

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, OCTOBER 14, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – June 10, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 15-25
A resolution to approve a special use at 9247 N. County Road 25A.
2. RESOLUTION PC 16-25
A resolution to recommend approval of a right-of-way vacation to City Commission at 1841 W. High Street.
3. RESOLUTION PC 17-25
A resolution to recommend preliminary approval of a mixed-use development north of 987 E. Ash Street.
4. RESOLUTION PC 18-25
A resolution to recommend approval of miscellaneous code changes to City Commission.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JUNE 10, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Vice Chairman Eddie Harvey called the meeting to order and welcomed all in attendance. Mr. Harvey outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Terry Wright, Eddie Harvey, Micah Underwood, Adam Seas

Absent: Brad Bubp

Motion by Terry Wright to excuse Brad Bubp, seconded by Adam Seas. All ayes, motion passed.

APPROVAL OF MINUTES

A motion to approve the minutes of May 13, 2025 Planning Commission Meeting was made by Mr. Harvey, Mr. Wright seconded. Motion was approved by voice vote.

Mr. Harvey noted that they would discuss Resolution PC 14-25 in new business first on the agenda.

NEW BUSINESS

Resolution PC 14-25 – A resolution to approve a Special Use at 522 W. Greene Street

Mr. Hinkelman explained the request from the applicant, who is asking for a counseling service at 522 W. Greene Street. He noted that the special use request was required because the zoning district does not permit office uses. The counseling service use, which would be considered office in the code, required a special use to be located in the proposed location. He noted that staff had reviewed the request and recommended approval since the use would operate during normal business hours, met the standard zoning regulations on the structure, and had a licensed professional. He continued that staff noted the requirements to meet standard business hours and that all applicable local, state, and federal regulations for counseling professionals be met.

David Galbreath, 10261 August Lane, spoke on behalf of Pastor Eric Bowman with St. Mary's Church, who was the applicant. Mr. Galbreath noted that St. Mary's bought the property some years ago as the last property on their block, and was waiting for the right use for the property. He stated that he believed that this use was appropriate for the building and was excited to welcome the tenant.

Alex Wallace, Ruah Woods, noted that he was a licensed clinic counselor who, along with his team, would be providing services in the space. He explained the types of services provided and discussed the goals for the property.

Mr. Wright asked Mr. Wallace what types of clients he would have in the building and noted his concern about the safety of the church and of the children in the area. Mr. Wallace noted the ample fencing, security, and safety measures located in the area and explained how his operation would not impact the surrounding uses. He shared that his organization was a catholic non-profit organization that works with individuals, couples and families. He stated that most people have trauma, anxiety, relationship issues, or self-esteem issues.

Mr. Wright asked if the parents of the students at St. Mary's had been notified. Mr. Galbreath noted they had not been notified directly. Mr. Wright stated that he would like more information from the church and has concerns about the types of patients that will be there.

Mr. Wright also asked if patients would be living at the facility. Mr. Wallace stated they would not.

Mr. Underwood asked for clarification that the church owns the property, and Mr. Wallace would be a tenant. Mr. Wallace confirmed he would be a tenant of the church.

Mr. Wright asked if medications would be prescribed at the location. Mr. Wallace stated there will be no medications prescribed.

Mr. Wright asked how the business is funded. Mr. Wallace said most people pay for their services directly but there are donors that believe in the mission for over 12 years that do help subsize the cost for those who are unable to afford services.

Mr. Underwood stated his kids go to that school and they go to that church. He noted he has no concerns about the uses being next to each other, as the school and the church have always had safety in mind.

Mr. Seas stated that Piqua Catholic and St. Mary's were some of the first to have security measures implemented in their school. He also stated that you can't walk onto the church's property without being seen on camera.

Kim Heisler, 1802 Parkway Drive, asked Mr. Hinkelman if normal operating hours will limit the business. Mr. Hinkelman stated that it is his understanding that the business will operate between the hours of 7AM to 7PM. Mr. Wallace confirmed the expectation of working 10AM to 6PM.

There was additional discussion about the safety of the school and the church by the Commission.

Mr. Seas made a motion to approve the resolution. Mr. Underwood seconded the motion. The resolution was approved 3-1, with Mr. Wright voting nay.

OLD BUSINESS

Resolution PC 13-25 – A resolution to amend Title XV: Land Use, Development Code

Mr. Hinkelman again discussed the Planned Development district modifications and explained each element of the approval process. He noted specific items including the preliminary development plan, final development plan, and minor modification processes.

Mr. Seas noted that he likes that a developer must provide a lot of information up front, as that will ensure that they are serious about coming to Piqua.

Mr. Hinkelman stated that the process requires that the developer provide the city and the community with more information upfront. He said that this will allow everyone to understand what is being approved in these developments.

Additional discussion about the planned development standards with staff and the Commission occurred.

Mr. Hinkelman highlighted the changes of 4.3 Landscaping, Transitions, Screening. He explained all the recommended changes and why they are being recommended.

Kim Heisler, 1802 W. Parkway Drive, asked what prompted the changes now. Mr. Hinkelman noted that this is a continuation of the changes that have been reviewed and implemented over the last six months. He continued that Piqua is one of the few cities in the area that doesn't have any planned development district standards. He noted that they are continually trying to find ways to allow flexibility within the code, to help to reduce the variance requests that occur in the community.

Ms. Heisler asked additional questions and was provided with answers to those questions.

There were no further comments or questions.

Mr. Harvey made a motion to approve the resolution. Mr. Seas seconded. The vote was all ayes. The motion passed 4-0.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Mr. Seas to adjourn the meeting seconded by Mr. Underwood to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:57 PM.

RESOLUTION No. PC 15-25

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR MINI STORAGE UNITS AT 9247 N. COUNTY ROAD 25A, PIQUA, OHIO

WHEREAS, the property located at 9247 N. County Road 25A, Piqua, Ohio, is zoned IL – Light Industrial under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a Special Use Permit to operate mini storage units (self-service storage facility) at the aforementioned property, to be conducted as a low-impact industrial use with individual rental units for public storage; and

WHEREAS, the proposed use of the property for mini storage units is consistent with the goals of the City's zoning regulations to promote compatible land uses in industrial districts that support economic development and efficient land utilization; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed use will not adversely impact the surrounding neighborhood, provided that certain conditions are met to ensure compatibility; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: October 14, 2025

Re: PC 15-25 – Special Use – Storage Units

Applicant: Jeffrey Thornton, Mefford Investments LLC, Springfield OH

Owner: Robin S. & Julie A. Alexander

Address: 9247 N. County Road 25A

Parcel #: N44-076891

Zoning: IL – 'Industrial Light'

Request: The applicant seeks approval for a Special Use Permit to mini storage units at 9247 N. County Road 25A, Piqua, Ohio

Staff Comments and Recommendations:

Recommendation:

Staff recommends **TABLING** of the Special Use Permit for the self-service storage facility at 9247 N. County Road 25A because the agenda fee has not been paid.

Record Report for PC - Special Use #PC-SUP-25-0002

Record Overview

Record Number: PC-SUP-25-0002

Record Type: PC - Special Use

Record Status: In Progress

Record Submitted At: Friday September 5, 2025

Record Address: 9247 N County Rd 25A (Parcel N44-076891)

Record Owner: Chad Henry

Record Applicant: jeff thornton

Form Submission

Applicant Information:

Mefford Investments LLC, Jeffrey Thornton

2450 Green Knoll Dr

Springfield, OH 45502

jtt32@yahoo.com, (937) 631-2878

Type of legal interest held by applicant: Covenant (use restrictions)

Owner Information:

Unknown Unknown

Unknown

Piqua, OH 45356

bredick@brunsreality.com, 1234567890

Street Address: 9247 N County Rd 25A (Parcel N44-076891)

Current Use: Low-impact industrial

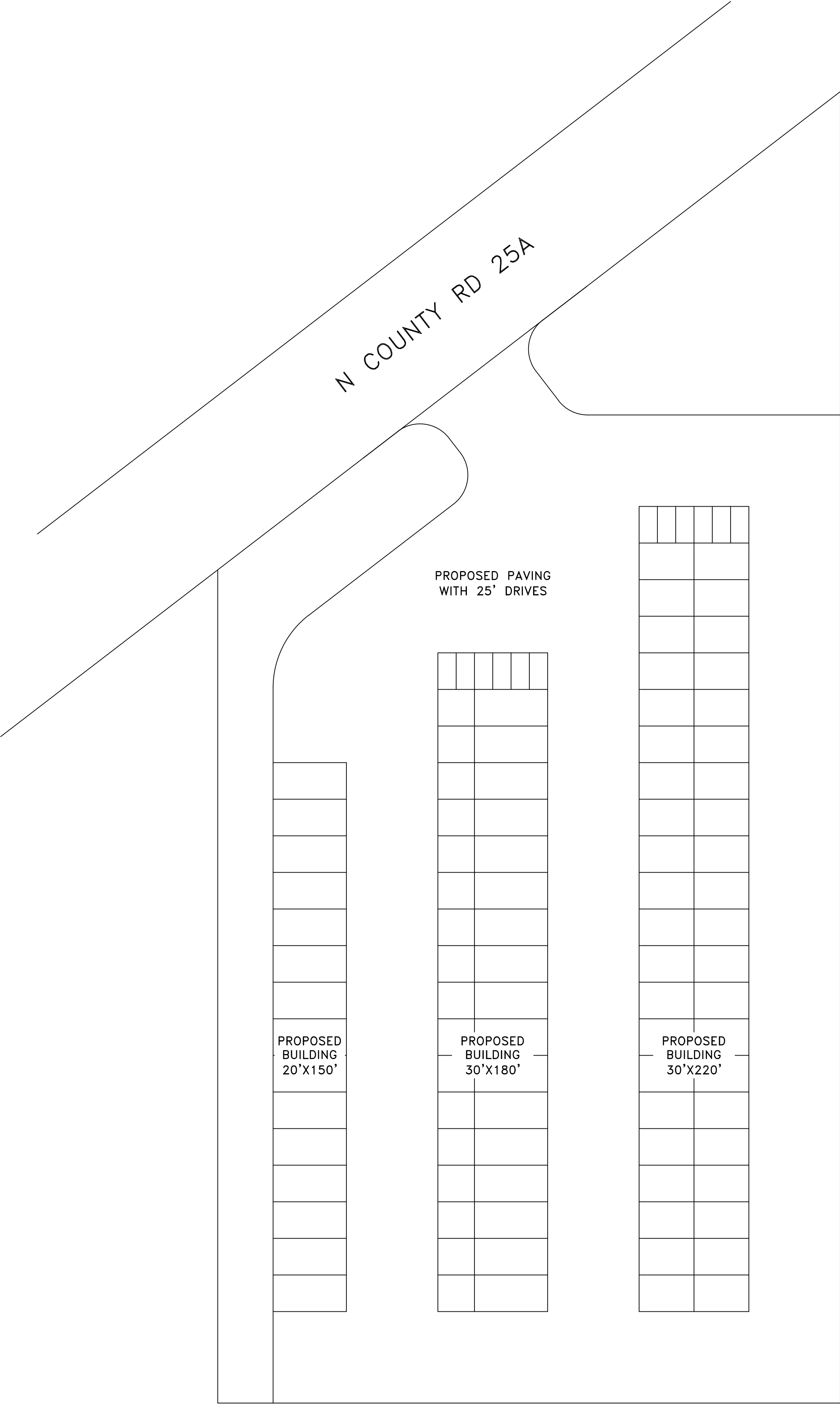
Proposed Special Use: Self service storage

Zoning District: IL

Reason for the requested special use: Interested in purchasing the lot to build mini storage units and would like to verify if it would be approved for special use permit.

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:





UNIT COUNT:
5X10 = 12
10X10 = 17
10X15 = 44
10X20 = 32
TOTAL: 105

BUILDING LOCATION PLAN
SCALE: 1" = 20'0"



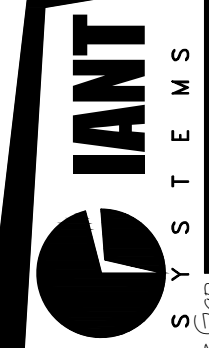


OLDEN

BUILDING SYSTEMS

Spanning the Gap

13300 S. Vision Drive
Kenton, OH 43326
www.goldengiant.com



GIANT

office: 419-674-4038
cell: 419-673-1384
fax: 419-673-1384

DATE:
2-27-25

DRAWN BY:
STEPHANIE HILLER

JOB NO.
.

SHEET
2

DATE	BY	DESCRIPTION

JEFF THORNTON
MINI STORAGE

9247 NORTH COUNTY ROAD 25A
PIQUA, OHIO 45356
MIAMI COUNTY

RESOLUTION No. PC 16-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR THE VACATION OF AN EASEMENT AT 1841 W. HIGH STREET, PIQUA, OHIO

WHEREAS, the property located at 1841 W. High Street, Piqua, Ohio, is subject to an easement recorded in the Miami County Recorder's Office, as identified in the application and supporting documents; and

WHEREAS, the applicant has requested the vacation of said easement to facilitate a commercial addition to the existing facility; and

WHEREAS, the proposed vacation of the easement is consistent with the goals of the City's comprehensive plan and zoning regulations to promote efficient land use and development while ensuring public safety and welfare; and

WHEREAS, the Piqua Planning Commission has reviewed the application, including surveys, plats, and testimony provided in the public hearing, and finds that the vacation of the easement will not adversely impact public utilities, access, or the surrounding neighborhood, provided that any necessary conditions are met; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: October 14, 2025
Re: PC 16-25 – Easement Vacation

Applicant: Mike Cozatt, Cozatt Engineering Company
Owner: Defrancesco Investments

Address: 1841 W. High Street
Parcel #: N44-076556

Zoning: IH – ‘Industrial Heavy’

Request: The applicant seeks approval to vacate a 20’ utility easement

Staff Comments and Recommendations:

Background:

The applicant has submitted an request to vacate a 20-foot utility easement at 1841 W. High Street, Piqua, Ohio, recorded in the Miami County Recorder’s Office. The property is zoned IH (Industrial Heavy) under the City of Piqua Development Code. The vacation is sought to facilitate the construction of an addition exceeding 20,000 square feet; note that the engineering plans for the addition have been separately approved by the City’s Engineering Division and are not part of this review. The easement is no longer required for active utility purposes, as confirmed by the Utilities Department.

Analysis:

The proposed vacation complies with City procedures for vacating public easements, including submission of the vacation request for review by the Planning Commission for recommendation to the City Commission. The Utilities Department has verified that no active facilities occupy the easement. The vacation will not adversely impact public infrastructure, access, or surrounding properties, as the site’s industrial zoning supports expansion, and the addition aligns with existing development approvals.

STAFF REPORT

Recommendation:

Staff recommends **APPROVAL** of the vacation of the 20-foot utility easement at 1841 W. High Street and forwarding of Resolution PC 16-25 to the City Commission for final action. Conditions, if any, should include recording of the vacation ordinance and confirmation of no utility conflicts prior to construction commencement.

Record Report for PC - ROW Vacation #PC-ROW-25-0001

Record Overview

Record Number: PC-ROW-25-0001

Record Type: PC - ROW Vacation

Record Status: In Progress

Record Submitted At: Thursday September 4, 2025

Record Address: 1841 W High St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Cozatt Engineering

Form Submission

Applicant Information:

Cozatt Engineering Company, Mike Cozatt

1100 Wayne Street

Suite 1140

Troy, OH 45373

cozattengineering@gmail.com, (937) 339-2921

Type of legal interest held by applicant: Preparer of vacation plat for Ferguson Construction

Owner Information:

P & R Specialty, Defrancesco Investments(Contact Ted Lyons, Ferguson Const.) LLC

tlyons@ferguson-construction.com, (937) 498-2381

Right of Way Location: 1841 W High St, Piqua, Ohio, 45356

Property owner information:

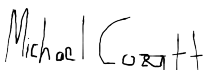
DEFRANCESCO INVESTMENTS LLC

1841 W High St, Piqua, Ohio, 45356

Reason for Request: utility easement vacation

Does the vacation contain a designated historic resource or is it located within a designated historic district?: No

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:



Signed in GovWell: Thursday October 2, 2025, 10:50am

Replat — Utility Easement Vacation Inlot 9010

S.W.
SECTION

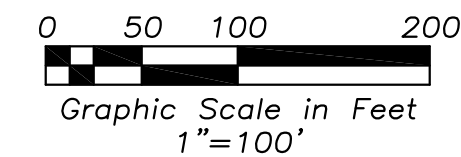
9010
INLOT

PIQUA
CORPORATION

MIAMI
COUNTY

OHIO
STATE

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



High Street 60'R/W

N 86°42'54" E 796.27' 10' Utility easement(not vacated)

Parcel# N44-076556
Defrancesco Investments, LLC.
20200R-10396

Inlot 9010
14.486 Ac. Total

Inlot _____

Parcel# N44-073290
Defrancesco Investments, LLC.
20160R-05064
Inlot 9033

Approval by the City of Piqua Planner

This plat was reviewed and approved this _____ day of _____, 2025

Chad Henry
City Planner

Approval by the City of Piqua Commission

At a meeting of the City of Piqua Commission
This plat was reviewed and approved this _____ day of _____, 2025

By Ordinance No. _____

Mayor

Clerk

Skylars, LLC.
20240R-13321
Inlot 9034
Parcel# N44-100525

Leinholder

We, the undersigned, being the mortgage holder of the parcels herein replatted. Do hereby consent to the execution of said replat as shown hereon.

First Financial Bank

Authorized Representative

State of Ohio, County of Miami, S.S.

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared authorized representative of First Financial Bank, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio

My commission expires _____

Pt. Inlot 7240
D.B. 693, Pg. 127
Parcel# N44-250328

Parcel# N44-073300

Parcel# N44-073302
Council on Rural
Service Programs Inc.
20160R-03800
Pt. Inlot 7240

Original easement was
10 ft. on each side
of a property line
that was vacated.

N 86°43'53" E
20.00'

458.61'

N 03°16'55" W

S 03°16'55" E

458.61'

20' Utility Easement
to be vacated

289.74'

S 86°44'19" W

599.49'

289.75'

905.30'

S 03°16'06" E

6' Utility easement(not vacated)

40' Drainage easement(not vacated)

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found

References

Miami County Recorder's
Plat Records
Volume 13, Page 47
(Basis of Bearings)
Volume 21, Page 54
Volume 25, Page 14

Certified to conform with
Miami County Survey Requirements

Miami County Engineer

Deputy

Date

FEE _____

MIAMI CO. RECORDER _____ BY: _____ DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS _____ DAY OF _____, 20____

MIAMI CO. AUDITOR _____ BY: _____ DEPUTY

Approval by the City of Piqua Planning Commission

At a meeting of the City of Piqua Planning Commission
This plat was reviewed and approved this _____ day of _____, 2025

Chair

Clerk

Description

Being a replat of Inlot 9010, vacating a 20 ft. utility easement in the City of Piqua, Miami County, Ohio, as recorded in Plat Book 25, Page 14 of the Miami County Recorder's Plat Records. As conveyed to Defrancesco Investments, LLC. by 20200R-10396 of the Miami County Recorder's Deed Records.

