



**AGENDA - TROY PLANNING COMMISSION MEETING  
WEDNESDAY, JANUARY 22, 2020, 3:30 P.M.  
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 1-8-2020
3. Historic District Application - for window sign and refacing of existing wall at 233 S. Market Street  
Owner: Solutions Real Estate Investments, LLC, Jim & Judy Kaster  
Applicant: Kevin & Jennifer Smith -ArkHOUSE Co.  
-Commission to make decision
4. Halifax Villas Planned Development, major revisions to the General Plan of the Planned Development:
  - A. Relocation of the club house;
  - B. Expanding the boundary of the Planned Development;
  - C. Rezoning of area of expanded boundary from A-R, Agricultural Residential Zoning District, to a Residential Planned Development (PD-R)  
Owner/Applicant: Halifax Land Company, Frank Harlow  
-Commission to determine whether or not to hold a Public Hearing  
-Commission to provide a recommendation to Troy City Council
5. Other.

**Note to Commission members:**

If you will not be attending, please email or call Sue.  
Note that Mr. Kappers will not be at the meeting.

January 8, 2020

A regular meeting of the Troy Planning Commission was held Wednesday, January 8, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Vice-Chairman James A. McGarry presiding. Other Members Present: Oda, Titterington, Wolke, Ehrlich, and Westmeyer; Zoning Inspectors Watson and Brandon; Assistant Development Director Harris.

It was noted that Mayor Robin Oda has joined the Planning Commission.

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.** Upon motion of Mr. Wolke, seconded by Mr. Titterington, Alan Kappers, was re-elected Chairman and James McGarry re-elected Vice Chairman of the Troy Planning Commission.

The minutes of the December 11, 2019 meeting were approved upon motion Mr. Wolke, seconded by Mr. Titterington.

**CONFIRMATION OF LETTER SENT REGARDING VILLAGES OF CONCORD PRELIMINARY PLAN DECISION.** Staff provided a copy of the decision letter send to Mr. Hawk and Mr. Tomb stating the decision made by the Commission at the November 27, 2019 meeting regarding the Villages of Concord Preliminary Plan. The Director of Law suggested that the Commission confirm that the letter was sent and accurately represents the decision of the Commission. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the following letter was sent to Mr. Hawk and Mr. Tomb as a result of the November 27, 2019 Planning Commission meeting, and that the decision letter accurately represents the decision of the Planning Commission:

\*December 2, 2019

RL Hawk, LLC  
c/o Jeremy Tomb  
124 W. Main St.  
Troy, OH 45373

Re: Villages of Concord Preliminary Plan

Dear Mr. Tomb,

On Wednesday, November 27, 2019, the City of Troy Planning Commission recommended approval of the Preliminary Plat for Villages of Concord with the following conditions:

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. Before final plat approval, Declaration and Regulations of a Home Owners Association shall be created so as to provide a mechanism for the maintenance of the private streets and roadways and the enforcement of the payment of such expenses equally by all owners of lots in the Subdivision.

The motion was passed with a unanimous, roll call vote.

Should you have any questions, please contact me at 937-339-9481.

Sincerely,

Shannon Brandon  
Zoning Inspector \*

Motion passed by unanimous roll call vote.

**HISTORIC DISTRICT APPLICATION FOR REPLACEMENT OF EXTERIOR DOOR AT 209-215 E. FRANKLIN STREET & PAINTING OF EXTERIOR DOORS: OWNER/APPLICANT SHELDON SHOBE.** The applicant was not present. Staff reported: the property is zoned OR-1, Office Residential District; the property is not on the National Register of Historic Places; the structure was built in approximately 1915; request is for the replacement of existing French doors, which have been damaged, with a new wood and glass door, with side light; painting the new door and side light to match the other existing exterior doors in Sherwin Williams, Tame Teal – code SW6757, which color was approved by Planning Commission for the remaining exterior doors in August 2018; and staff recommends approval based on the findings of:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed color is in keeping with the existing color of the exterior doors.

In response to Mr. Titterington, staff advised that this property formerly only had the address of 209 E. Franklin Street and now has the address of 209-215 E. Franklin Street as it has been converted to multi-family use.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the historic district application for 209-215 E. Franklin Street as submitted, based on the color of Sherwin Williams, Tame Teal – code SW6757 as viewed by the Commission, and based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed color is in keeping with the existing color of the exterior doors.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

There being no further business, the meeting adjourned at 3:35 p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary



TO:	Troy Planning Commission
FROM:	Shannon Brandon
DATE:	January 22, 2020
SUBJECT:	Historic District Review: 233 S. Market St.
CASE #:	HR-02-20
OWNER:	Solutions Real Estate Investments, LLC-Jim and Judy Kaster
APPLICANT:	Kevin & Jennifer Smith – ArkHOUSE Co.

