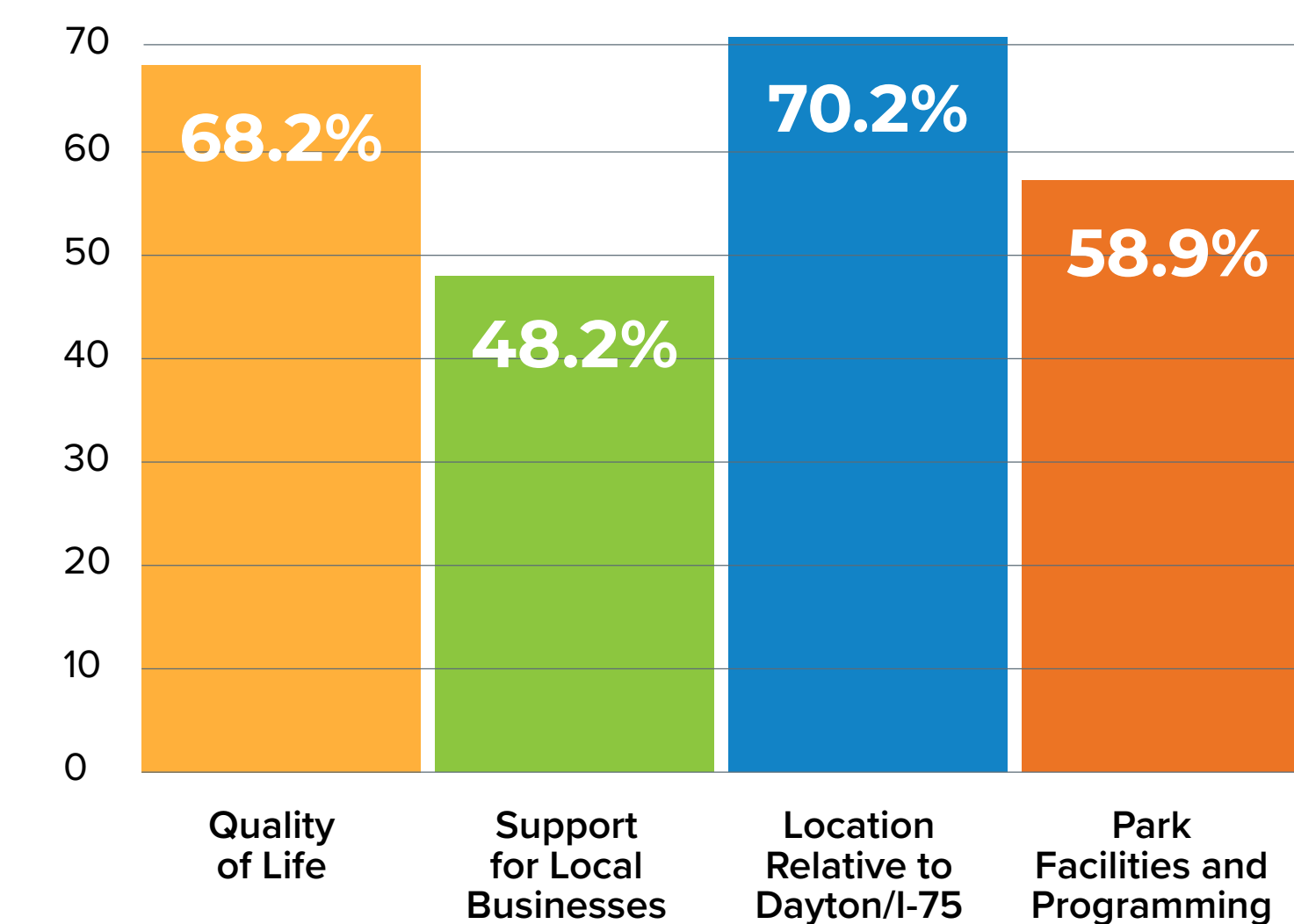
**BUSINESS RETENTION
& EXPANSION
PROGRAM WITH
A CUSTOMER
RELATIONSHIP
MANAGEMENT SYSTEM
AND A UTILITY “EARLY
WARNING” SYSTEM**