Dedication

We, the undersigned, being all of the owners of the parcels herein replatted. Do hereby consent to the execution of said replat as shown hereon.

Defrancesco Investments, LLC. Authorized Representative

State of Ohio, County of Miami, S.S.

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared authorized representative of Defrancesco Investments, LLC., the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

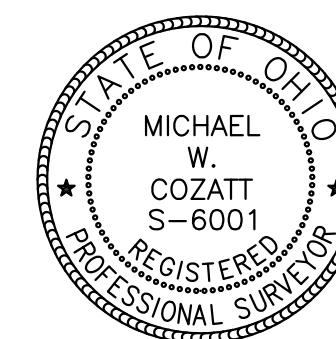
Notary Public in and for State of Ohio

My commission expires _____

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. Done in accordance with the State of Ohio minimum requirements for boundary surveys.

Prepared By:

MICHAEL W. COZATT
P.S. #6001



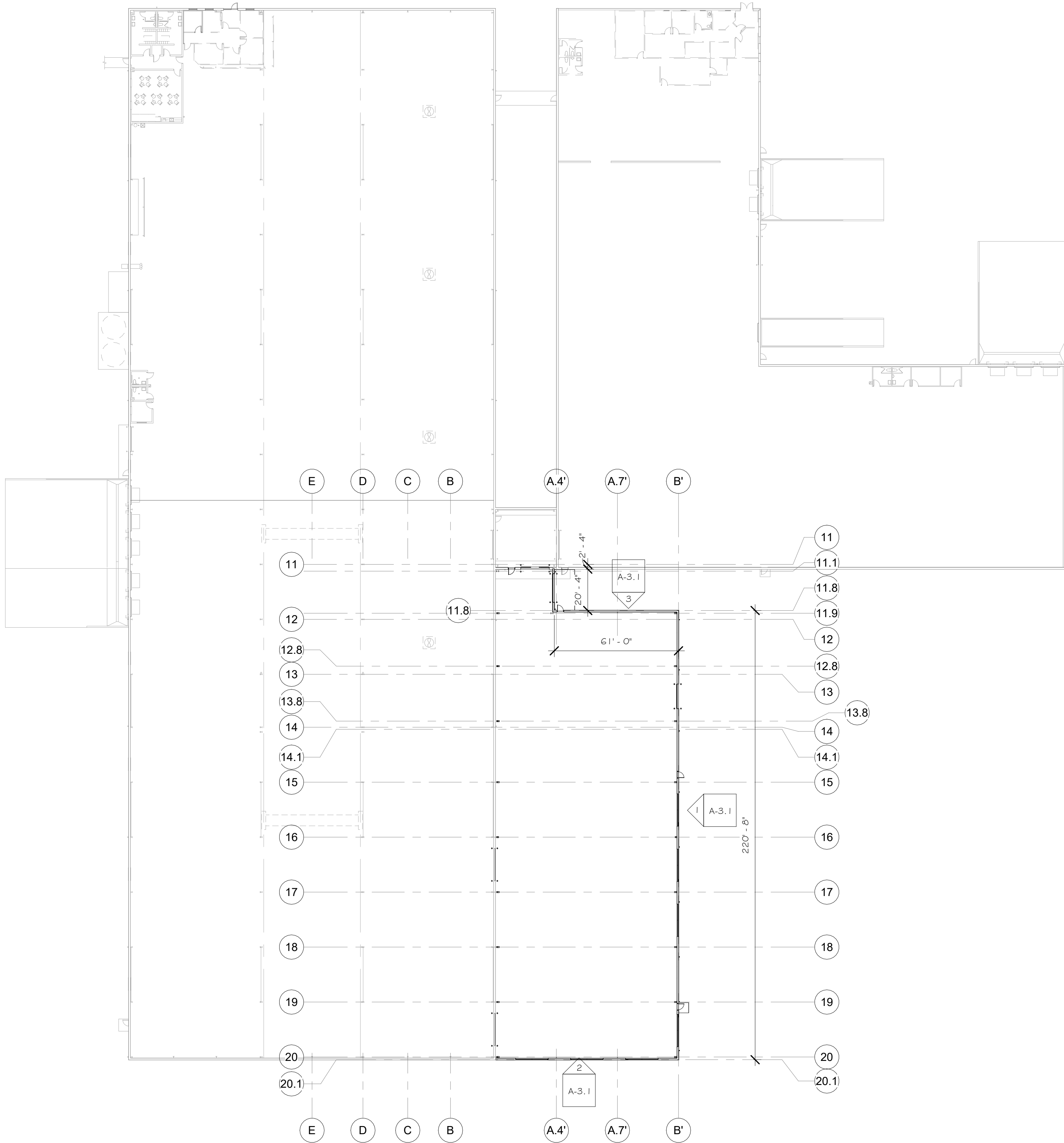
COZATT ENGINEERING COMPANY
Civil Engineer 1100 Wayne Street Suite 1140 Troy, OH 45373
Job No. 16625
File Name: C:\JOBS\2025\16625replat.dwg
Drawn by: DMC ~ Checked by: MWC

NEW BUILDING ADDITION FOR

P&R SPECIALTY, INC.

MIAMI COUNTY
1841 WEST HIGH STREET
PIQUA, OH 45356

INDEX OF DRAWINGS		
SHEET #	SHEET ISSUE DATE	SHEET NAME
COVER	7/24/25	INDEX, OVERALL PLAN, & SUB NOTES
C-1.1	7/24/25	SITE PLAN
C-1.2	7/24/25	DEMOLITION PLAN
A-1.0	7/24/25	FLOOR PLAN
A-3.1	7/24/25	BUILDING ELEVATIONS
A-4.1	7/24/25	WALL SECTIONS
A-4.2	7/24/25	WALL SECTIONS
A-5.1	7/24/25	DOOR SCHEDULE & DETAILS



1 OVERALL FLOOR PLAN
1/32" = 1'-0"

ELECTRICAL NOTES

LIGHTING

MACHINING TO RECEIVE 75 FOOT CANDLES OF SUSPENDED 2 x 4 LED HIGH BAY FIXTURES.

PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED.

MISC.

SEE DOOR SCHEDULE FOR HOOK-UP OF ELECTRIC DOOR OPERATORS.

PROVIDE WALL PACK EXTERIOR SECURITY LIGHTING W/ PHOTOCELL AS REQUIRED AROUND NEW MANUFACTURING ADDITION.

SITE LIGHT POLES, PER SITE PLAN.

EQUIPMENT

PROVIDE HOOK-UP OF ALL HVAC EQUIPMENT. VERIFY REQUIREMENTS W/ HVAC SUBCONTRACTOR.

PROVIDE CONVENIENCE QUAD RECEPTACLES AS REQUIRED BY CODE, AT EVERY OTHER COLUMN.

ELECTRICAL HOOK-UP OF OWNER MACHINERY IS NOT INCLUDED.

SERVICE

PROVIDE A NEW 2,500 AMP 277/480 VOLT 4 WIRE SERVICE TO THE ADDITION. BACK FEED THE EXISTING SERVICE.

WHERE FORKLIFTS OPERATE NEAR ELECTRICAL PANELS, PROVIDE HIGHWAY TYPE GUARDRAIL W/ FLARED ENDS MOUNTED ON W6X9 WIDEFLANGE POSTS W/ 1/2" TK. X 1 0" X 1 0" BASE PLATE ANCHORED TO CONCRETE FLOOR W/ (4) 3/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2'-6" A.F.F. GUARDRAIL TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. ELECTRICAL SUBCONTRACTOR TO COORDINATE W/ G.C. EXACT LOCATIONS.

GENERAL

THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL ELECTRICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

PLUMBING NOTES

GAS LINES TO BE BLACK STEEL SCHEDULE 40.

PROCESS PIPING AND/OR DRAINS FOR OWNERS EQUIPMENT NOT INCLUDED.

THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL PLUMBING DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

SPRINKLER NOTES

INSTALL A COMPLETE AUTOMATIC WET SPRINKLER SYSTEM IN THE NEW BUILDING ADDITION. EXTEND WATER FROM THE EXISTING FACILITY.

AUTOMATIC SPRINKLER COVERAGE SHALL BE PROVIDED UNDER OPEN SECTIONAL OVERHEAD DOORS OR OTHER OBSTRUCTIONS PER SECTIONS 5-5.5.2 AND 5-6.5 OF THE NFPA 13 LISTED IN OBC CHAPTER 35.

THE ENTIRE INSTALLATION SHALL BE MADE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION IN THIS TERRITORY.

WHERE FORKLIFTS OPERATE NEAR SPRINKLER RISERS, PROVIDE HIGHWAY TYPE GUARDRAIL W/ FLARED ENDS MOUNTED ON W6X9 WIDEFLANGE POSTS W/ 1/2" TK. X 1 0" X 1 0" BASE PLATE ANCHORED TO CONCRETE FLOOR W/ (4) 3/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2'-6" A.F.F. GUARDRAIL TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SPRINKLER SUBCONTRACTOR TO COORDINATE W/ G.C. EXACT LOCATIONS.

THE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL SPRINKLER DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

HVAC NOTES

MACHINING AREAS TO BE HEATED TO 65°F INSIDE TEMPERATURE W/ OFF OUTSIDE TEMPERATURE W/ GAS FIRED UNIT HEATERS. PROVIDE BUILDING VENTILATION REQUIREMENTS PER CODE.

PROVIDE SMOKE DETECTORS IN HVAC EQUIPMENT AS REQUIRED.

WALL MOUNTED LOUVERS AND WALL MOUNTED EXHAUST FANS IN METAL WALL PANEL SYSTEMS TO HAVE NO FLANGES.

PROVIDE VENTILATION IN MACHINING AREA W/ WALL MOUNTED EXHAUST FAN(S) WITH FRESH AIR PULLED THRU WALL MOUNTED INTAKE LOUVER(S) FOR 4 AIR CHANGES PER HOUR.

PROVIDE BUILDING VENTILATION IN ADDITION AREA PER CODE. SPECIAL VENTILATION OR HUMIDITY REQUIREMENTS FOR OWNERS PROCESS EQUIPMENT, IF ANY, HAVE NOT BEEN INCLUDED AT THIS TIME.

INSTALL CONDENSATE DRIP PANS UNDER ALL ROOF MOUNTED EXHAUST FANS.

THE MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING AND SEALING ALL MECHANICAL DRAWINGS REQUIRED FOR OBTAINING STATE PERMIT.

Revisions

#	Date	Description

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PRELIMINARY

NEW BUILDING ADDITION FOR

P&R SPECIALTY, INC.

MIAMI COUNTY
1841 WEST HIGH STREET
PIQUA, OHIO 45356

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio

400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio

2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio

3595 Johnny Applesseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana

7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number E-35021

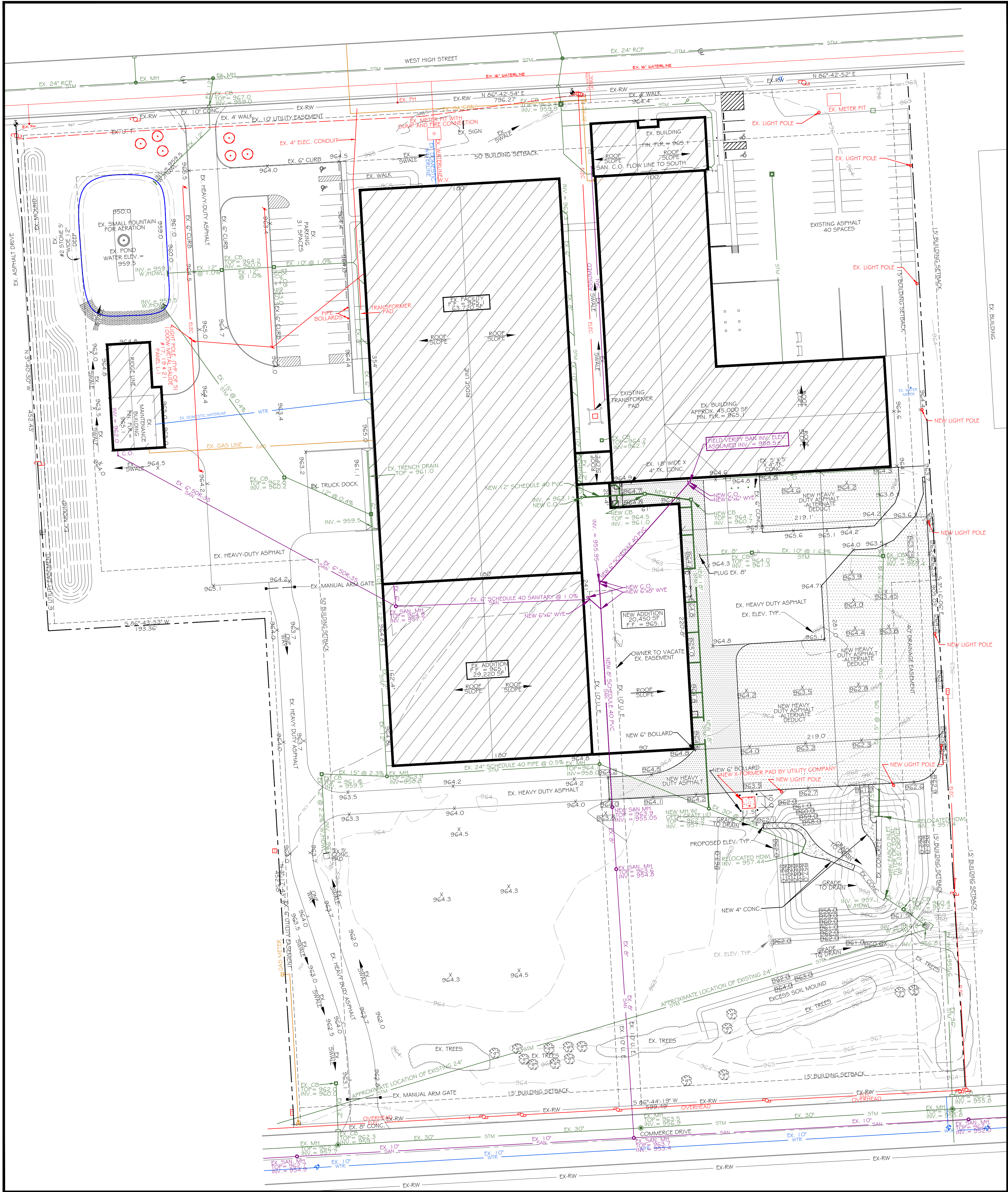
Date 7/24/25

Drawn By JMS

Checked By JWM

INDEX, OVERALL
PLAN, & SUB NOTES

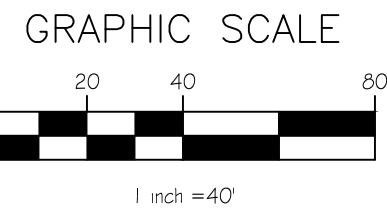
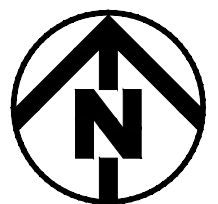
COVER



SITE PLAN

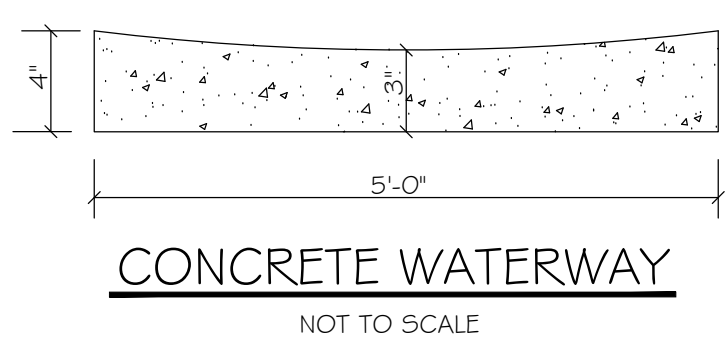
SCALE: 1" = 40' - 0"

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS



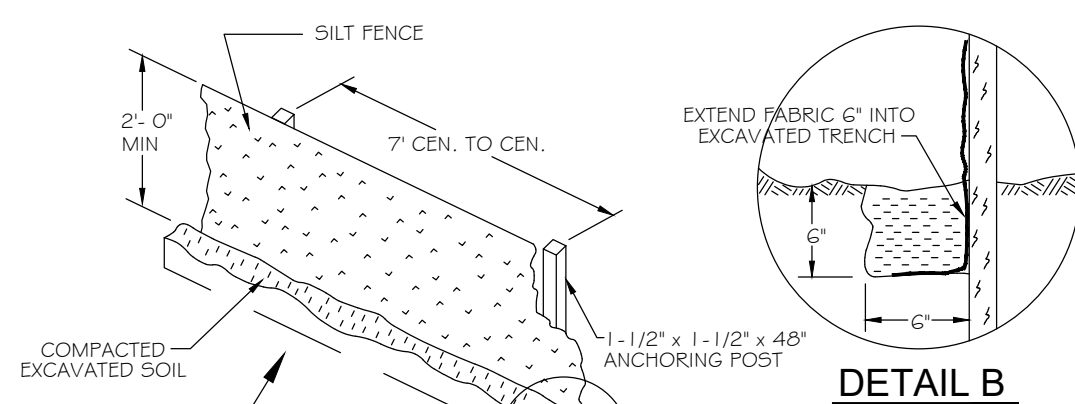
LEGEND

- CENTERLINE
- COM - COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DEMOLITION
- EASEMENT
- ELEC - ELECTRIC
- FENCE
- GAS - GAS LINE
- PROPERTY LINE
- RIGHT OF WAY
- SAN - SANITARY
- SILT FENCE
- STORM LINE
- WTR - WATERLINE