**PROPOSAL:**

Kevin and Jennifer Smith of ArkHOUSE Co., is asking for the Planning Commission to review an application for a window sign and to reface an existing wall sign at 233 S. Market St.

**DISCUSSION:**

The OHI form describes this building as a two-story vernacular commercial building with a gable roof over half the building and a flat roof over the remaining half. All trim and windows look original. Three storefronts survive in close to original form.

This building is currently painted a light grey with white trim around the windows, black awnings and accessories, and black metal work on the second story.

The block in which this building resides, in the Historic District, consists of the following: an automotive repair shop, a beverage drive-thru, and a parking lot. There are no OHI forms for the repair shop and the drive-thru. However, based on observation, both buildings have gone through renovations in the past that have resulted in the possible loss of historic architecture. Both buildings are very plain with no character defining features that contribute to an overall historic feel within the whole block.

The applicant is now proposing to install a wall sign above the front door, and a wall sign above each of the windows on the front of the building. The total square footage of all three (3) signs is 21 square feet. The applicant is permitted to have a total of 25 square feet. The material of the signs is PVC. The signs consist of a black background with white lettering.

The applicant is also proposing to install a gooseneck light above each of the windows on the front of the building. The material of the lights is metal, and will be black in color.

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

**RECOMMENDATION:**

Staff recommends approval based on the following:

- The proposed signs are a color that complements the existing colors found on the building;
- The buildings in the same block have been altered in the past and have no character defining features;
- The proposed signs and lighting will not alter the look of the building, and will not alter the look of the street block as a whole.

Planning Commission  
Historic District Application  
Revised 03/03/15

OFFICE USE ONLY

Date Filed: 12-30-19  
Case #: HR-02-20  
Date of Meeting: 1-22-2020

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

Date 11/12/19

Applicant Kevin & Jennifer Smith Telephone No. (937) 214-1489

Owner of Property Jim Kaster Has the Owner been Notified? yes

Address of Project 233 S Market Street

Contact Address (if different than Project Address) 990 Hickory Hollow Rd Troy OH 45373

Name of Architect/Engineer and/or Contractor Quint Creative Signs

Application for renovation to include the following:

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

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

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

SIGNATURE OF APPLICANT:

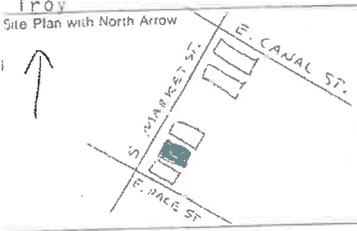
Judith Kaster

SIGNATURE OF PROPERTY OWNER:

Jennifer L. Smith  
Judith Kaster  
Judith  
Jim Kaster

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

1. No.		2. County Miami		4. Present Name(s) S. Cooper LMT, Troy United Insurance Agency, Fund Inc. <input type="checkbox"/> Coded	
3. Location of Negatives City of Troy Devel. Dept		5. Historic or Other Name(s) J. Pfeiffer Building			
6. Specific Address or Location 229-35 S. Market St.		16. Thematic Association(s) Commercial		28. No. of Stories 2	
7. Lot, Section or VMD Number		17. Date(s) or Period 1880		29. Basement? Probably <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. City or Village Troy		17b. Alteration Date(s) Unknown		30. Foundation Material Ashlar	
9. Site Plan with North Arrow 		18. Style or Design N/A		31. Wall Construction Frame	
10. U.T.M. Reference Quadrangle Name Troy		18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Gable/Flat/Metal/Tar paper	
11. Zone 6 7 3 8 4 4 0 4 4 3 5 2 6 0		19. Architect or Engineer N/A		33. No. of Bays Front 4 Side Unknown	
12. Building Building <input checked="" type="checkbox"/>		19a. Design Sources		34. Exterior Wall Material(s) Aluminum Siding	
13. On National Register? No <input checked="" type="checkbox"/>		20. Contractor or Builder		35. Plan Shape Rectangular	
14. Part of Estab. Hist. Dist.? No <input checked="" type="checkbox"/>		21. Building Type or Plan Commercial		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District (N.R. or Local) Troy Historic District		22. Original Use, if apparent Commercial		37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> 4 over 4 <input type="checkbox"/> Other 1/1	
		23. Present Use Commercial		38. Building Dimensions 60 x ?	
		24. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		39. Endangered? By What? <input type="checkbox"/> Yes <input type="checkbox"/> No	
		25. Owner's Name & Address, if known James Kaster 1537 Brookfield Ln Troy, OH		40. Chimney Placement Unknown	
		26. Property Acreage		41. Distance from and Frontage on Road 15 x 70	
		27. Other Surveys in Which Included		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story vernacular commercial building with a gable roof over half of the building & a flat roof over the remaining, including a new concrete block addition on the rear. All trim & windows look original, however, the entry door is new. Three storefronts survive in close to original form, transoms are covered but may exist. CDF: All storefronts, all trim & windows, brackets, soffits & trim in gable.	
		43. History and Significance (Continue on reverse if necessary) The building was constructed by J. Pfeiffer in 1880. <i>Brackets?</i>		46. Prepared by J. Darbee/N. Recchie	
		44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		47. Organization F. Conaway & Assoc.	
		45. Sources of information Field observation City of Troy Miami Co. property records		48. Date Recorded in Field 5/97	
				49. Revised by	
				50a. Date Revised	
				50b. Reviewed by	