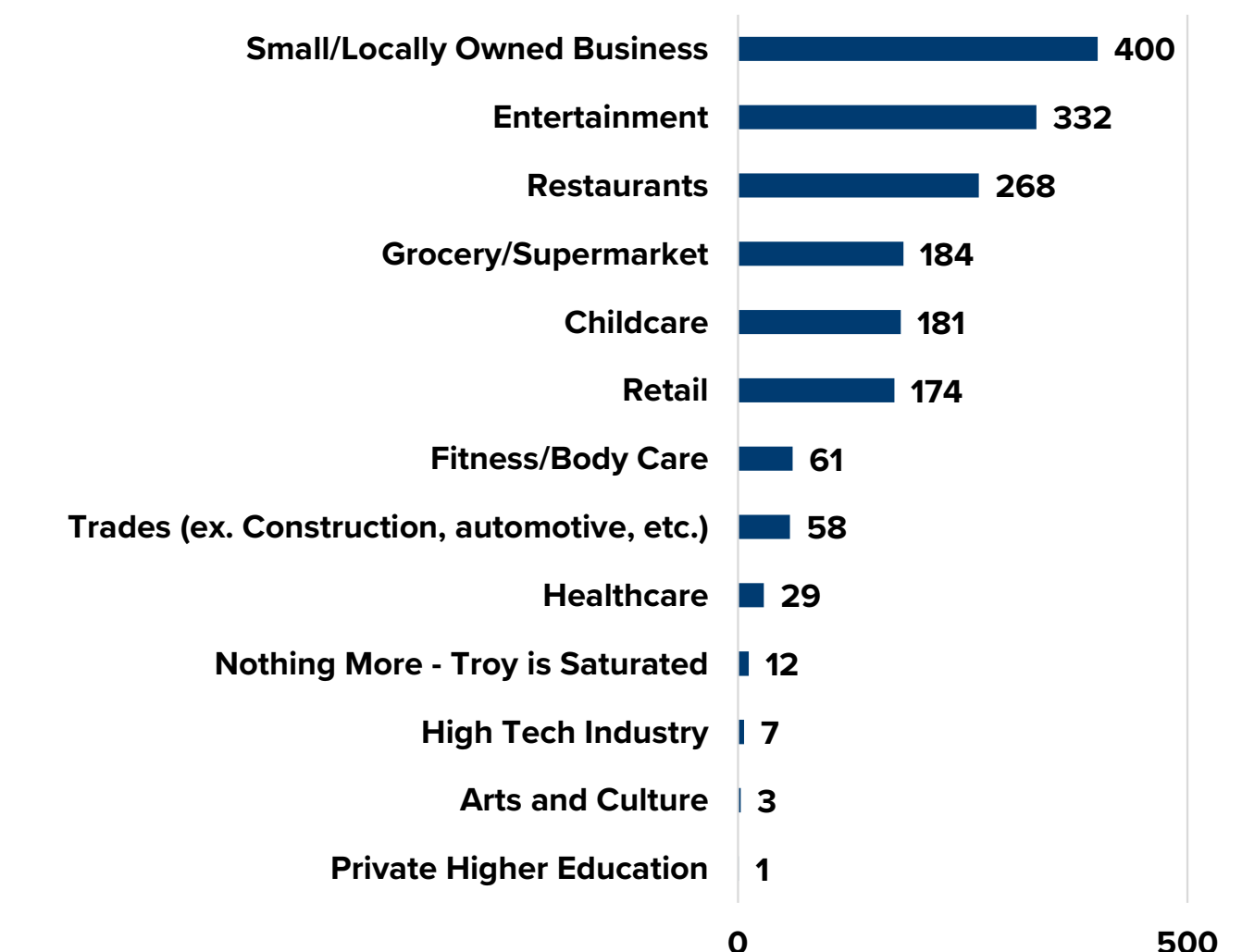
**CITY-HOSTED
MARKETING EVENTS
FOR COMMERCIAL
BROKERS &
DEVELOPERS**

What We Heard

Online Survey: Troy’s top assets.



Online Survey: What types of businesses does the City of Troy need more of?



**ATTEND & NETWORK
AT CONVENTIONS FOR
RETAILERS**



**INCENTIVES FOR
HOTELS WITH LARGER
MEETING SPACES**



**EXPANDED CITY
BRANDING &
WAYFINDING TO
PARKS, SHOPPING
AREAS, AND BUSINESS
PARKS**



**ENHANCED JOB
TRAINING PROGRAMS
WITH LOCAL
EDUCATION PARTNERS**

DOWNTOWN & RIVERFRONT



UPPER STORY
CONVERSION
TO CREATE NEW
HOUSING



CREATE A
COMMUNITY
ENTERTAINMENT
DISTRICT TO DOUBLE-
DOWN ON THE DORA'S
SUCCESS

What We Heard

Troy's retail opportunities adjusted for the impacts of e-commerce, such as Amazon.