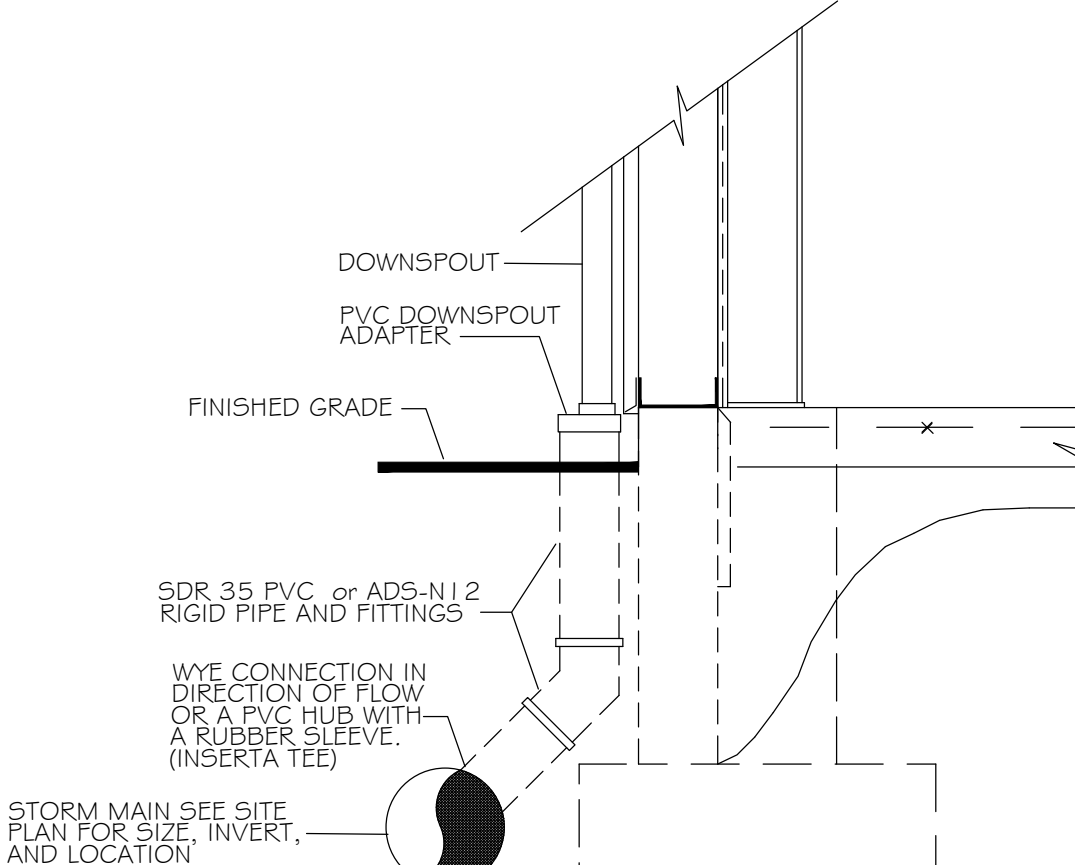
CONCRETE WATERWAY

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



DOWNSPOUT DETAIL

GENERAL NOTES
EROSION CONTROL

SITE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE PROJECT. THIS SHALL INCLUDE THE USE OF STRAW BALES, SALT FENCING, #2 STONE AT CONSTRUCTION ENTRANCES AND ANY OTHER METHODS TO PREVENT EROSION OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. ANY DIRT OR DEBRIS TRACKED ONTO THE ROADWAY SHALL BE REMOVED WITHIN 24 HOURS OR LESS.

ALL DETENTION BASINS SHALL BE USED AS SEDIMENTATION BASINS DURING THE CONSTRUCTION PERIOD. THE BASINS MUST BE INSPECTED ONCE A WEEK AND AFTER EVERY RAINFALL OR WHENEVER CITY STAFF DEMS NECESSARY. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NECESSARY. REMOVE SEDIMENT FROM THE BASIN WHEN APPROXIMATELY HALF OF THE STORAGE VOLUME HAS BEEN FILLED.

NO GRADING OPERATIONS SHALL BEGIN UNTIL THE CITY APPROVES THE EROSION CONTROL PLAN AND AN EPA NPDES PERMIT IS OBTAINED. THE SITE CONTRACTOR MUST IMPLEMENT, INSPECT & MAINTAIN EROSION CONTROL MEASURES UNTIL AREA IS STABILIZED.

SITE PREPARATION AND GRADING

STRIP TOPSOIL FROM BUILDING AND PAVEMENT AREAS, STOCK PILE AND RESPREAD. AFTER THE COMPLETION OF STRIPPING OPERATIONS, THE EXPOSED SUBGRADE AREAS SHALL BE PROTECTED WITH SUITABLE HEAVY EQUIPMENT (20-30 TON LOADED DUMP TRUCK), GRADE AND MAKE REQUIRED CUTS AND COMPACTED FILLS FOR NEW ELEVATIONS SHOWN. WASTE EXCESS MATERIAL ON-SITE.

THE CONTRACT MUST BE ADJUSTED FOR ANY COST INCURRED IN MOVING, REROUTING OR REPAIRING BELOW GRADE ITEMS SUCH AS TANKS AND PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED ON CONTRACT DRAWINGS.

ROCK EXCAVATION AND REMOVAL IS EXCLUDED. ROCK EXCAVATION IS DEFINED AS ROCK WHICH CANNOT BE REMOVED BY ORDINARY MEANS. (TRACK HOE OR RUBBER TIRE BACK HOE)

BUILDING PAD

NEW FLOOR SLAB IS TO BE 6" CONCRETE WITH 3/4" Y. MACROFIBER EQUAL ON 6" 304 CUSHION FILL ON COMPACTED SUBGRADE. SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR AND APPROVED BY A TESTING LABORATORY.

SITE CONCRETE

ALL OUTSIDE HVAC UNITS SHALL BE ON A 6" CONCRETE PAD.

SITE CONCRETE SHALL BE 6" THICK (4,000 PSI - AIR ENTRAINED) WITH 3/4" Y. MACROFIBER EQUAL ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE. (EXCEPT FOR SIDEWALKS AND DOOR STOPS)

UTILITIES

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

COMPACTED GRANULAR BACKFILL SHALL BE INSTALLED ON ALL PIPING UNDER BUILDINGS, PAVEMENT AREAS AND ANY PIPING WITHIN 5 FEET OF EDGE OF PAVEMENT.

ALL SANITARY WORK MUST COMPLY WITH CITY ENGINEERS STANDARDS AND INSTALLED PER THE NATIONAL PLUMBING CODE. ENTIRE SEWER LATERAL SHALL BE INSPECTED AND PRESSURE TESTED.

ALL STORM AND SANITARY PIPING MATERIALS UNDER A BUILDING ARE TO COMPLY WITH TABLE 702.2 OF THE 2017 OHIO PLUMBING CODE. ALL PIPING TO BE INSTALLED PER CODE.

AT ALL CROSSING THE WATERLINE SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM/SANITARY SEWERS AS POSSIBLE.

ALL WORK MUST COMPLY WITH CITY STANDARDS.

STORM WATER MANAGEMENT

NEW STORM PIPING TO BE ADS-N-12 5" IB PIPE OR EQUAL AND INSTALLED PER PIPE MANUFACTURERS SPECIFICATIONS.

FURNISH AND INSTALL A COMPLETE SITE DRAINAGE SYSTEM CONSISTING OF PIPING, CONCRETE ODOT HW-1.1 HEADWALLS, CATCH BASINS AND MANHOLES AS SHOWN.

DOWNSPOUTS TO BE CONNECTED TO SITE DRAINAGE SYSTEM USING PVC BOOTS, PVC PIPE AND PVC 45° FITTINGS. VERIFY DOWNSPOUT LOCATIONS ON THE BUILDING ELEVATION DRAWINGS.

EXCAVATING CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY DRAWING DISCREPANCIES OF UTILITIES DISCOVERED THAT ARE NOT SHOWN ON THE SITE PLAN.

ASPHALT NOTES

HEAVY-DUTY ASPHALT PAVEMENT SHALL CONSIST OF 1-1/2" OF ASPHALT SURFACE COURSE TYPE 1, PG 64-22 ON 2-1/2" OF ASPHALT INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON 9" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

PAVING DESIGN IS BASED UPON A MAXIMUM DEFLECTION OF THE SUBGRADE SOILS OF 1/2" DURING PROOF ROLLING OPERATIONS. ADDITIONAL COSTS FOR REMOVAL OF UNSTABLE SOILS FOUND DURING PROOF ROLLING OPERATIONS MUST BE ADDED TO CONTRACT BY CHANGE ORDER.

CLEANING OF ASPHALT AND ITEM 407 TACK COAT IS REQUIRED IF MORE THAN (3) WORKING DAYS PASS BETWEEN LAYING OF ASPHALT SURFACE COURSE TYPE 1 AND ASPHALT INTERMEDIATE COURSE TYPE 2. (0.1 GAL. / SQ. YD.).

ASPHALT CONTRACTOR IS RESPONSIBLE FOR SAW-CUTS AND A.C. SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

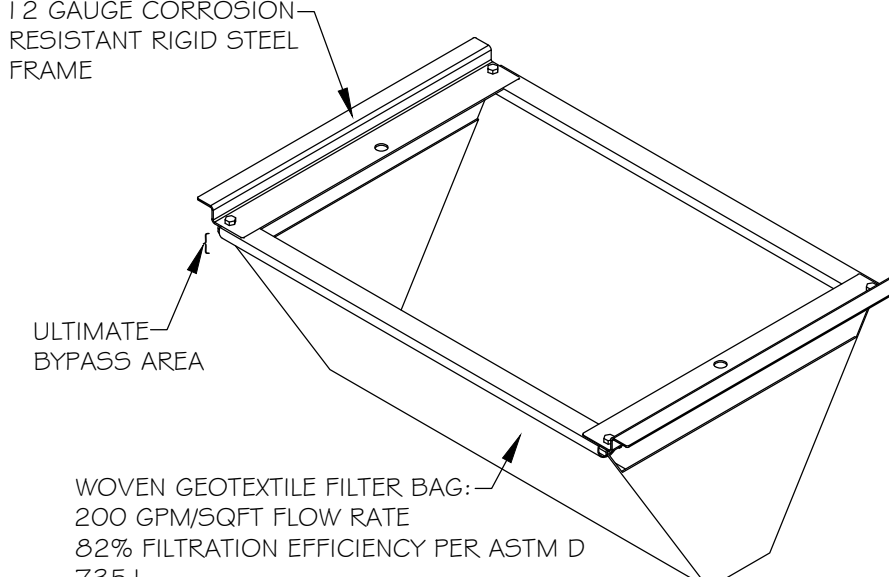
SEEDING AND LANDSCAPING

AREAS DISTURBED BY CONSTRUCTION SHALL BE SEED. (FERTILIZER, STRAW, ROCK PICK-UP, MULCH & TACKIFIER, ETC. REQUIRED)

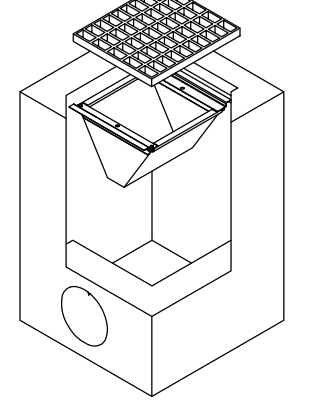
CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 30 DAYS OF FINAL GRADING.

LANDSCAPING SHALL BE BY THE OWNER.

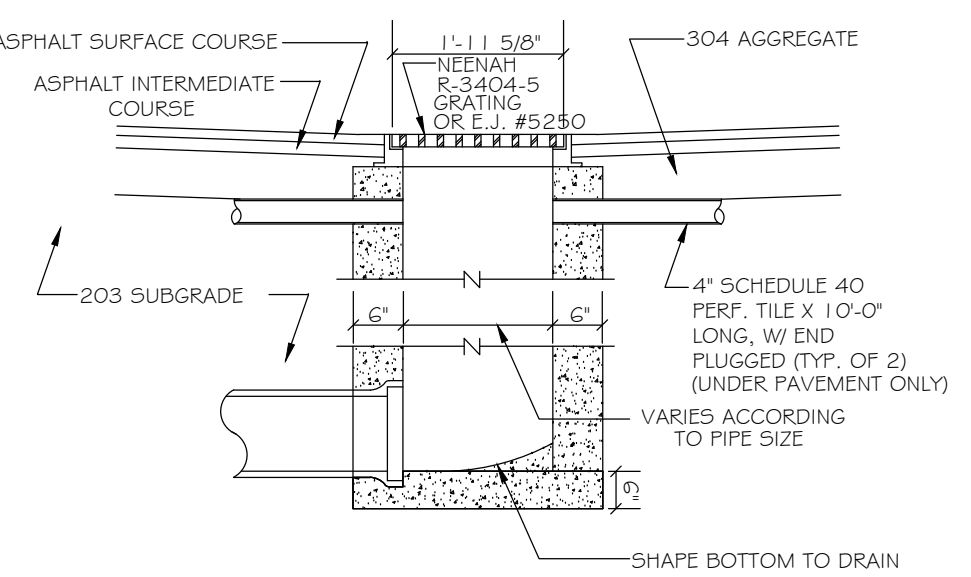
SEEDING CONTRACTOR IS RESPONSIBLE FOR CREATING PROPER CONDITIONS TO ALLOW FOR OPTIMIZATION OF GRASS SEED GERMINATION AND CONTINUED GROWTH. SEEDING CONTRACTOR WILL BE REQUIRED TO DO ROCK PICK UP AND VERIFY ADEQUATE PLACEMENT OF TOPSOIL, SEED, FERTILIZER, MULCH & TACKIFIER AND/OR STRAW AS REQUIRED. SEEDING CONTRACTOR IS TO NOTIFY GENERAL CONTRACTOR ANY CONDITIONS NOT CONDUCTIVE TO ENSURING ESTABLISHED GRASS. UPON COMPLETION AND AFTER INITIAL WATERING THE OWNER WILL BE RESPONSIBLE FOR WATERING AS REQUIRED.



FLEXSTORM
CATCH-IT® LITE



4DS
FLEXSTORM CATCH-IT LITE ASTM D8057



CATCH BASIN DETAIL

Revisions		
#	Date	Description

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PRELIMINARY

**NEW BUILDING ADDITION
FOR**
P & R SPECIALTY, INC.
MIAMI COUNTY
1841 WEST HIGH STREET
PIQUA, OHIO 45356

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173

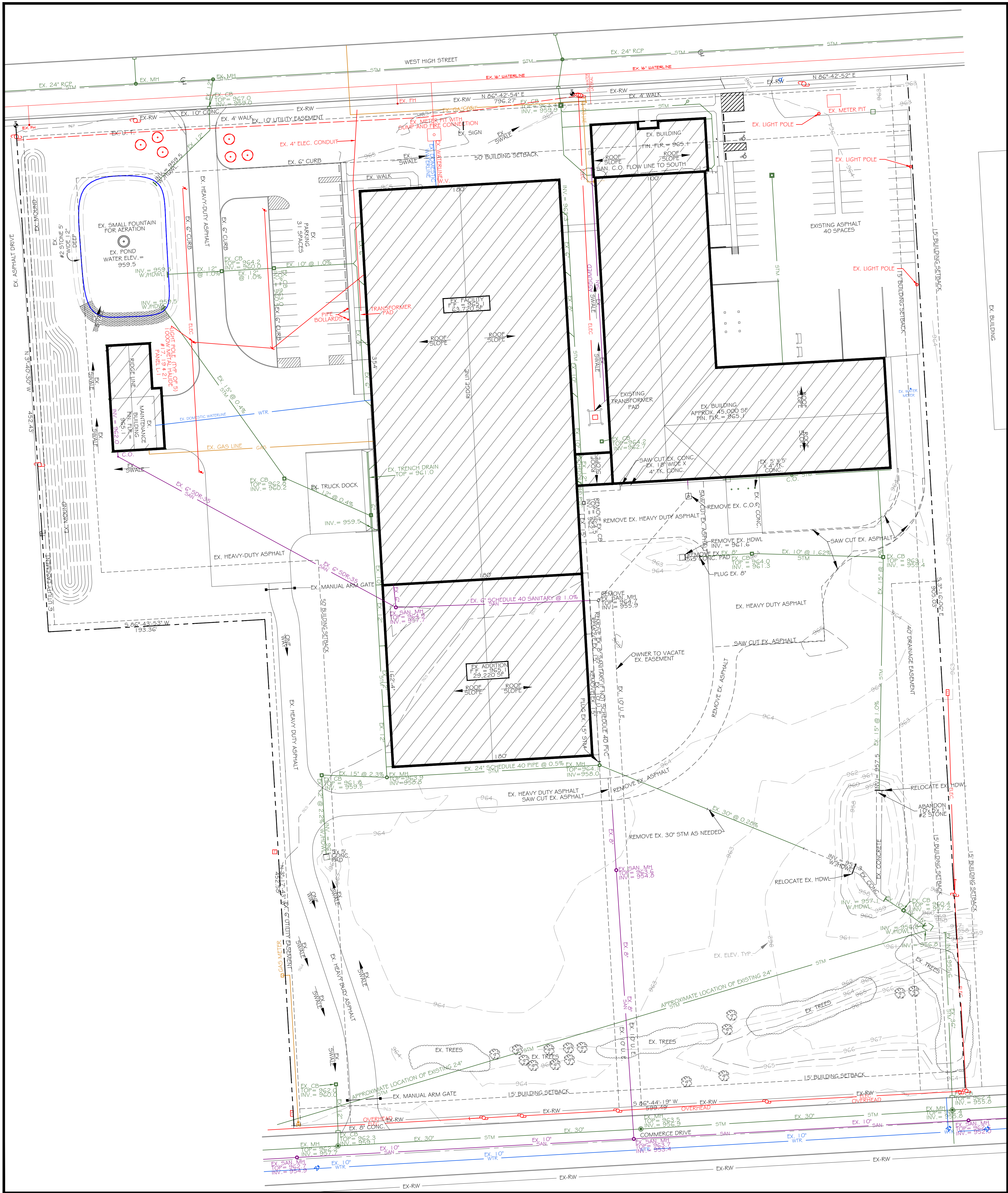
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496

Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

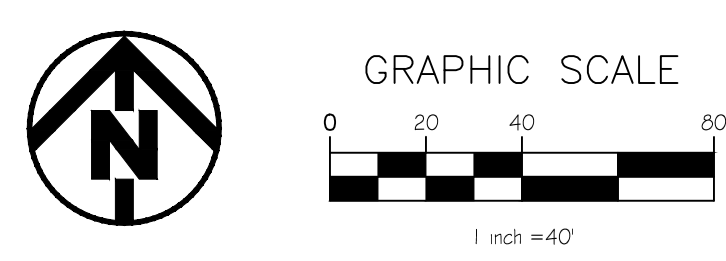
Job Number	E-35021
Date	07/24/25
Drawn By	CTJ
Checked By	JWM