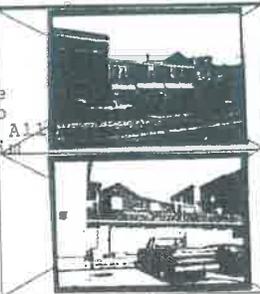
1. No. \_\_\_\_\_

2. County \_\_\_\_\_

3. \_\_\_\_\_

4. S. Present or Historic Name \_\_\_\_\_

5. Specific Address or Location \_\_\_\_\_



# APPLICATION FOR SIGN PERMIT

20190567

(A SEPARATE APPLICATION MUST BE FILED FOR EACH TYPE OF SIGN)

Address of Project: 233 S. MARKET street

Name of Business: ARKHOUSE

Applicant Name: Kevin + Jennifer Smith

Mailing Address: 990 Hickory Hollow Rd Troy OH

Daytime Phone: 937 214 1489

Email: KevinSmithstudios@gmail.com

Contractor Name: Quint Creative Signs

Mailing Address: 225 N MAIN ST Suite 110 Piquette OH

Daytime Phone: 937 615 9332

Property Owner Name: Jim KASTNER

Mailing Address: 501 FLAGSTONE WAY Tipp City, OH

Daytime Phone: 937 672 7446

Are you a New Tenant?  Yes  No

Materials: PVC RAISED

Building Setback: \_\_\_\_\_

Top of New Sign from Grade: \_\_\_\_\_

Cost of Sign: TOTAL 946.82 (All 3)

Type of Proposed Sign (circle)

- Free Standing
- Wall
- Roof
- Other

- Projecting
- Marquee
- Off-Site
- Internal Illumination

- Billboard
- On-Site
- Canopy/Awning
- Reface Only

Lot Frontage: \_\_\_\_\_

Building Frontage: 28 ft. 24

Number of Faces: \_\_\_\_\_

Manner of Fastening: stud + Bolt

Tenant ftg: 24'  
Bldg ftg: 107.5'

### Actual Dimensions of Proposed Sign(s)

Quantity: 1 Length: 11ft Width: .5" Height: 1ft Total Area: 11sqft

### Actual Dimensions of Similar Existing Sign(s) (if applicable)

Quantity: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Total Area: \_\_\_\_\_

**Sign Full Name** \*Processing time: 7-10 business days

By signing this application, I acknowledge that I am authorized by the owner to make this application. 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.

Signature: [Handwritten Signature]

Date: 11-11-19

Development Department  
 102 S. Market St.  
 Troy, OH 45373  
 Phone: (937) 339-9481  
 Fax: (937) 339-9341  
 www.troyohio.gov

# APPLICATION FOR SIGN PERMIT

(A SEPARATE APPLICATION MUST BE FILED FOR EACH TYPE OF SIGN)

Address of Project: 233 S Market Street

Name of Business: ARKHOUSE

Applicant Name: Kevin + ~~Jim~~ Jennifer Smith

Mailing Address: 990 Hickory Hollow Rd. Troy, OH

Daytime Phone: 937 214 1489

Email: Kevin.smith.studios@gmail.com

Contractor Name: Quint Creative Signs

Mailing Address: 225 N Main St Suite 110 Piquette, OH

Daytime Phone: 937-615-9332

Property Owner Name: Jim Kastner

Mailing Address: 501 Flagstone Way Tipp City OH

Daytime Phone: 937 642 7446

Are you a New Tenant?  Yes  No

Materials: PVC Raised

Building Setback: \_\_\_\_\_

Top of New Sign from Grade: \_\_\_\_\_

Cost of Sign: Total 946.82 (incl 3)

Lot Frontage: \_\_\_\_\_

Building Frontage: 23 ft

Number of Faces: \_\_\_\_\_

Manner of Fastening: stud + bolt

## Type of Proposed Sign (circle)

Free Standing  
Wall  
Roof  
Other

Projecting  
Marquee \* Above windows  
Off-Site  
Internal Illumination

Billboard  
On-Site  
Canopy/Awning  
Reface Only

## Actual Dimensions of Proposed Sign(s)

Quantity: 2 Length: 5ft Width: .5 Height: 1ft Total Area: 10 sq ft

## Actual Dimensions of Similar Existing Sign(s) (if applicable)

Quantity: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Total Area: \_\_\_\_\_

**Sign Full Name**

**\*Processing time: 7-10 business days**

By signing this application, I acknowledge that I am authorized by the owner to make this application. 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.