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

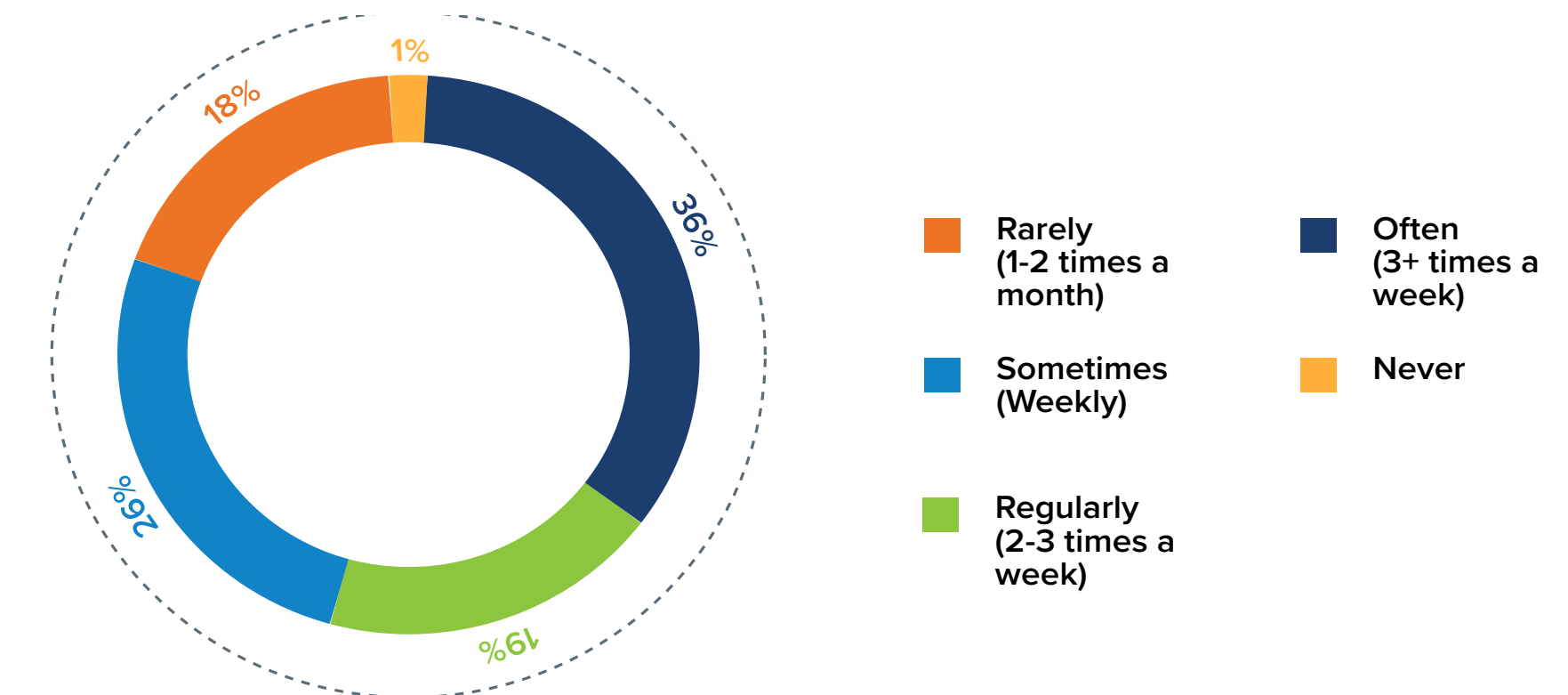


DIVERSIFY PUBLIC
SPACES AND
EXPERIENCES BY
USING "LEFT-OVER"
SPACES



LINK RESIDENTS AND
VISITORS TO EXISTING
SPACES TO ADDRESS
DOWNTOWN'S
PERCEIVED PARKING
SHORTAGE

Online Survey: How often do you visit Downtown?