SITE PLAN

C-1.1



DEMOLITION PLAN SCALE: 1" = 40' - 0"



LEGEND

- CENTERLINE
- COM - COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DEMOLITION
- EASEMENT
- ELEC - ELECTRIC
- FENCE
- GAS - GAS LINE
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- SAN - SANITARY
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- Sidney, Ohio**
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
- Dayton, Ohio**
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
- Columbus, Ohio**
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
- Indianapolis, Indiana**
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615

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Date	07/24/25
Drawn By	CTJ
Checked By	JWM

DEMOLITION PLAN

C-1.2

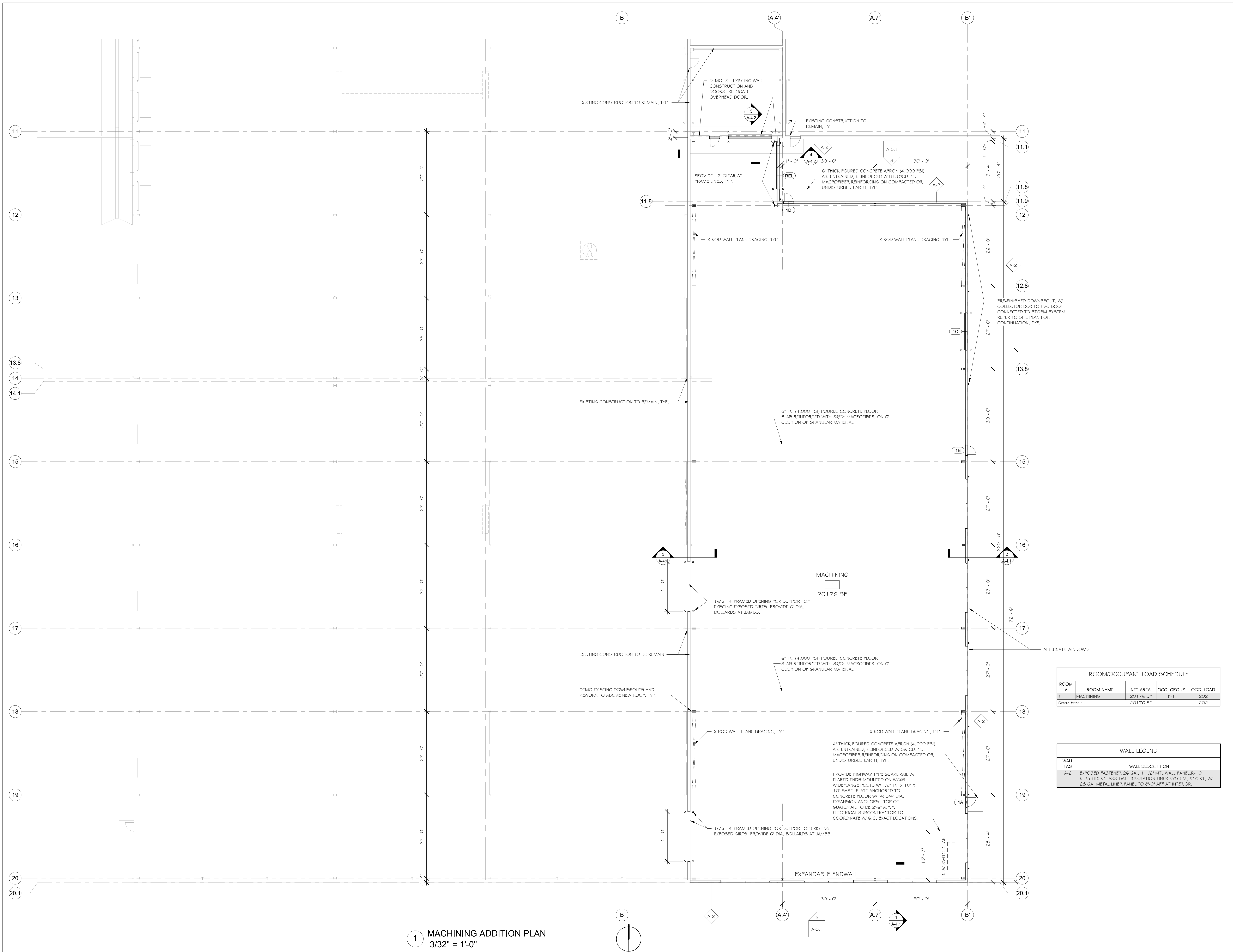
Revisions		
#	Date	Description

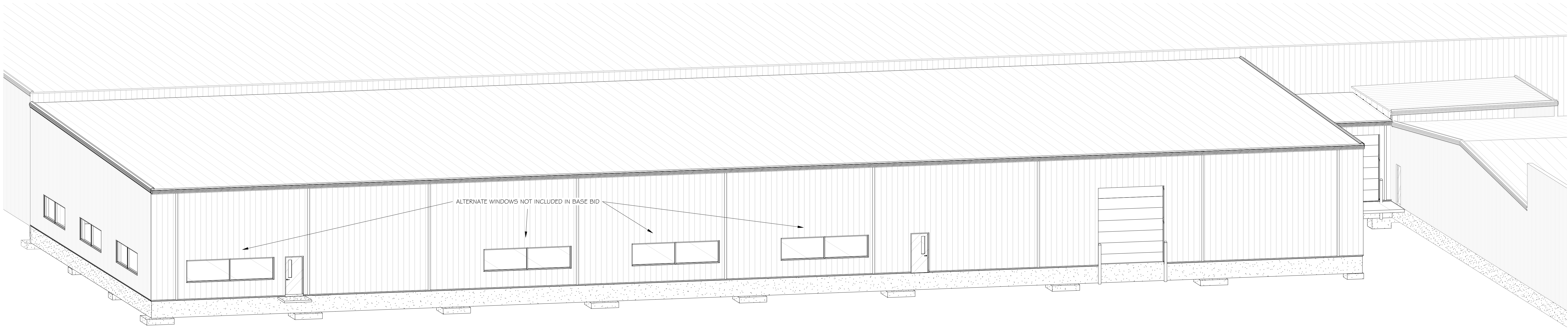
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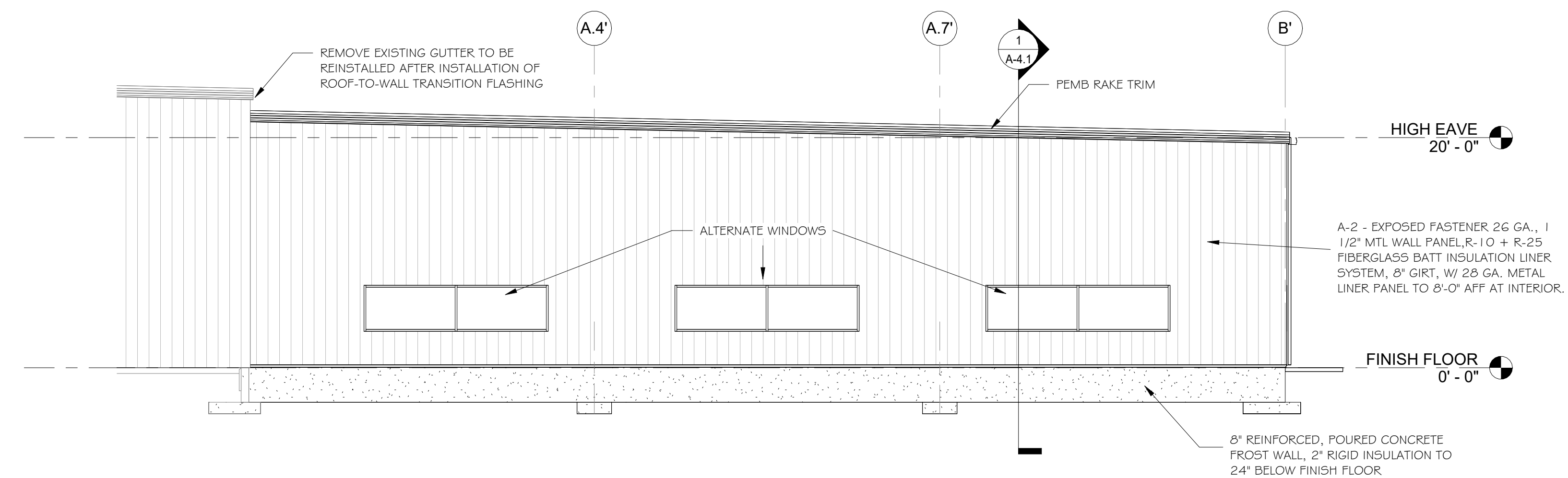
Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

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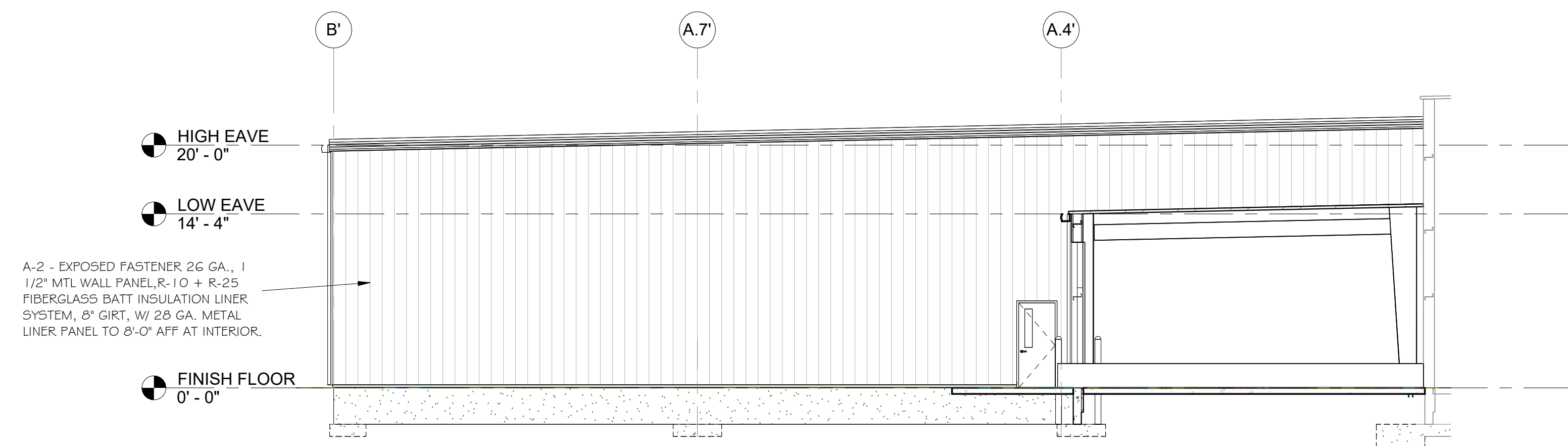




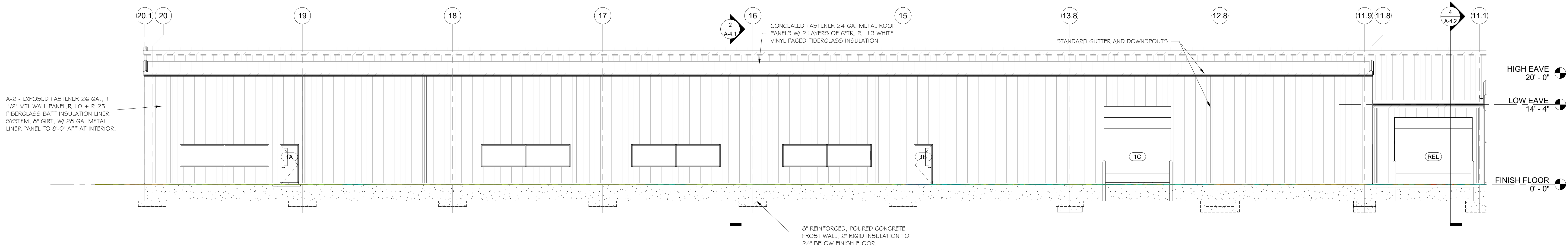
4 3D VIEW OF SE CORNER



2 MACHINING SOUTH ELEVATION
1/8" = 1'-0"



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



1 MACHINING EAST ELEVATION
1/8" = 1'-0"

Revisions

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PIQUA, OHIO 45356



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

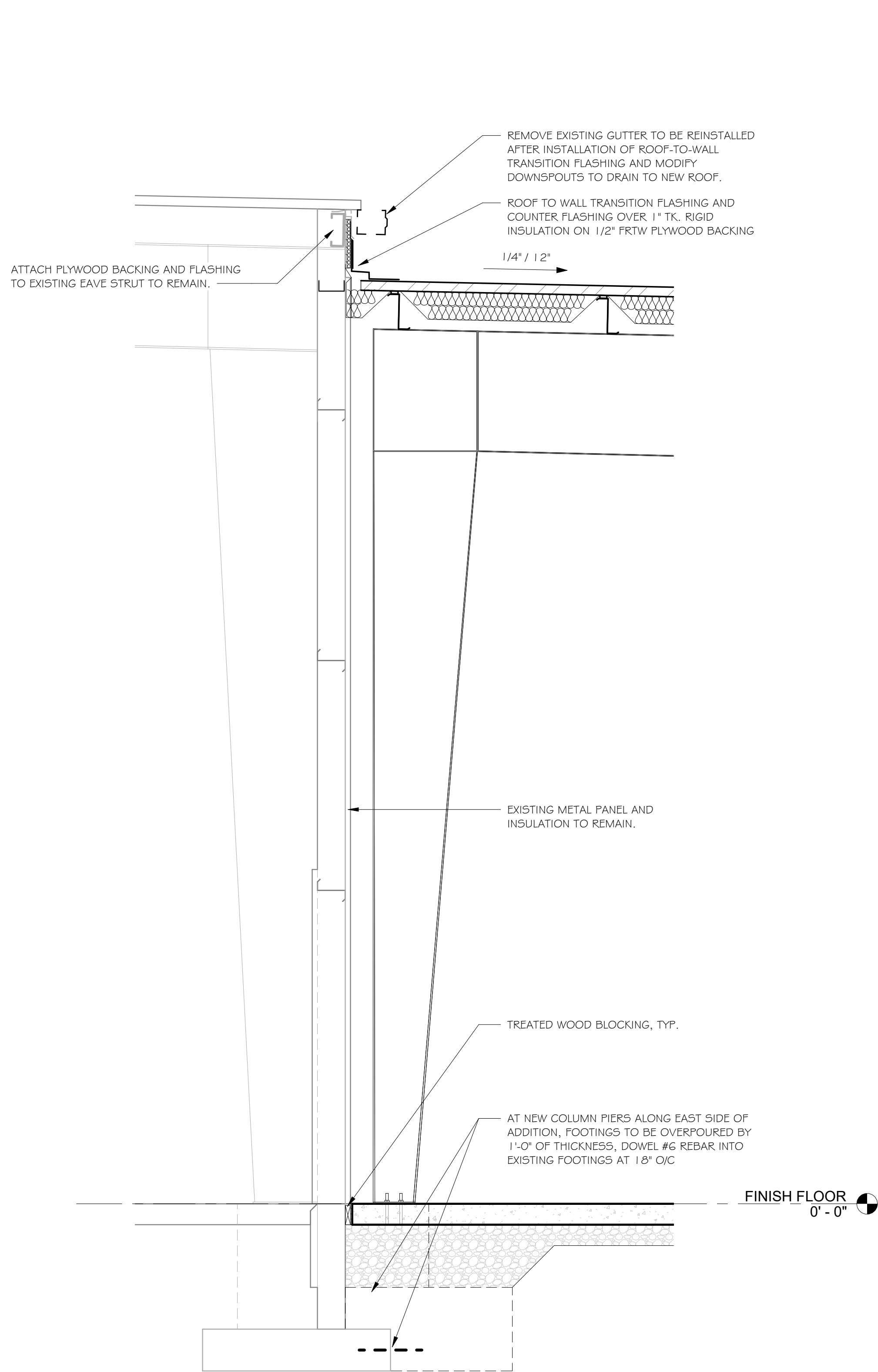
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

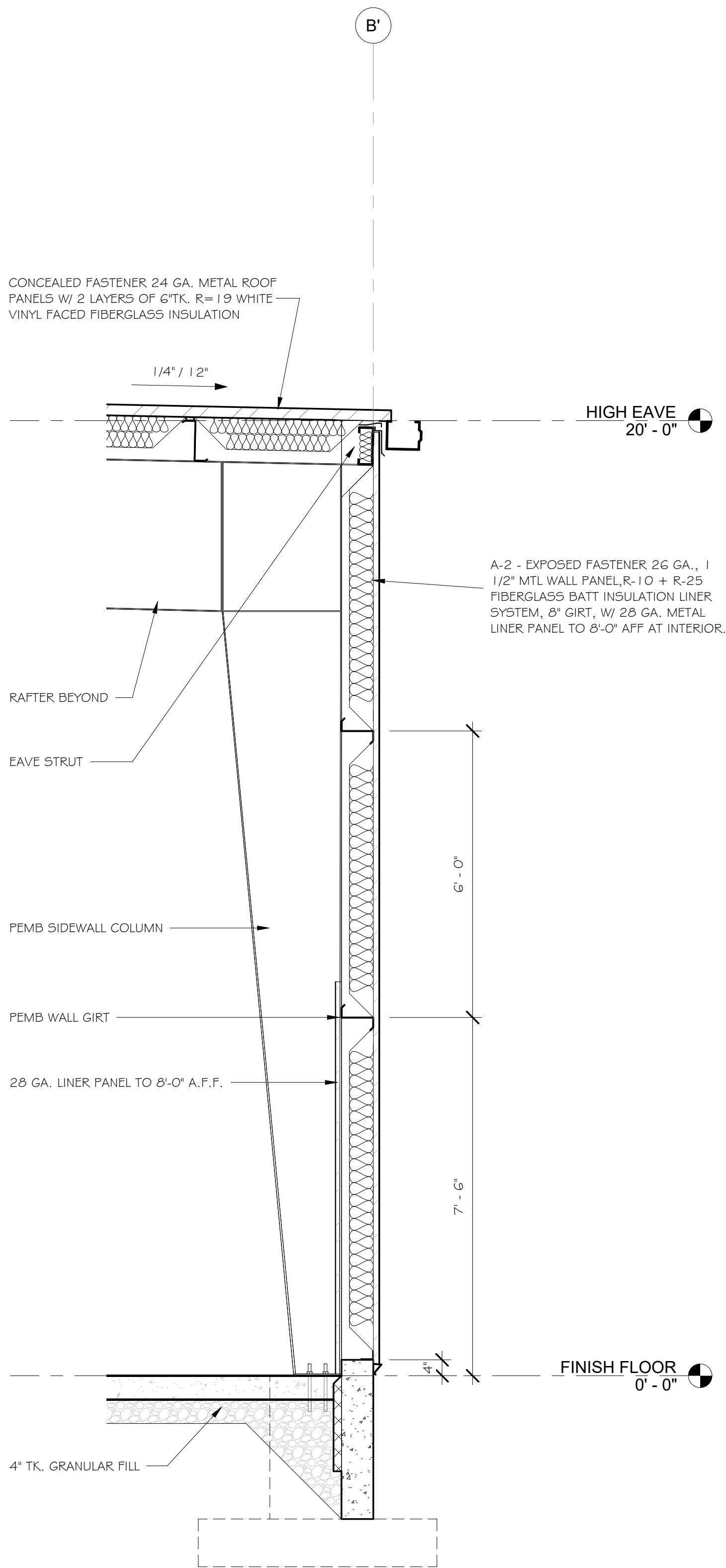
Job Number E-35021
Date 7/24/25
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Checked By JWM