Signature: [Signature]

Date: 11-11-19

Development Department  
102 S. Market St.  
Troy, OH 45373  
Phone: (937) 339-9481  
Fax: (937) 339-9341  
www.troyohio.gov



Exterior Render of ARKHOUSE located at 233 S. Market Street

Total Sign Square Footage 21 sq ft. (allowable sq ft is 25sqft)

1 long sign: 1ft x 11ft = 11ft

2 short signs: 5ft x 1ft = 5ft x qty2 = 10ft

Total three signs: 21 sq ft

2 Gooseneck Lights

Quint Creative Signs Quote Attached for manufacturing and installation



Example of actual framed sign shape & construction

\*Please ignore lettering.. this is for sign shape and framed edge reference only.





10.17.2019 15:10



10.17.2019 15:10



TO: Troy Planning Commission  
FROM: Planning Staff  
DATE: January 22, 2020  
SUBJECT: Major Revision to Ordinance O-35-2018  
OWNER: Halifax Land Company LLC (Frank Harlow)

APPLICANT: Frank Harlow

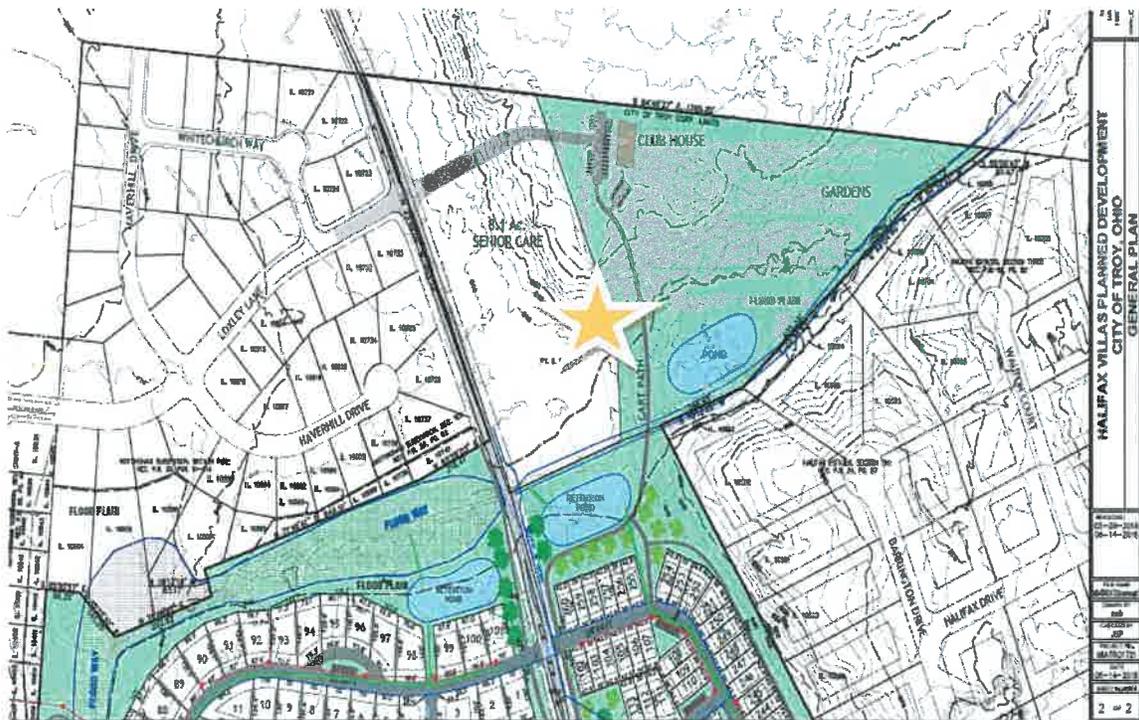
## DISCUSSION:

The applicant comes before the Planning Commission requesting a major revision to the General Plan of the Planned Development approved by City Council as Ordinance O-35-2018. The approved plan is attached to this report and labeled as 'Approved Plan'.