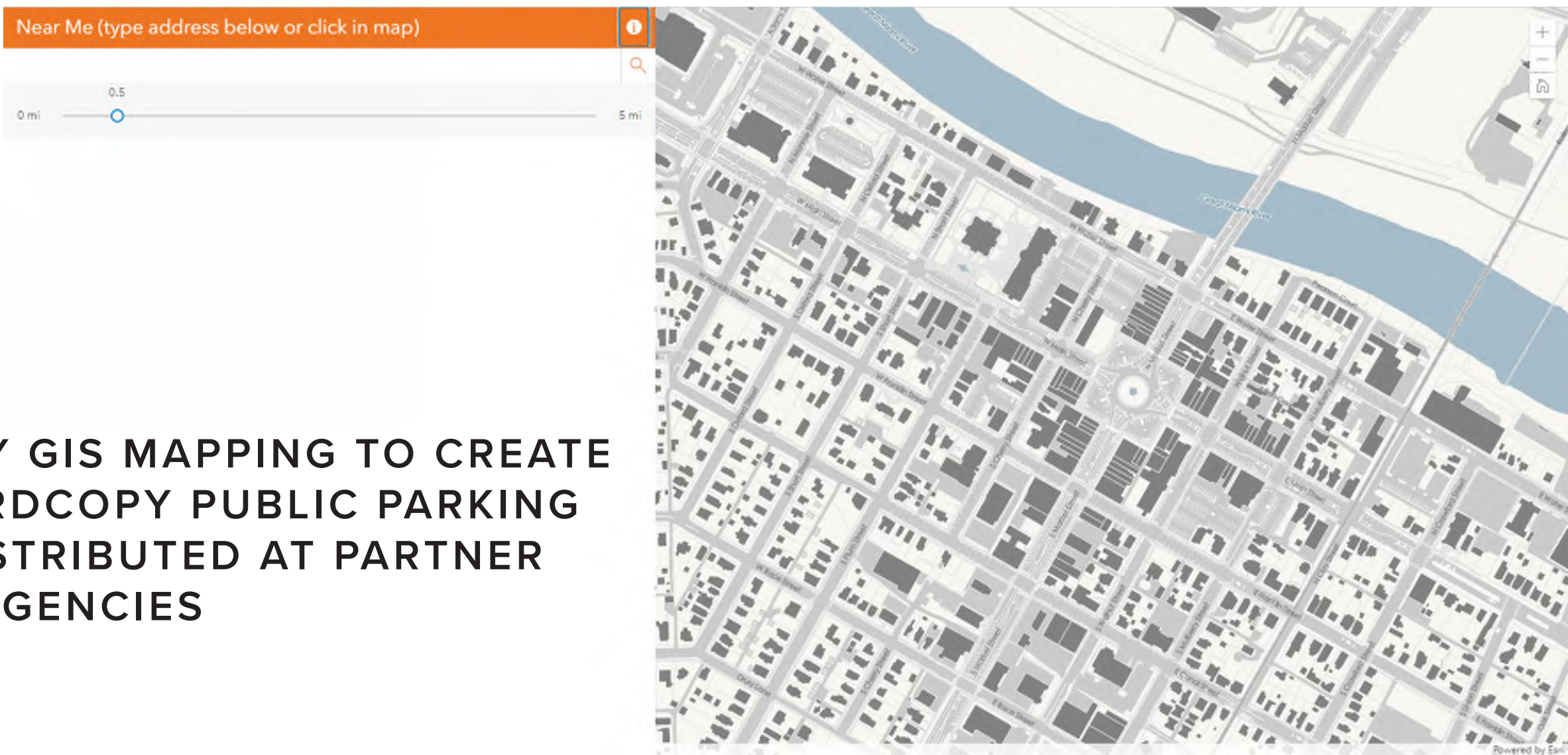
CRITICAL PATH STRATEGIES

STRATEGY
4

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.

YEAR 1

USE EXISTING CITY GIS MAPPING TO CREATE
DIGITAL AND HARDCOPY PUBLIC PARKING
MAPS TO BE DISTRIBUTED AT PARTNER
AGENCIES



STRATEGY
5

Continue to plan to use the City's former industrial areas near the Great Miami River and Downtown to create mixed-use and varied housing options.

YEAR
1 TO 3

FORMER SPINNAKER SITE REDEVELOPMENT OPPORTUNITY



AN EXAMPLE OF TRAIL-ORIENTED MIXED-USE
REDEVELOPMENT