BUILDING
ELEVATIONS

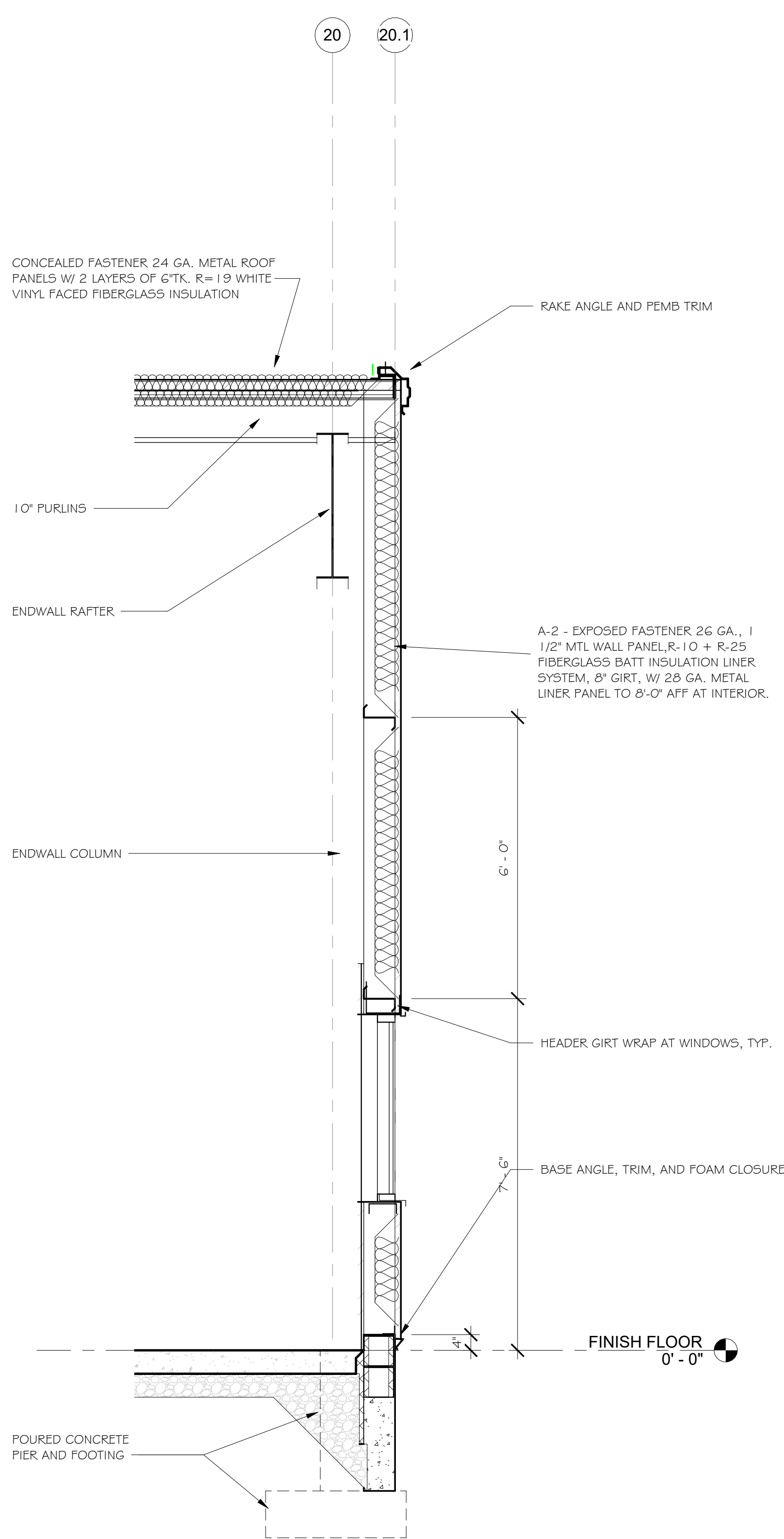
A-3.1



3 WEST SECTION
1/2" = 1'-0"



2 EAST SECTION
1/2" = 1'-0"



1 SOUTH SECTION
1/2" = 1'-0"

Revisions		
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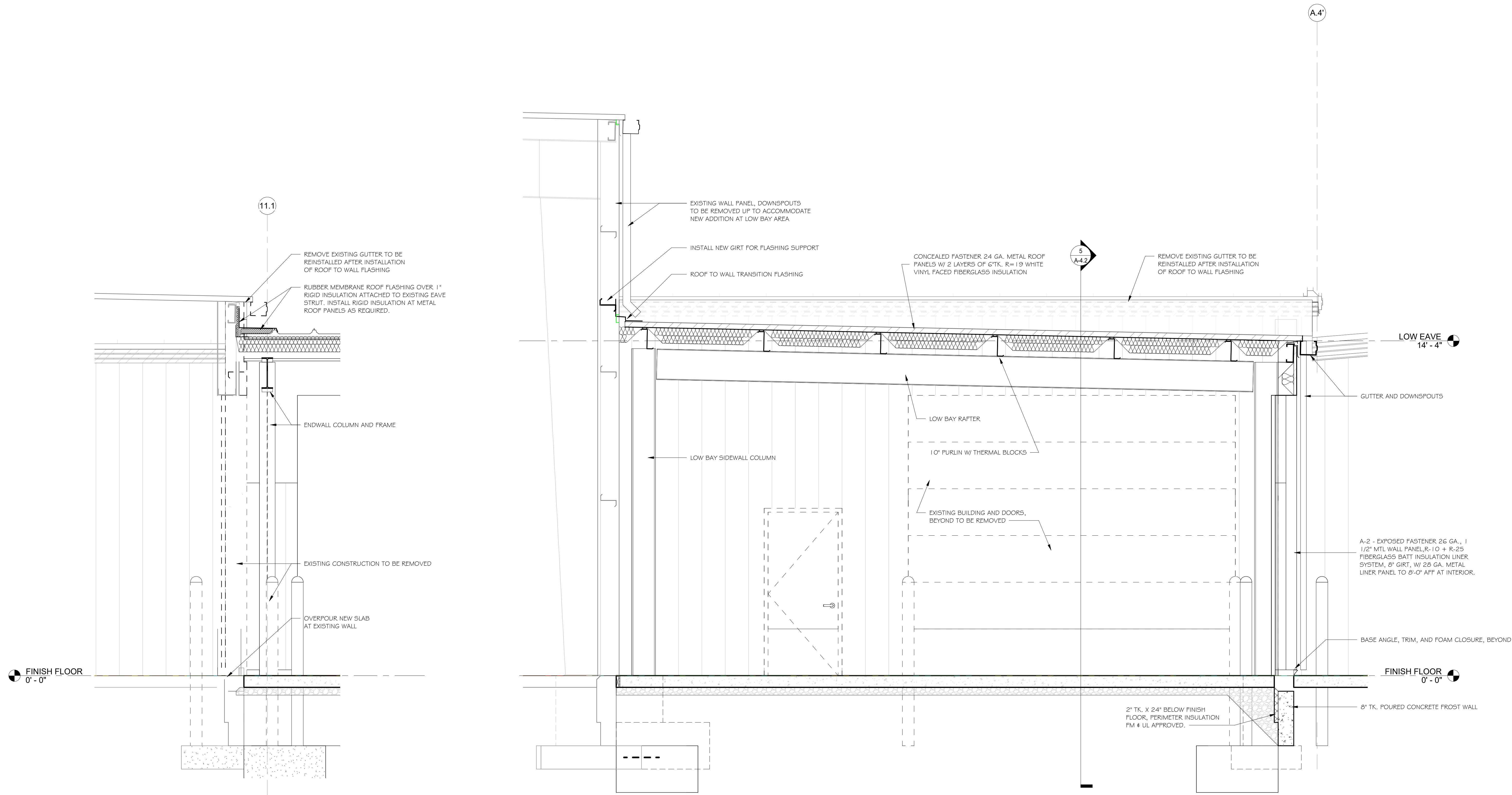


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Checked By	JWM

WALL SECTIONS

A-4.1



5 NORTH SECTION
1/2" = 1'-0"

4 CONNECTOR SECTION
1/2" = 1'-0"

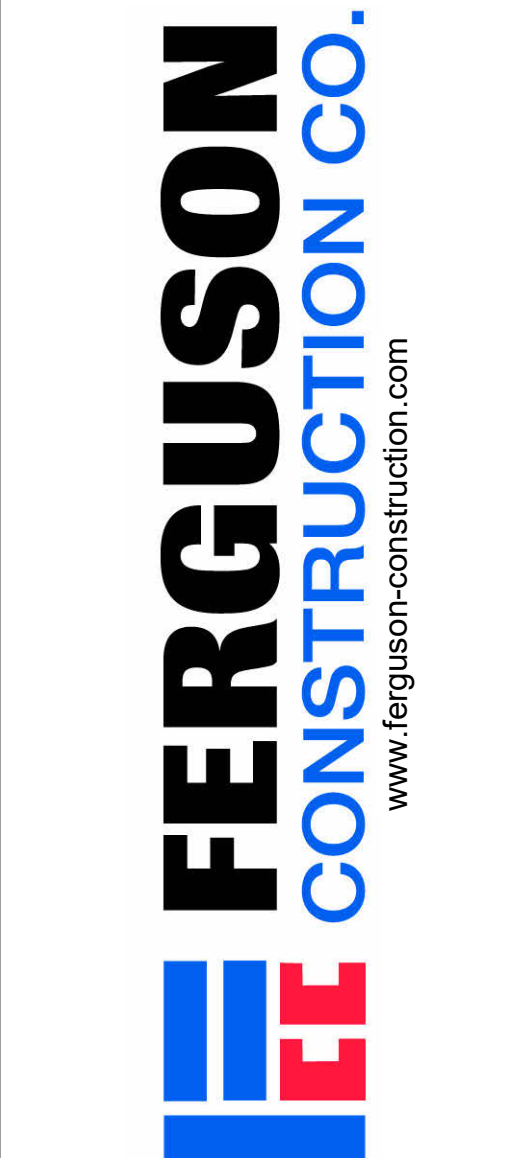
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Checked By	JWM

WALL SECTIONS

A-4.2

DOOR SCHEDULE																
DOOR							FRAME				HARDWARE					Comments
Mark	# of Doors	Thickness	Width	Height	Elev.	Material	Glazing	Elev.	Detail	Material	Depth	Threshold	Lock	Closer	Weather Stripping	
1A	1	1 3/4"	3' - 0"	7' - 0"	NL	HM	YES	A	1	HM	5 3/4"	YES	LOCK	YES	YES	
1B	1	1 3/4"	3' - 0"	7' - 0"	NL	HM	YES	A	1	HM	5 3/4"	YES	LOCK	YES	YES	
1C	1	2"	12' - 0"	14' - 0"	OVHD	STL	-	-	2	STL	0"	FRAME DTL 3	BY DR. MANUF.	ELEC	YES	
1D	1	1 3/4"	3' - 0"	7' - 0"	NL	HM	YES	A	1	HM	5 3/4"	YES	LOCK	YES	YES	
REL	1	2"	14' - 0"	12' - 0"	OVHD	STL	-	-	2	STL	0"	FRAME DTL 3	EXIST	EXIST	YES	

DOOR NOTES

- AT THE BOTTOM OF EXTERIOR H.M. DOORS PROVIDE A CONCEALED DOUBLE SEALING SWEEP MADE OF SYNTHETIC MATERIAL, MODEL NO. P5074 AS MANUFACTURED BY FAS-SEAL (OR EQUAL). WEATHERSTRIP TO BE RECESSED IN THE BOTTOM CHANNEL OF THE DOOR.
- ALL EXTERIOR HOLLOW METAL DOORS SHALL INCLUDE MORTISE LOCKS AND LEVER HANDLES. CYLINDER LOCK AND KEYING BY HARDWARE SUPPLIER.
- ALL INTERIOR HOLLOW METAL DOORS ARE TO INCLUDE WALL STOPS OR FLOOR STOPS WHERE REQUIRED.

HARDWARE NOTES

HARDWARE FOR ALL EGRESS DOORS SHALL MAINTAIN THE DOORS READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DRAW BOLTS, HOOKS, AND OTHER SIMILAR DEVICES SHALL BE PROHIBITED ON ALL EGRESS DOORS. THE USE OF MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS IS PROHIBITED. REFER TO SECTION 1003.0 GENERAL MEANS OF EGRESS OF THE OHIO BUILDING CODE.

ALL DOORS TO BE FURNISHED W/ APPROVED HANDICAP ACCESSIBLE HARDWARE W/ LEVER TYPE HANDLES AND HANDICAPPED TYPE CLOSERS.

ALL LOCKS TO BE ON A MASTER-KEYED SYSTEM APPROVED BY THE OWNER.

THE MAXIMUM FORCE REQUIRED FOR PUSHING AND/OR PULLING OPEN AN INTERIOR DOOR EQUIPPED WITH AN AUTOMATIC DOOR CLOSER SHALL BE 5 POUNDS PER ICC A 117.1 SECTION 404.2.8.

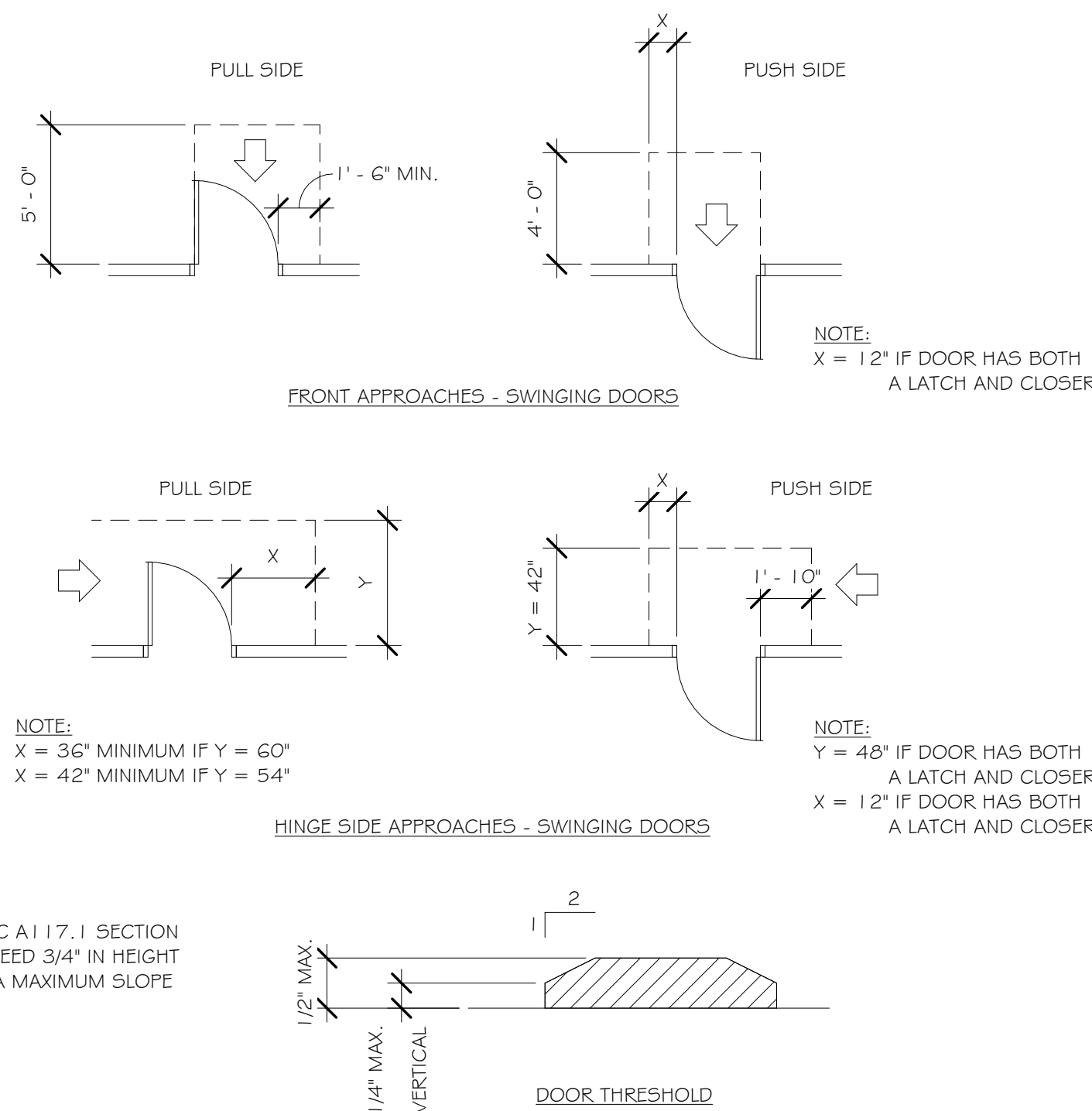
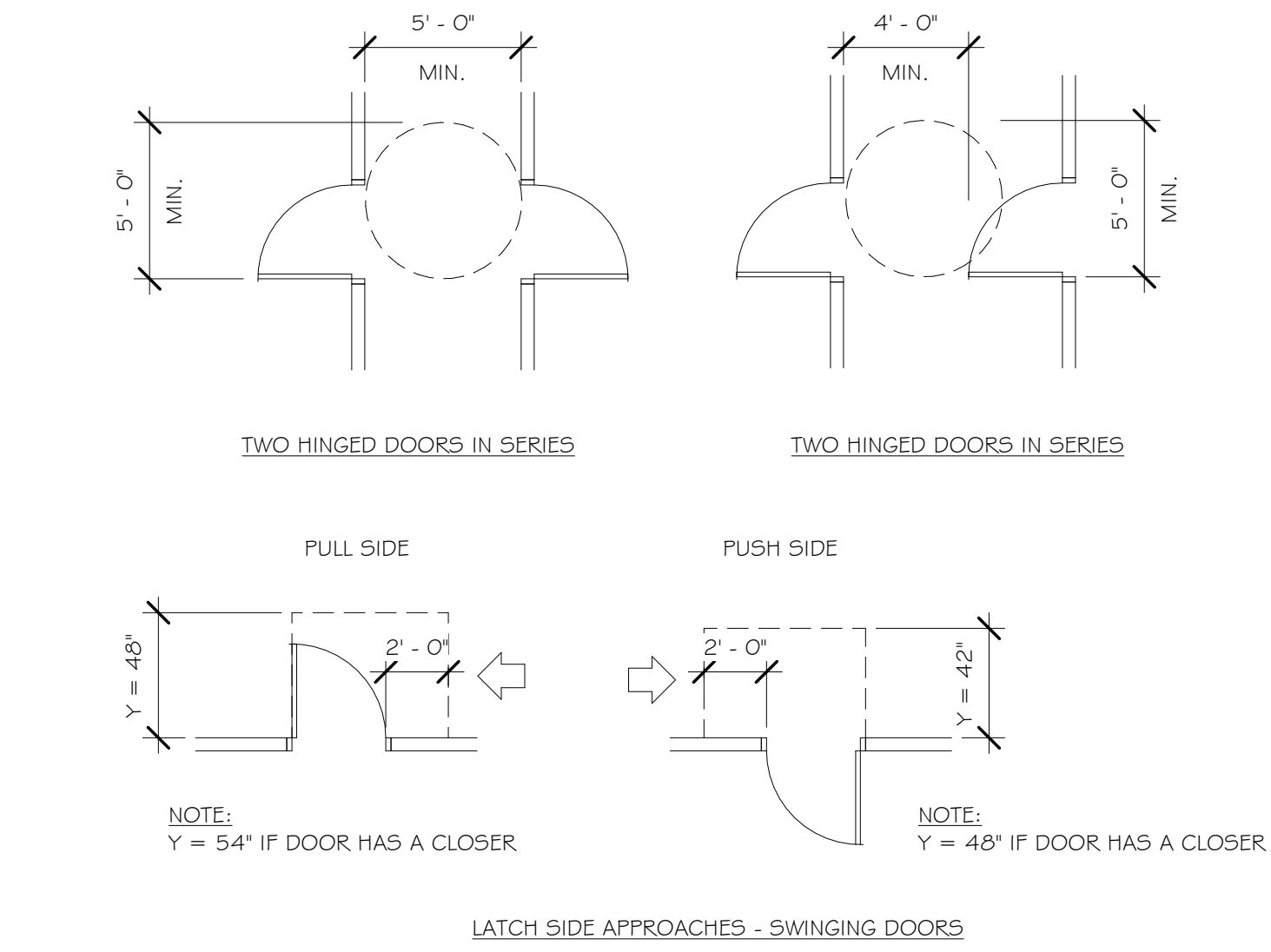
DOOR LOCKS WILL COMPLY WITH OBC SECTION 1010.1.9. ALL EXTERIOR EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DOORS WITH LOCKS ARE TO PREVENT INGRESS INTO THE SPACE.