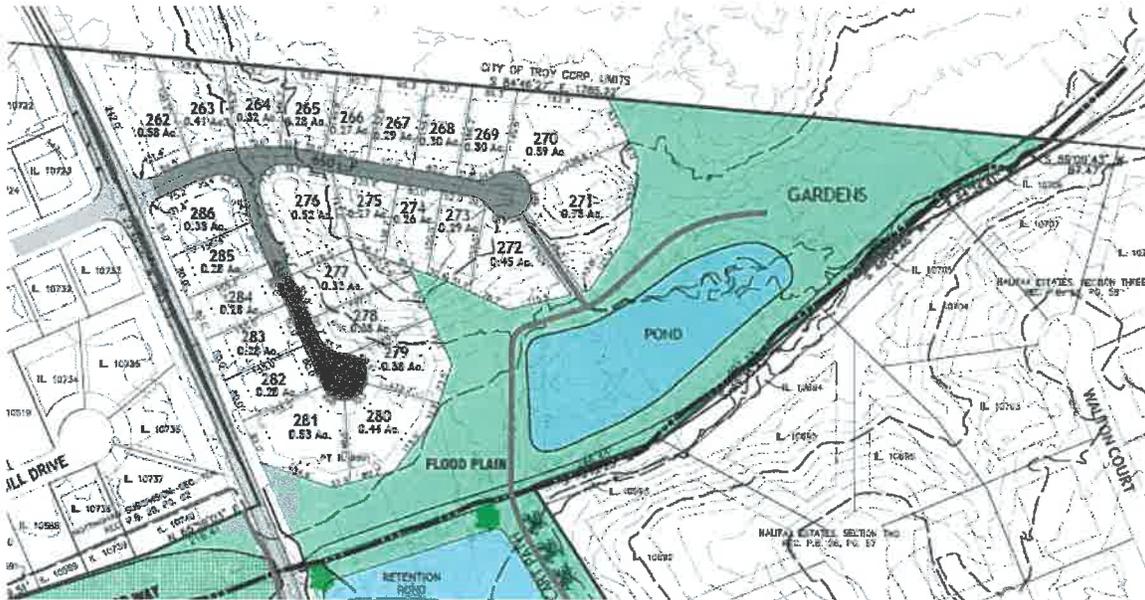
The original Planned Development measured 107.171 acres and is surrounded by residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south. The proposed Planned Development includes a revised Phase Two and adds a Phase Three to the development.

### Phase Two:

Phase Two of the development does not include new land, which is located to the northeast of the Planned Development. This area is depicted with a yellow star as shown below.



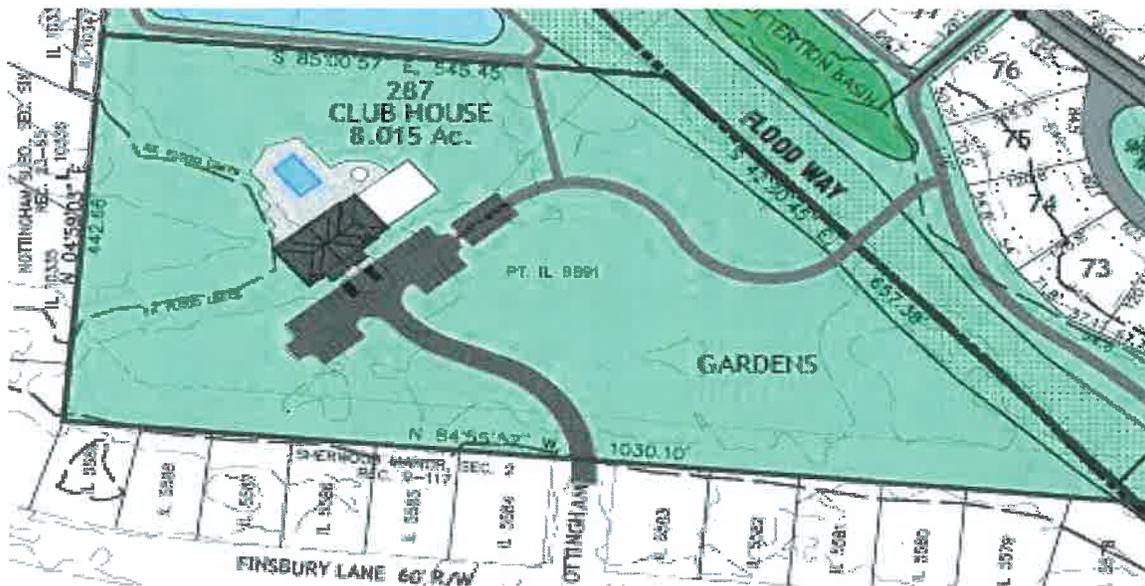
It is the intent of the applicant to develop Phase Two by replacing the area designated as Senior Care single-family lots and remove the Club House to the southwestern property as a separate PD. The Gardens would remain as originally planned. There is no change to the existing Planned Development in Phase One (located south of Phase Two) as established by Ordinance O-35-2018.



The proposed Phase Two replaces the area designated as Senior Care with 25 single-family lots that range from .27 acres (17,761 square feet) to .75 acres (32,670 square feet). The proposed lot sizes fall within the R-4 through R-2 zoning districts.

**Phase Three:**

The revised proposal does include new land into the Planned Development as a Phase Three, which requires a zoning amendment for a Planned Development on PT Inlot 9891 (Parcel R50-005200), which will consist of 8.015 acres and located on the west side of Piqua-Troy Rd. The applicant’s intention is to construct a private clubhouse to serve the members of the Halifax Villas subdivision, which directly abuts this land. A map and site plan depicting the proposed layout of the property has been attached to this report.