GLAZING NOTE

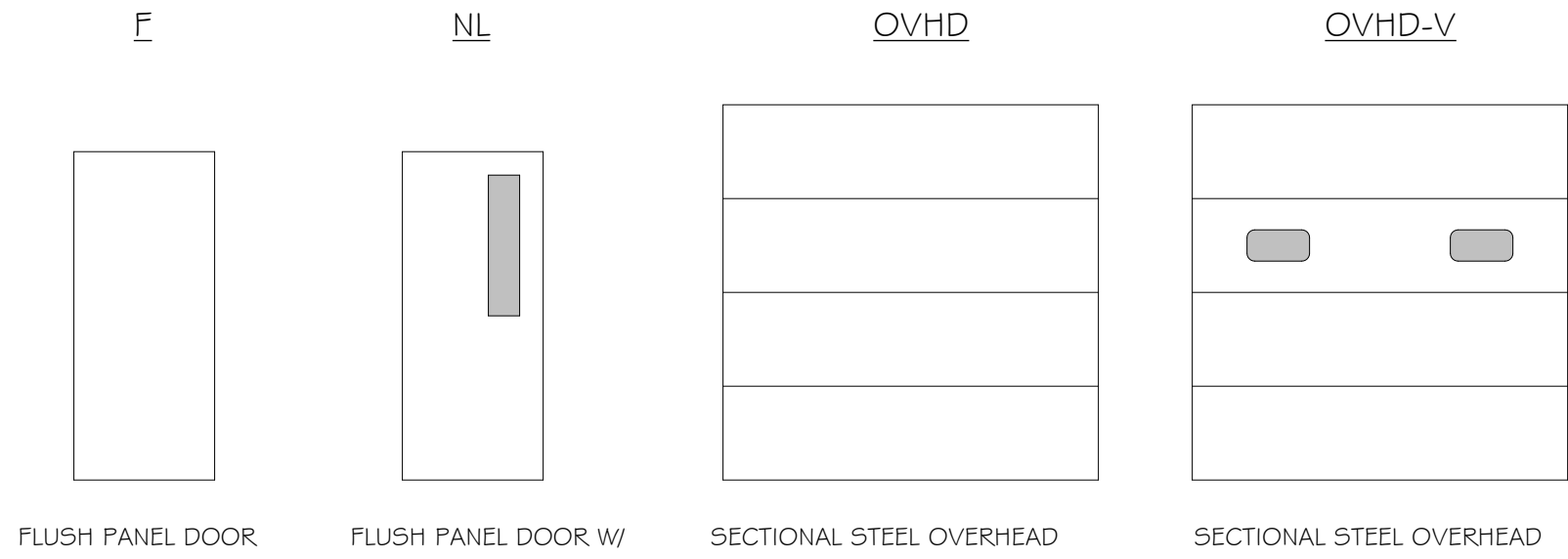
GLASS IN EXTERIOR DOORS, STORM DOORS, INTERIOR DOORS, SLIDING DOORS, FIXED PANELS ADJACENT TO DOORS, SHOWER DOORS AND TUB ENCLOSURES SHALL COMPLY W/ HUMAN IMPACT LOADS SECTION 2406.1 OF THE OHIO BUILDING CODE AND PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16 CFR PART 1201, SAFETY STANDARD FOR ARCHITECTURAL GLAZING.

FRAME ELEVATIONS
3/8" = 1'-0"

DOOR ELEVATIONS
1/4" = 1'-0"



Accessibility Door Manuvering Details
3/16" = 1'-0"

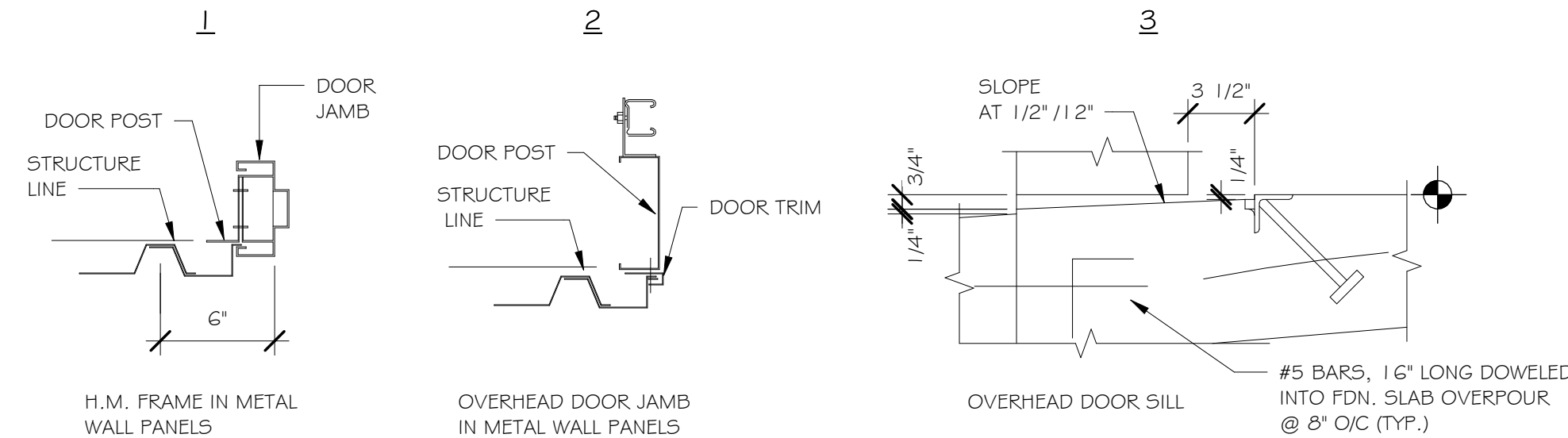


FLUSH PANEL DOOR

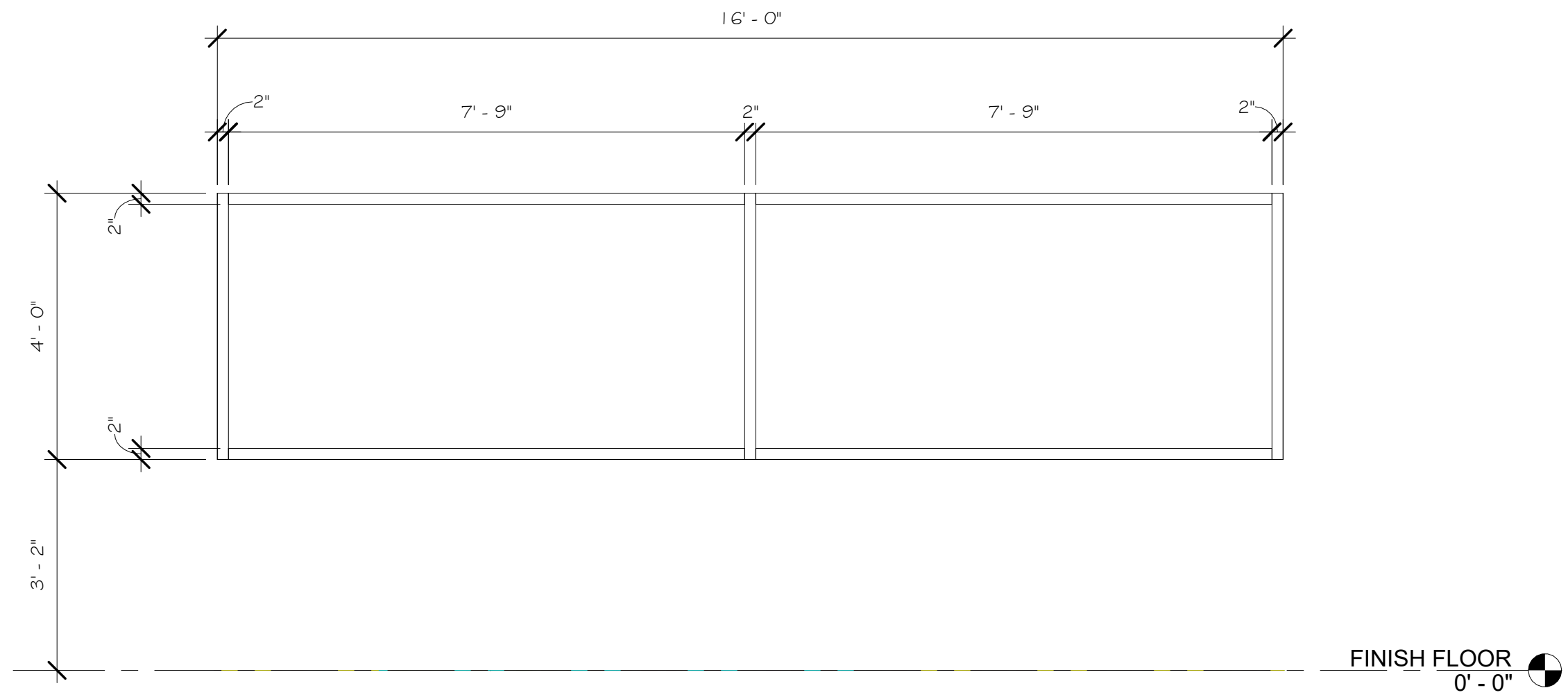
FLUSH PANEL DOOR W/ 8" x 36" TEMPERED GLASS NARROW LITE

SECTIONAL STEEL OVERHEAD DOOR, INSULATED, (MIN. R=12.5) W/ STEEL BACKER PANELS, WEATHERSTRIPPING, MAXIMUM HIGH LIFT TRACK

SECTIONAL STEEL OVERHEAD DOOR, INSULATED, (MIN. R=12.5) W/ STEEL BACKER PANELS, WEATHERSTRIPPING, MAXIMUM HIGH LIFT TRACK WITH VISION PANEL(S)



FRAME DETAILS
1 1/2" = 1'-0"



ALL ALUMINUM FRAMING TO BE BRONZE ANODIZED ALUMINUM, KAWNEER OR EQUAL.
ALL EXTERIOR GLAZING TO BE 1" THICK LOW-E, GRAY TINTED INSULATED GLASS, SOLARBAN 60 OR EQUAL.

WINDOW ELEVATION
1/2" = 1'-0"

ROOM FINISH SCHEDULE							
ROOM #	NAME	AREA	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT
1	MACHINING	20176 SF	EXP. CONC.	-	EXP. INSUL/JP	EXP. INSUL	VARIES

ALL INTERIOR FINISHES MUST COMPLY WITH O.B.C. CHAPTER 6.

EXIST - EXISTING ROOM FINISH MATERIAL TO REMAIN. REWORK AND/OR PATCH EXISTING CEILING GRIDS, WALLS, FLOORS, ETC., AS REQUIRED.

EXP. CONC. - EXPOSED CONCRETE

EXP. INSUL. - EXPOSED INSULATION AND STRUCTURAL

LP - 28 GA. LINER PANEL, FULL HEIGHT.

PAINTING NOTES

- ONE COAT PRIMER AND ONE COAT ENAMEL ON ALL OVERHEAD DOOR JAMBS, HEADS AND SILL ANGLES, BUMPER POSTS, PIPE HANDRAILS, DOCK LEVELER EDGE ANGLES AND OTHER EXPOSED MISCELLANEOUS METALS.
- ONE COAT PRIMER AND ONE COAT INDUSTRIAL GRADE ACRYLIC LATEX ON ALL HOLLOW METAL DOORS AND FRAMES.
- ALL EXPOSED STRUCTURAL STEEL TO RECEIVE ONE PRIME COAT SHOP APPLIED.
- EXPOSED SERVICE PIPING, DUCTS AND CONDUIT TO BE UNPAINTED. COLOR CODING OF MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEM NOT INCLUDED.
- PARKING LOT LINES TO RECEIVE ONE COAT WHITE PAINT 4" WIDE AS PER LAYOUT ON SITE PLAN (INCLUDING DIRECTIONAL ARROWS WHERE SHOWN) BY ASPHALT SUBCONTRACTOR.
- ALL FINISH COATS OF PAINT TO PROVIDE ADEQUATE COVERAGE.

CAULKING NOTES

- POLYURETHANE CAULKING TO BE A THREE-PART POLYURETHANE SEALANT, AND SHALL PROVIDE A ONE (1) YEAR WARRANTY, AS MANUFACTURED BY TREMCO, SONNEBORN, PECORA, MASTER MECHANICS, OR EQUAL. COLOR SHALL MATCH ADJOINING SURFACES.
- LATEX CAULKING TO BE A ONE PART LATEX MATERIAL, AND SHALL PROVIDE A ONE (1) YEAR WARRANTY, AS MANUFACTURED BY TREMCO, SONNEBORN, PECORA, MASTER MECHANICS, OR EQUAL. COLOR SHALL MATCH ADJOINING SURFACES.
- THE CAULKING SUBCONTRACTOR SHALL SEAL THE FOLLOWING:
 - INTERIOR OF ALUMINUM STOREFRONTS AND WINDOWS. (LATEX)
- THE GLASS AND GLAZING SUBCONTRACTOR SHALL SEAL EXTERIOR ALUMINUM STOREFRONTS AND WINDOWS. (POLYURETHANE)

Revisions

#	Date	Description

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PRELIMINARY

NEW BUILDING ADDITION FOR

P&R SPECIALTY, INC.

MIAMI COUNTY
1841 WEST HIGH STREET
PIQUA, OHIO 45356

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 W. 200 N.
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	E-35021
Date	7/24/25
Drawn By	JMS
Checked By	JWM

DOOR SCHEDULE &
DETAILS

A-5.1

RESOLUTION No. PC 17-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR A PRELIMINARY DEVELOPMENT PLAN TO TRANSFORM THE NORTHERN PARKING AREA OF THE PIQUA CENTER AT 987 E. ASH STREET, PIQUA, OHIO INTO A MIXED-USE APARTMENT COMMUNITY AND REZONE THE PROPERTY FROM CX TO PD-MUD

WHEREAS, the property located at 987 E Ash St, Piqua, Ohio, specifically the northern parking lot of Piqua Center, is currently zoned CX (Commercial Mixed-Use) under the City of Piqua Development Code; and

WHEREAS, the applicant has submitted a preliminary development plan to transform the northern parking lot into a mixed-use apartment community, including residential units and complementary commercial or community spaces, and has requested a rezoning of the property to PD-MUD (Planned Development-Mixed Use District) to accommodate the proposed development; and

WHEREAS, the proposed preliminary development plan and rezoning to PD-MUD are consistent with the goals of the City's Comprehensive Plan to promote diverse, sustainable, and vibrant land uses that enhance community well-being and economic vitality; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, traffic impact analysis, and public testimony, and finds that the proposed development and rezoning will not adversely impact the surrounding area, provided that conditions related to traffic management, infrastructure, and design standards are met; and

WHEREAS, the proposed mixed-use apartment community is expected to enhance the Piqua Center area by providing housing options and supporting local commerce, while maintaining compatibility with adjacent properties and infrastructure;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

RESOLUTION No. PC 17-25

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: October 14, 2025
Re: PC 17-25 – PD-MUD Rezoning

Applicant: James Edmonds, RCS Construction
Owner: Piqua Investment Partners, Celina, OH

Address: 987 E. Ash Street
Parcel #: N44-076538

Zoning: CX – ‘Corridor Mixed Use’

Request: The application is for a preliminary development plan to transform the northern parking lot at Piqua Center, located at 987 E Ash St, Piqua, Ohio, into a mixed-use apartment community.

Staff Comments and Recommendations:

Following a thorough review of the extensive submittal, City staff provided substantial feedback to the applicant, identifying areas requiring additional clarification and supporting materials to ensure compliance with the City of Piqua Development Code and Comprehensive Plan. The applicant has indicated they need additional time to address these comments and provide the necessary documentation. Staff recommends **TABLING** the preliminary development plan to allow the applicant sufficient time to revise and resubmit the preliminary development plan with the appropriate materials, ensuring a diligent and comprehensive evaluation by the Planning Commission.

Record Report for PC - PD Application #PC-PD-25-0001

Record Overview

Record Number: PC-PD-25-0001

Record Type: PC - PD Application

Record Status: In Progress

Record Submitted At: Monday September 22, 2025

Record Address: 987 E Ash St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: James Edmonds

Form Submission

Applicant Information:

RCS Construction

6781 Hellwarth Road

Celina, OH 45822

jedmonds@bruns1951.com, (419) 586-9367

Property Owner Information:

Piqua Investment Partners

6781 Hellwarth Road

Celina, OH 45822

jedmonds@bruns1951.com, (419) 586-9367

Street Address: 987 E Ash St, Piqua, Ohio, 45356

Property owner information:

PIQUA PLAZA LLC

987 E Ash St, Piqua, Ohio, 45356

Parcel ID Number - Please list all Parcel IDs included: N44-076538

Current Use: Alternative financial services

Zoning District: CX

Proposed Zoning District: PD-MUD

What are you applying for? (Preliminary Plan, Final Plan): Preliminary Development Plan

Description of what exactly is being requested under Piqua Center is requesting a site plan approval for a transformation of the existing northern parking lot at Piqua Center into a mixed use apartment community, using the new planned

this PD.: development zoning district.
Development Standards Acknowledgement:



Signed in GovWell: Monday September 22, 2025, 2:15pm

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:



Signed in GovWell: Monday September 22, 2025, 2:15pm

PIQUA COURTS

987 E Ash St. Piqua OH 45356

PIQUA INVESTMENT PARTNERS, LLC

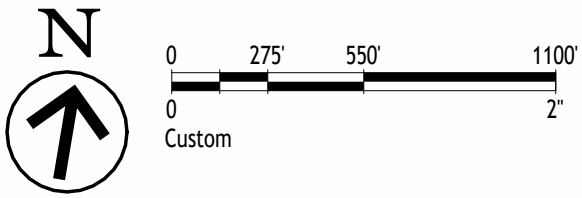
PRELIMINARY DEVELOPMENT PLAN

INITIAL SUBMITTAL

09/22/2025



VICINITY MAP



SHEET INDEX	
SHEET #	TITLE
EXHIBIT A	PRELIMINARY DEVELOPMENT PLAN
EXHIBIT A-1	ROADWAYS
EXHIBIT B	PHASING / AREA PLAN
EXHIBIT B-1	EMERGENCY ACCESS
EXHIBIT B-2	LIGHTING PLAN
EXHIBIT B-3	OPEN SPACE PLAN
EXHIBIT C	CONNECTIVITY PLAN
EXHIBIT D	AMENITIES PACKAGE
EXHIBIT E	MATERIAL BOARD

GENERAL NOTES
THE FOLLOWING APPLY, EXCEPT WHERE MODIFICATIONS ARE EXPLICITLY GRANTED UNDER "MODIFICATIONS TO DEVELOPMENT STANDARDS" BELOW:
1. EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP), DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE PIQUA DEVELOPMENT CODE (CX DISTRICT STANDARDS), THE CITY OF PIQUA CONSTRUCTION DESIGN CRITERIA AND STANDARD DRAWINGS, THE OHIO BUILDING CODE (OBC), ODOT ACCESS MANAGEMENT MANUAL, AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES, AND GUIDELINES.
2. THE DEVELOPMENT STANDARDS INCLUDED HEREIN SERVE AS THE REGULATORY FRAMEWORK FOR THIS PROJECT. COMPLIANCE SHALL BE DETERMINED BY THE CITY OF PIQUA PLANNING COMMISSION AND STAFF DURING REVIEW AND APPROVAL OF THIS PDP.
3. ROAD IMPROVEMENTS, ACCESS MANAGEMENT, AND TRAFFIC CONTROL SHALL COMPLY WITH THE PIQUA DEVELOPMENT CODE, ODOT ACCESS MANAGEMENT REQUIREMENTS, AND OTHER TRANSPORTATION POLICIES OF THE CITY. ROAD ALIGNMENTS AND CROSS-SECTIONS SHOWN ON THIS PDP ARE APPROXIMATE. ALL PUBLIC AND PRIVATE ROADS SHALL CONFORM TO CITY OF PIQUA STANDARD SPECIFICATIONS AND ODOT DESIGN REQUIREMENTS, EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PDP.
4. SIDEWALKS, BIKEWAYS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PDP ARE APPROXIMATE. THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE PIQUA DEVELOPMENT CODE, MUTCD, AND ODOT BICYCLE FACILITY DESIGN STANDARDS, EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PDP.
5. OPEN SPACE AREAS, PLAZAS, AND AMENITY SPACES SHOWN ON THIS PDP ARE APPROXIMATE. LOCATION AND SIZE OF SUCH AREAS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE PIQUA DEVELOPMENT CODE.
6. WHERE THERE IS A CONFLICT BETWEEN THE GRAPHIC DEPICTION OF THIS DEVELOPMENT PLAN AND THE TEXT OF THIS DOCUMENT, THE TEXT SHALL GOVERN.

SITE DATA		
ITEM	EXISTING CONDITIONS	PROPOSED CONDITIONS
SITE AREA	43.216 AC	SUBJECT TO FINAL PLAT AND ROW DEDICATIONS
ZONING / USE CODE	REGIONAL SHOPPING CENTER (MIAMI COUNTY USE CODE 427)	PLANNED DEVELOPMENT (PDP) WITH CX DISTRICT STANDARDS
LAND USE	REGIONAL SHOPPING CENTER	MIXED-USE: RESIDENTIAL, RETAIL, OFFICE, HOSPITALITY, PUBLIC AMENITIES
BUILDING AREA	±505,660 SQ FT (MALL STRUCTURE, BUILT 1988)	VARIED BUILDINGS 1–3 STORIES, MAXIMUM 60 FEET
CIRCULATION	INTERNAL MALL RING DRIVE WITH SURFACE PARKING	CORRIDORS A & B; CENTER COURT DR., COURT DR., MALL DR. (PRIMARY MULTIMODAL STREETS)
BIKEWAY SYSTEM	NONE FORMALLY DESIGNATED	SHARED LANE BOULEVARDS (14' WIDTH, 25 MPH); SHARROWS EVERY 250 FT; BIKEWAY CONNECTIONS TO US-36
PARKING	SURFACE LOTS ±350,000 SQ FT	SURFACE + ON-STREET PARKING; SHARED PARKING ALLOWED; REDUCTIONS BASED ON MIXED PEAK DEMAND
LANDSCAPING	BASIC TREE LAWNS AND PARKING LOT ISLANDS	SHADE TREES ALONG FRONTAGES; PARKING LOT BUFFERS, EVERGREEN SHRUBS, SCREENING OF SERVICE / UTILITY AREAS
LIGHTING	MIX OF OLDER SURFACE POLE LIGHTS AND WALL PACKS	FULL-CUTOFF LED FIXTURES; PEDESTRIAN-SCALE LIGHTING ALONG WALKS
UTILITIES	EXISTING ABOVEGROUND & OLDER MALL SERVICE LINES	ALL UTILITIES UNDERGROUND; CONNECT TO CITY WATER/SEWER; STORMWATER TO 100-YEAR STANDARD
PHASING	N/A	FOUR PHASES, 2026–2034; EACH PHASE TO FUNCTION INDEPENDENTLY WITH PARKING, UTILITIES, AND FIRE ACCESS

PROJECT DIRECTORY

DEVELOPER

PIQUA INVESTMENT PARTNERS, LLC
1429 CRANBERRY RD
ST. HENRY, OH 45883
XXX.XXX.XXX

ARCHITECTURE, LAND PLANNING AND
CONSTRUCTION MANAGER



RCS CONSTRUCTION
6781 HELLWARTH RD
CELINA, OH 45822
419.586.9367

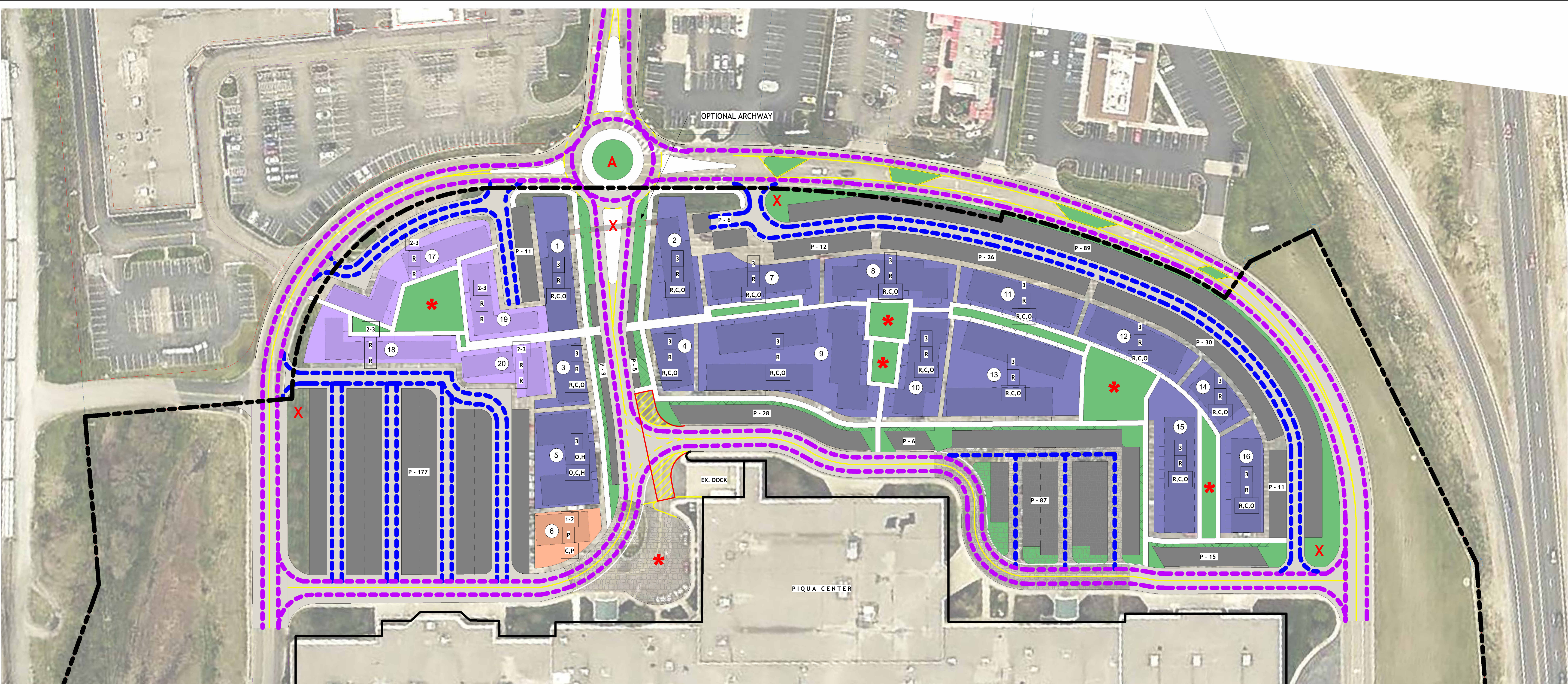


Bradley J. Rethman 9-18-2025

CIVIL ENGINEERING



CHOICE ONE ENGINEERING
440 E HOEWISHER RD
SIDNEY, OH 45365
937.497.0200



- GENERAL NOTES**
- A. NO DEVELOPMENT PLAN MAY BE SUBMITTED PURSUANT TO THIS PDP UNLESS (1) THE DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT, APPROVED BY ORDINANCE AS A LEGISLATIVE DECISION OF THE TOWN COUNCIL; (2) DEVELOPER IS IN COMPLIANCE WITH THAT DEVELOPMENT AGREEMENT; AND (3) THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT.
- B. BUILDINGS WILL COMPLY WITH THE ARCHITECTURAL STANDARDS INCLUDED.
- C. VEHICULAR CIRCULATION ILLUSTRATED REPRESENTS THE MINIMUM STREET NETWORK. ADDITIONAL PUBLIC OR PRIVATE VEHICULAR CIRCULATION MAY BE ADDED AT THE TIME OF DEVELOPMENT PLAN.
- D. CONCEPTUAL DEVELOPMENT BLOCKS MAY INCLUDE MULTIPLE BUILDINGS.
- E. LOCATIONS OF BUILDINGS SHOWN FOR REFERENCE AND SUBJECT TO CHANGE AS NEEDED.
- F. LOCATIONS OF COMMUNITY GATHERING AREAS ARE CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS SUBSTANTIALLY SIMILAR.
- G. LOCATIONS OF VEHICULAR CIRCULATION ARE CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS COMPARABLE CIRCULATION IS MAINTAINED.
- H. SEE EXHIBIT A-1 FOR VEHICULAR CIRCULATION CORRIDOR SECTIONS.
- I. SEE EXHIBIT B FOR PROJECT PHASE BOUNDARIES, LIGHTING AND OPEN SPACE PLANS. EMERGENCY ACCESS AND INFRASTRUCTURE REQUIREMENTS ARE IDENTIFIED AND PROVIDED FOR EACH PHASE.
- J. SEE EXHIBIT C FOR PEDESTRIAN AND BIKEWAY ROUTES, AS WELL AS SIDEWALK AND CROSSWALK DESIGN PLANS.
- K. BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND MAY SHIFT AT THE TIME OF DEVELOPMENT PLAN.

PROPOSED DENSITY LIMITATIONS AND MIX OF USES			
USES		MAXIMUM	% MIX
PROFESSIONAL OFFICE		25,000 SF	8%
HOSPITALITY		25,000 SF	8%
RETAIL		10,000 SF	3%
RESIDENTIAL		200,000 SF	58%
HOTEL		50,000 SF	15%
MEDICAL OFFICE		25,000 SF	8%

PERMITTED USES		
OFFICE USES		
OFFICE		P
MEDICAL OFFICE		P

COMMERCIAL USES		
COMMUNITY GARDEN		P
PLANT NURSERY		P
INDOOR ANIMAL CARE		P
DAY CARE		P
HOTEL		P
SHORT-TERM RENTAL		P
INDOOR RECREATION		P
PERSONAL SERVICE		P
RESTAURANT		P
RETAIL		P
VEHICLE SALES & RENTAL		P

RESIDENTIAL USES		
MULTI-UNIT LIVING		S
GROUP/ASSISTED LIVING		P

PUBLIC/INSTITUTIONAL USES		
CIVIC FACILITY		P
CLUB/LODGE		P
COLLEGE/UNIVERSITY		P
LIBRARY/MUSEUM		P
PLACE OF WORSHIP		P
EMERGENCY SERVICE FACILITY		P
ESSENTIAL SERVICE FACILITY		S
RECREATION, CONSERVATION AREA		P

INDUSTRIAL USES		
LOW-IMPACT INDUSTRIAL		P
SELF-SERVICE STORAGE		S
VEHICLE SERVICE		P
CAR WASH		S
FUELING STATION		S

LEGEND: P = PERMITTED, S = SPECIAL USE PERMIT

TEMPORARY USES AND EVENTS

ANY TEMPORARY USE PERMITTED BY THE DEVELOPMENT CODE OR OTHER CITY REGULATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH A TEMPORARY USE PERMIT. TYPICAL EXAMPLES INCLUDE FOOD TRUCKS, SEASONAL SALES LOTS, AND SIMILAR SHORT-TERM ACTIVITIES.

1. SPECIAL EVENTS SUCH AS FESTIVALS, PARADES, OR STREET CLOSURES ARE REGULATED SEPARATELY AND REQUIRE A SPECIAL EVENT PERMIT. TEMPORARY PARKING ARRANGEMENTS MAY ALSO BE AUTHORIZED BY THE CITY AS NEEDED.

2. CERTAIN LIMITED ACTIVITIES (E.G. GARAGE SALES OR SMALL POP-UP EVENTS) DO NOT REQUIRE A TEMPORARY USE PERMIT, BUT ALL APPLICABLE BUILDING, FIRE, HEALTH, AND SAFETY CODES SHALL APPLY.

COMMITTED DESIGN ELEMENTS

SIDEWALKS / PEDESTRIAN ZONES

SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND SHALL HAVE A MINIMUM CLEAR WIDTH OF 6 FEET. THESE MUST REMAIN UNOBSTRUCTED AND, WHERE REQUIRED BY FRONTAGE TYPE, SHALL EXTEND TO THE CURB.

PEDESTRIAN CONNECTIONS BETWEEN BUILDINGS, PARKING LOTS, AND PLAZAS SHALL BE DESIGNED AS ACCESSIBLE ROUTES WITH A MINIMUM CLEAR WIDTH OF 5 FEET. THESE CONNECTIONS SHALL BE DISTINGUISHED THROUGH PAVING, STRIPING, OR LANDSCAPE BUFFERS TO ENSURE SAFE AND DIRECT PEDESTRIAN MOVEMENT.

TREE LAWNS / FURNISHING ZONES

SHALL BE PROVIDED BETWEEN SIDEWALK AND CURB WITH A TYPICAL WIDTH OF 4-8 FEET. THESE AREAS SHALL ACCOMMODATE STREET TREES, LIGHTING, BENCHES, TRASH RECEPTACLES, AND OTHER PUBLIC FURNISHINGS. REQUIRED STREET TREES SHALL BE INSTALLED AT REGULAR INTERVALS.

BICYCLE BOULEVARDS

LOW-SPEED, LOW-VOLUME ROUTES PRIORITIZING BICYCLES, WITH TRAFFIC CALMING TO REINFORCE SPEEDS OF 25 MPH OR BELOW. PROVIDE DIRECT CONNECTIONS TO KEY DESTINATIONS AND SAFE, LOW-STRESS CROSSINGS. USE PAVEMENT MARKINGS, SIGNAGE, AND WAYFINDING TO DEFINE IDENTITY AS BICYCLE-PRIORITY STREETS. (APPLIES TO MALL DRIVE AND CIRCULATION CORRIDORS A & B.)

SHARED LANES

LIMITED TO 25 MPH) WHERE SEPARATE BIKE FACILITIES ARE NOT FEASIBLE. MARKINGS AND SIGNAGE ("BICYCLES ALLOWED FULL LANE") REQUIRED TO COMMUNICATE BICYCLE PRESENCE. LANES SHALL AVOID EXCESSIVE WIDTHS AND PROVIDE SAFE CONNECTIONS TO THE STREET NETWORK. (APPLIES TO CENTER COURT DRIVE.)