The established zoning on this property is A-R Agricultural Residential zoning district. The Zoning Code describes the A-R zoning district as “designated to provide for both agricultural and residential activity on large tracts and open land with a minimum of five

(5) acres or greater of lot per dwelling unit. This district is mapped in undeveloped areas along existing roadways where there is minimum water and sewer service.”

The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, east and west of the property, with a mixture of residential and the county grange building to the south.

Surrounding zoning includes: Planned Development zoning to the north and east with R-4 Single-Family to the south and west.

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

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

**PROPOSAL:**

**Uses & Layout:** The proposed development will be completed in one phase. A private club house is proposed which will be used by the residents of the Halifax Villas development. The clubhouse will provide 28 regular parking spaces and 20 golf cart parking spaces. Access will be provided by way of Nottingham Road and golf carts can access the clubhouse by the connection around the pond or the connection to the cart path around the single-family residential lots. Maintenance of the facility will be the responsibility of the HOA.

**Utilities:** This development will be served by city water and sewer lines. Maintenance of these private utility lines will be the responsibility of the HOA.

**Parks & Recreation Facilities:** This planned development is a private clubhouse located southwest of the Halifax Villas and provides recreational opportunities for all residents of the Halifax Villas development. In addition to the outdoor swimming pool, an extensive cart path and walkway are available for the enjoyment of the residents. The Zoning Code requires 10% of the entire acreage in the development to be used as open space. The proposed development has met the open space requirement for a planned development. Maintenance of the private clubhouse, open space and cart path will be the responsibility of the HOA.

**Protective Covenants:** Staff will require the Protective Covenants and Restrictions be provided during the at the Final Record Plat submittal of this planned development. The Final Record Plat does require Planning Commission and City Council Approval.

**GENERAL PLANS STANDARDS:**

As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

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

- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities to accommodate the rate of aging citizens.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

**ZONING CODE:**

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

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

The rezoning would be consistent with the following sections of the Zoning Code:  
1131.02 (g) “To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.”  
1131.02 (k) “To facilitate the efficient and economical development and use of land and public facilities.”

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

**No changes in the area have created this rezoning request.**

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

**The proposed use of the property is compatible with the other uses in the immediate vicinity as it serves the residential development that abuts the property.**

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

**The proposed PD can and will be served by City water and sewer.**

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

The property is surrounded by developed land to the north, east, south and west that hold residential zoning districts. There is no other land that holds the proposed PD zoning district designation with the vicinity that provides recreational opportunities.

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

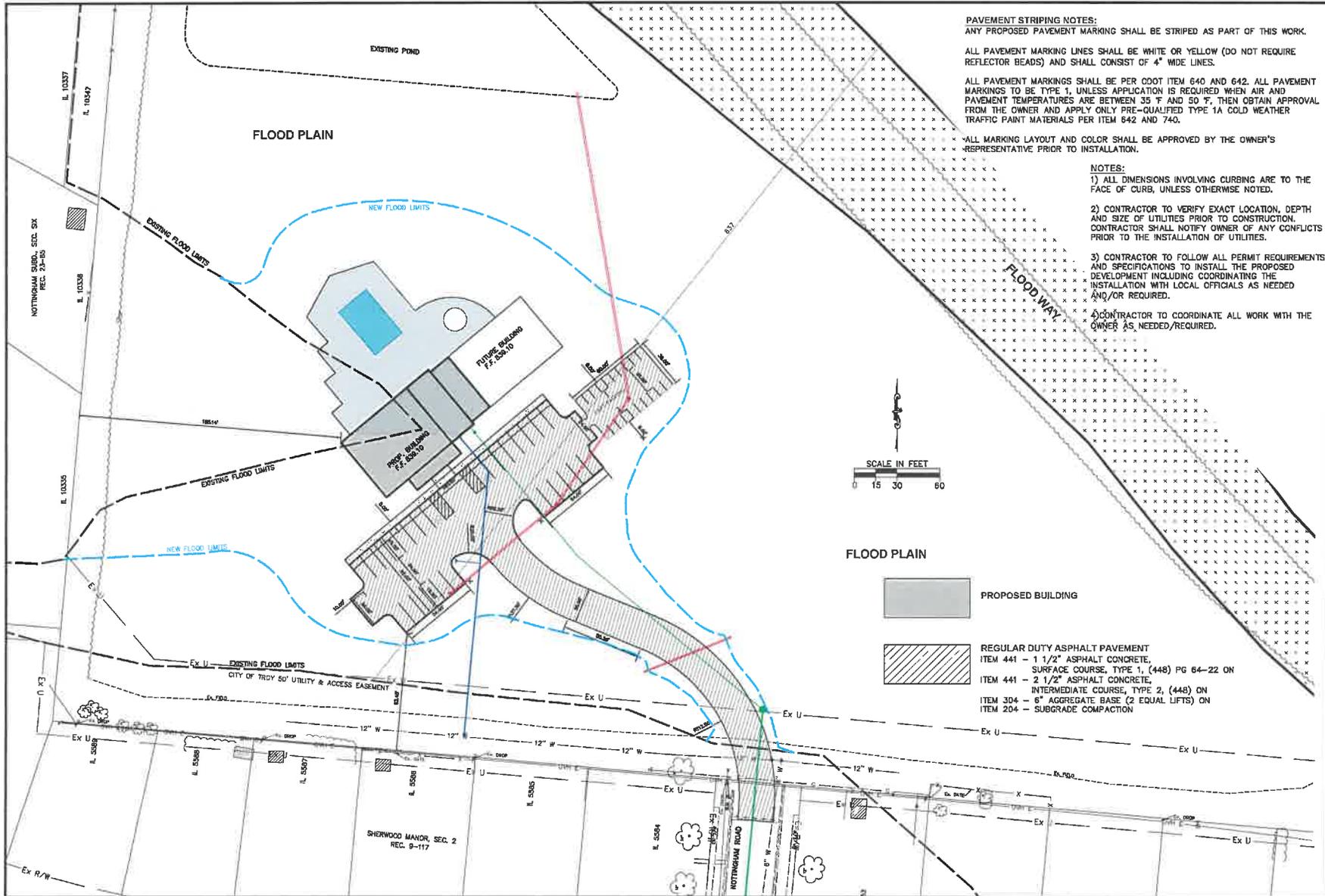
Not applicable in this request.

**PUBLIC HEARING:**

Due to the straight forward nature of the request as a major revision to an already approved Planned Development with additional land, staff does not feel that a public hearing before the Planning Commission is warranted. City Council is required to hold a public hearing if the request proceeds on.

**RECOMMENDATION:**

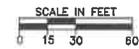
It is recommended that Planning Commission make a positive recommendation to City Council regarding this application, which includes a major modification to the Halifax Villas Planned Development and allows for the rezoning zoning of additional land to be designated as a Planned Development. This based upon the fact that the development and rezoning are found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and is compatible with zoning classifications and uses in the area.



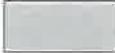
**PAVEMENT STRIPING NOTES:**  
 ANY PROPOSED PAVEMENT MARKING SHALL BE STRIPED AS PART OF THIS WORK.  
 ALL PAVEMENT MARKING LINES SHALL BE WHITE OR YELLOW (DO NOT REQUIRE REFLECTOR BEADS) AND SHALL CONSIST OF 4" WIDE LINES.  
 ALL PAVEMENT MARKINGS SHALL BE PER CDOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 F AND 50 F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

\*ALL MARKING LAYOUT AND COLOR SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

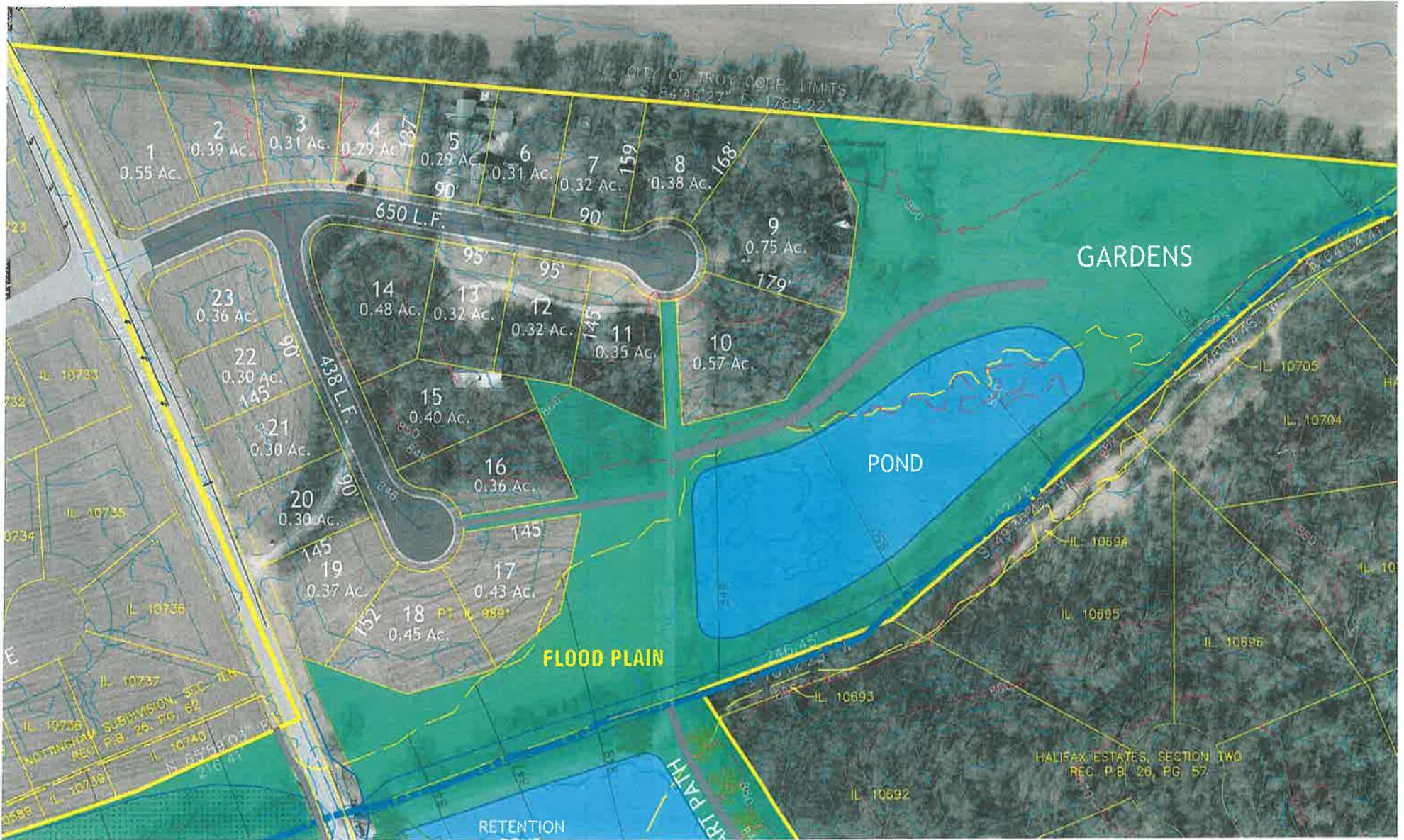
- NOTES:**
- 1) ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - 2) CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.
  - 3) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.
  - 4) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.



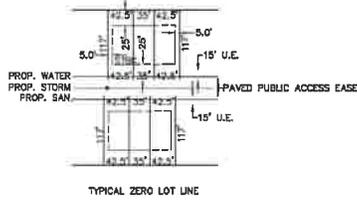
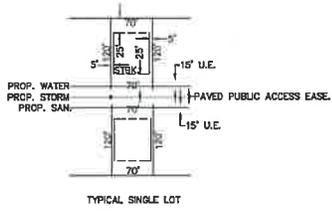
FLOOD PLAIN

-  PROPOSED BUILDING
-  REGULAR DUTY ASPHALT PAVEMENT  
 ITEM 441 - 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (448) PG 64-22 ON  
 ITEM 441 - 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (448) ON  
 ITEM 304 - 6" AGGREGATE BASE (2 EQUAL LIFTS) ON  
 ITEM 204 - SUBGRADE COMPACTION









**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**  
 32,358 TOTAL ACRES  
 10,448 ACRES OPEN/GREEN SPACE (32%)  
 159 UNITS/LOTS @ 4.9 UNITS PER ACRE

**NORTHEAST CORNER**  
 18,436 TOTAL ACRES  
 29 SINGLE BUILDING LOTS @ 1.3 UNITS PER ACRE  
 8,884 ACRES OPEN/GREEN SPACE (48%)

**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 PUGA-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.



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

REVISIONS:  
 05-09-2018  
 08-14-2018  
 07-17-2018  
 03-06-2019  
 01-06-2020

FILE NAME: MIATROI721concept1  
 DRAWN BY: seb  
 CHECKED BY: JSP  
 PROJECT No: MIATROI721  
 DATE: 01-06-2020  
 SHEET NUMBER:

# Halifax Villas



1/17/2020, 8:57:11 AM

- |                                      |   |   |                                       |
|--------------------------------------|---|---|---------------------------------------|
| Parcels                              | R-1 Single Family Residential: 40,000 SqFt. | R-6 Two Family Residential: 3,000 SqF/2DU       | B-3 Central Business District         |
| New Parcels                          | R-2 Single Family Residential: 20,000 SqFt. | R-7 Multiple Family Residential: 3,000 SqFL/2DU | B-4 Highway Service Business District |
| Zones                                | R-3 Single Family Residential: 15,000 SqFt. | OR-1 Office-Residential: 3,000 SqFL/2DU         | M-1 Planned Industrial District       |
| County Zoning (Outside Troy)         | R-3B Single Family Residential: 12,000 SqFt | OC-1 Office-Commercial District                 | M-2 Light Industrial District         |
| Agriculture: 20 Acre Min.            | R-4 Single Family Residential: 9,000 SqFt.  | B-1 Local Retail District                       | M-3 General Industrial District       |
| Agriculture-Residential: 5 Acre Min. | R-5 Single Family Residential: 6,000 SqFt.  | B-2 General Business District                   | PUD Planned Unit Development          |