STREET LIGHTING & UTILITIES

SHALL BE PROVIDED AND FIXTURES SHALL BE PEDESTRIAN-SCALED ALONG FRONTAGES. UTILITIES INCLUDING POLES, BOXES, AND METERS SHALL BE LOCATED TO AVOID OBSTRUCTION OF SIDEWALKS OR BIKE FACILITIES.

LANDSCAPING

SHALL BE PROVIDED WITH STREET TREES INSTALLED IN THE FURNISHING ZONE AT CONSISTENT INTERVALS. MINIMUM CALIPER SIZE AND SPACING SHALL BE MAINTAINED. PLANTERS AND STREETSCAPE FURNITURE MAY BE INSTALLED IN THE FURNISHING ZONE BUT SHALL NOT ENCROACH INTO THE CLEAR PEDESTRIAN ZONE.

SCREENING

ALL SERVICE AREAS, INCLUDING TRASH, RECYCLING, LOADING, AND MECHANICAL EQUIPMENT, SHALL BE SCREENED FROM PUBLIC VIEW. PARKING LOTS ALONG PUBLIC STREETS SHALL BE BUFFERED WITH LANDSCAPING, TREES, OR LOW DECORATIVE WALLS, AND ALL GROUND- OR ROOF-MOUNTED MECHANICALS SHALL BE FULLY SCREENED. LANDSCAPE BUFFERS ARE REQUIRED WHERE USES TRANSITION TO RESIDENTIAL AREAS TO PROVIDE COMPATIBILITY AND VISUAL SEPARATION.

BUILDINGS

BUILDINGS SHALL BE LOCATED WITHIN THE DESIGNATED BUILD-TO ZONES SHOWN ON THE PLAN. MINIMUM AND MAXIMUM SETBACKS SHALL FOLLOW THE FRONTAGE TYPE STANDARDS. FRONTAGES SHALL INCORPORATE TRANSPARENCY AND ACTIVE USES TO ENHANCE THE PEDESTRIAN ENVIRONMENT.

ON-STREET PARKING

ON-STREET PARKING SHALL BE PROVIDED ALONG DESIGNATED FRONTAGES. CIRCULATION CORRIDOR A SHALL INCLUDE STANDARD PARALLEL PARKING SPACES MEASURING 8 FEET BY 22 FEET ON BOTH SIDES OF THE STREET, STRIPED WHERE APPLICABLE. CIRCULATION CORRIDOR B SHALL INCLUDE 60-DEGREE ANGLE PARKING ON THE NORTH SIDE ONLY, WITH CURBED SHOULDERS PROVIDED ON THE TRAVEL LANES. COURT DRIVE SHALL INCLUDE 90-DEGREE PARKING ON BOTH SIDES, CONSISTENT WITH THE CIRCULATION COMMITMENTS PLAN. ON-STREET PARKING MAY BE COUNTED TOWARD REQUIRED PARKING.

PUBLIC ART

THE PROJECT WILL PROVIDE PUBLIC ART IN ACCORDANCE WITH THE DESIGN GUIDEBOOK. ART PIECES VISIBLE FROM THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE TOWN'S PUBLIC ART ADVISORY BOARD.

OPTIONAL ARCHWAY

ARCHWAYS MAY BE PROVIDED AT KEY ENTRANCE TO EMPHASIZE DISTRICT IDENTITY. SUCH ELEMENT ARE OPTIONAL AND, IF INCLUDED, SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN STANDARDS AND SUBJECT TO FINAL DESIGN APPROVAL.

STORMWATER MANAGEMENT

ALL DEVELOPMENT SHALL PROVIDE ADEQUATE STORM DRAINAGE INFRASTRUCTURE IN ACCORDANCE WITH CITY DESIGN CRITERIA. SYSTEMS SHALL BE SIZED FOR REQUIRED FLOWS AND PROVIDE SAFE OVERFLOW ROUTING FOR THE 100-YEAR STORM EVENT.

STORM SEWERS, CATCH BASINS, AND OPEN DRAINAGE SWALES SHALL BE DESIGNED TO ENSURE EFFICIENT COLLECTION AND CONVEYANCE OF RUNOFF WHILE MEETING CITY ENGINEERING STANDARDS.

DETENTION BASINS SHALL BE DESIGNED TO TEMPORARILY STORE RUNOFF AND RELEASE FLOWS AT CONTROLLED RATES, WHILE RETENTION BASINS (WET PONDS) MAY BE USED TO PROVIDE PERMANENT STORAGE AND WATER QUALITY BENEFITS.

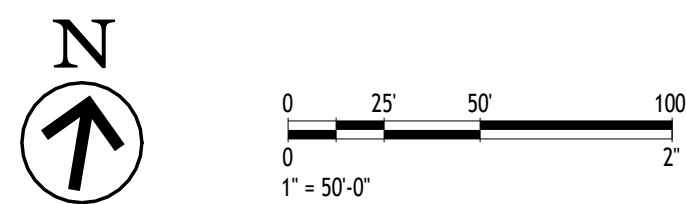
LAND USE AND BLOCK COMMITMENTS		PERMITTED USES			
BLOCK		GROUND FLOOR		UPPER FLOOR	
				STORIES	
				MIN.	MAX.
PHASE 1					
1					
2					
3					
4					
5					
6					
PHASE 2					
7					
8					
9					
10					
PHASE 3					
11					
12					
13					
14					
15					
16					
PHASE 4					
17					
18					
19					
20					

MASSING

BUILDINGS MAY REACH A MAXIMUM OF 60 FEET IN HEIGHT AND UP TO 275 FEET IN WIDTH, ALLOWING MID-RISE, CORRIDOR-SCALED STRUCTURES.

GROUND FLOOR OF STREET-FACING FACADES SHALL BE AT LEAST 30% TRANSPARENT WITH WINDOWS AND DOORS, AND UPPER STORIES SHALL BE AT LEAST 20% TRANSPARENT. BLANK WALLS ARE LIMITED TO 30 FEET ON PRIMARY STREETS AND 50 FEET ON SIDE STREETS.

EVERY BUILDING SHALL HAVE A STREET-FACING ENTRANCE. ALONG PRIMARY STREETS, ENTRANCES SHALL BE PROVIDED AT LEAST EVERY 100 FEET TO AVOID LONG INACTIVE FRONTAGE.



- CONCEPTUAL LEGEND**
- BUILD ABLE ZONE, MIXED PERMITTED USE
 - BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE
 - BUILD ABLE ZONE, PUBLIC PERMITTED USE
 - SURFACE PARKING
 - VEHICULAR CIRCULATION
 - PARKING CIRCULATION
 - COMMUNITY GATHERING AREAS
 - MONUMENT SIGNAGE
 - PUBLIC ART
 - PEDESTRIAN BUFFER ZONE
 - BLOCK NUMBER
 - P-0 PARKING SPACE COUNT

- BUILDING COMMITTED ELEMENTS KEY**
- | | |
|-----|-----------------------------|
| 1-3 | NUMBER OF STORIES (MIN-MAX) |
| R | UPPER FLOOR USES |
| R,C | GROUND FLOOR USES |
- USES**
- | | |
|---|-------------------------------|
| O | OFFICES, PROFESSIONAL/MEDICAL |
| H | HOTEL |
| C | COMMERCIAL/RETAIL |
| R | RESIDENTIAL |
| P | PUBLIC/HOSPITALITY |



6781 Hellwarth Rd Celina, OH 45822
(419) 586-9367
http://bruns1951.com/companies/rcs

PIQUA COURTS

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)



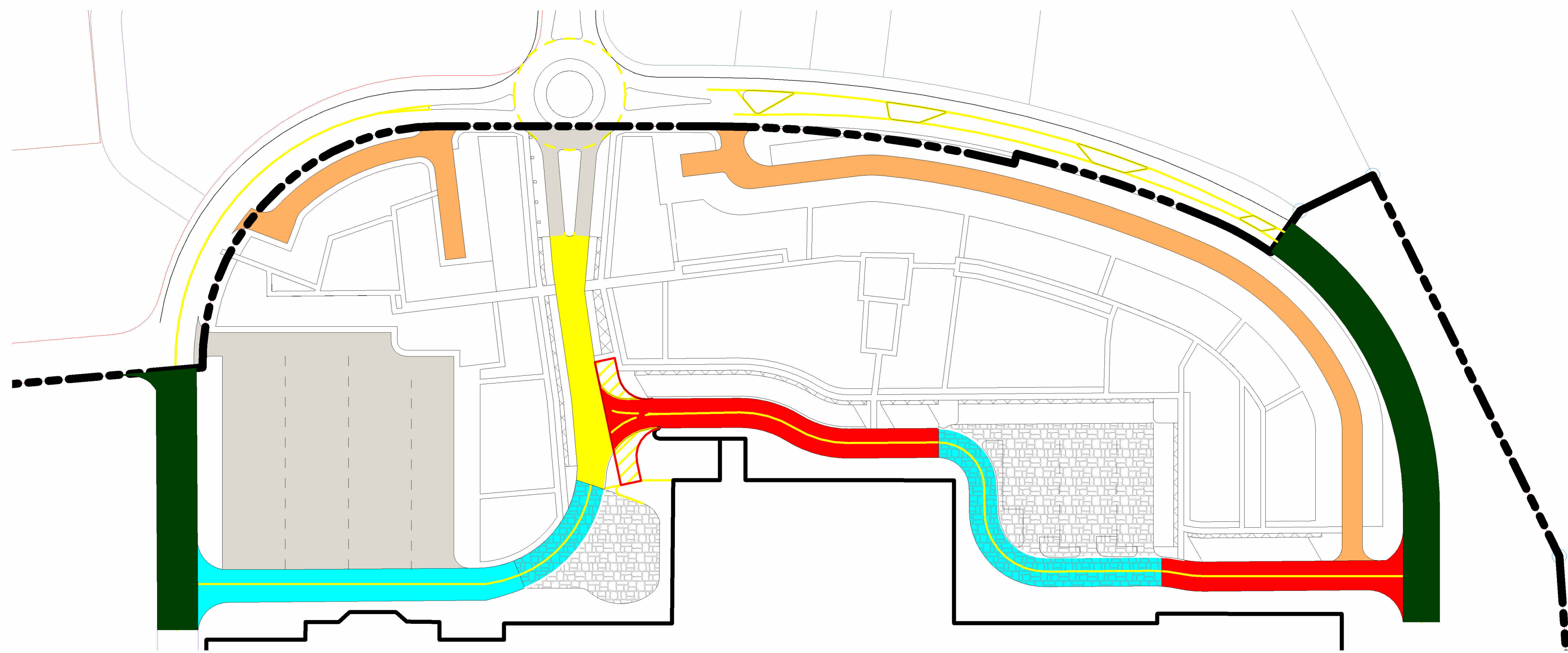
Bradley J. Rethman 9-18-2025

NO.	DATE	BY	REV	SUBMITTAL	NO.	DATE	BY	REV	SUBMITTAL
0	09/22/2025	EWON							

PRELIMINARY
DEVELOPMENT
PLAN

Project Number	RD00.E25
Date	09/22/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT A



1 CIRCULATION COMMITMENTS

SCALE: 1" = 80'-0"

ROADWAY/CIRCULATION FRONTAGE COMMITMENTS

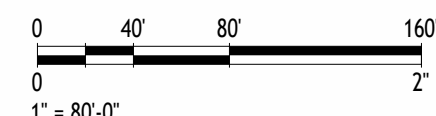
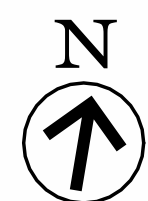
INTERIOR CIRCULATION CORRIDOR DESIGN ELEMENTS	CIRCULATION CORRIDOR A	CIRCULATION CORRIDOR B	COURT DRIVE	MALL DRIVE	CENTER COURT DRIVE
STREETSCAPE BUFFERS REQUIRED	YES	YES	YES	NA	NA
ON STREET PARKING ALLOWED	YES (PARALLEL)	YES (60 DEG)	YES (90 DEG)	NA	NA
PEDESTRIAN THROUGH ZONE WIDTH	6-FOOT WIDE (BOTH SIDES)	6-FOOT WIDE (PROJECT SIDE ONLY)	6-FOOT WIDE (BUILDING SIDE ONLY)	NA	NA
PARKING CURB WIDTH	8-FOOT WIDE (BOTH SIDES)	22-FOOT WIDE (PROJECT SIDE ONLY)	20-FOOT WIDE (PROJECT SIDE ONLY)	EXISTING	EXISTING
LOCAL STREET LANE WDTN	14-FOOT WIDE (BOTH SIDES)	14-FOOT WIDE (BOTH SIDES)	11-FOOT WIDE (BOTH SIDES)	EXISTING	EXISTING
BICYCLE BOULEVARD 25MPH	YES	YES	NO	YES	NO
SHARED LANES 25MPH	NO	NO	NO	NO	YES
SOLID WASTE RECEPTACLES	YES	YES	NO	YES	NO
CROSSWALKS	REQUIRED	REQUIRED	NA	REQUIRED	NA
STREET LIGHTING	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED

NOTES

CORRIDORS A, B, AND MALL DRIVE ARE DESIGNATED AS BICYCLE BOULEVARDS (LOW-SPEED, BIKE-PRIORITY STREETS WITH WAYFINDING, SHARED-LANE MARKINGS, AND FUTURE TRAFFIC CALMING/CROSSING ENHANCEMENTS).

CENTER COURT DRIVE IS A SHARED LANE STREET (BICYCLES MAY USE FULL LANE, MAX SPEED 25 MPH).

ALL DESIGN ELEMENTS REQUIRED TO BE IN PLACE AT FULL BUILDOUT. INTERIM CONDITIONS WILL EXIST AS REDEVELOPMENT OCCURS.



CONCEPTUAL LEGEND

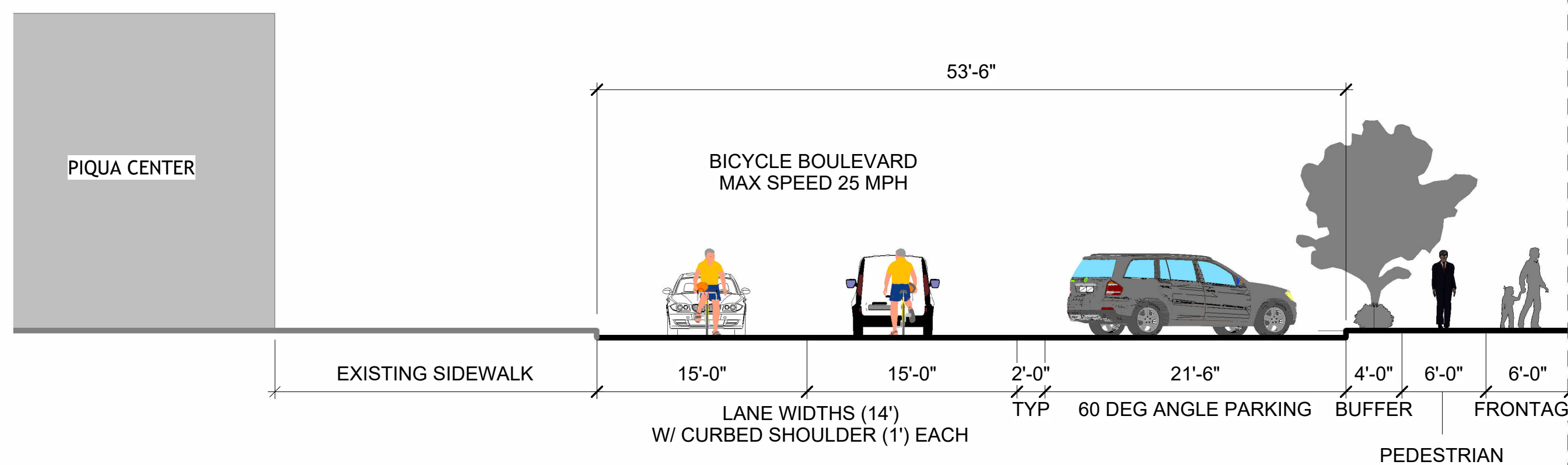
- CIRCULATION CORRIDOR A
- CIRCULATION CORRIDOR B
- COURT DRIVE
- MALL DRIVE
- CENTER COURT DRIVE
- BUILD ABLE ZONE, MIXED PERMITTED USE
- MONUMENT SIGNAGE
- PUBLIC ART

VEHICULAR CIRCULATION GEN. NOTES

- CORRIDORS A, B, AND MALL DRIVE ARE DESIGNATED AS BICYCLE BOULEVARDS (MAX SPEED 25 MPH). THESE CORRIDORS SHALL ALSO ACCOMMODATE SERVICE AND DELIVERY VEHICLES, WITH LANE WIDTHS AND TURNING RADII DESIGNED FOR TRUCK ACCESS. BIKE BOULEVARD SIGNAGE AND SHARED-LANE MARKINGS SHALL BE PROVIDED TO ENSURE MULTIMODAL OPERATION. CENTER COURT DRIVE IS A SHARED LANE STREET; BICYCLES MAY USE THE FULL LANE AT ALL TIMES.
- CIRCULATION CORRIDORS SHOWN ILLUSTRATE MINIMUM WIDTHS. DIMENSIONS OF ELEMENTS WITHIN THE SECTIONS MAY BE INCREASED AT THE TIME OF DEVELOPMENT PLAN AS LONG AS THE MINIMUM DIMENSIONS ARE MAINTAINED AND THE SECTION IS SUBSTANTIALLY SIMILAR TO THE SECTIONS ILLUSTRATED HEREIN.
- PLANTING VERGE WIDTH – PLANTING VERGE WILL VARY IN WIDTH FROM 4' – 8' DEPENDING ON THE PARTICULAR SPECIES OF STREET TREE SELECTED AT THE TIME OF DEVELOPMENT PLAN.
- THESE SECTIONS MAY BE REDUCED BY THE WIDTH OF THE ON-STREET PARKING IF IT IS NOT PROVIDED IN SECTIONS OF THE PROJECT.

2 CIRCULATION CORRIDOR A

SCALE: 1/8" = 1'-0"



3 CIRCULATION CORRIDOR B

SCALE: 1/8" = 1'-0"

ROADWAY AND STREET DESIGN

STREET PLACEMENT

BUILDINGS SHALL FRONT A PRIMARY OR SIDE CIRCULATION STREET AS DEFINED BY THE CIRCULATION COMMITMENTS PLAN, REINFORCING THE CORRIDOR STREETWALL.

SETBACK MEASUREMENT

SETBACKS SHALL BE MEASURED FROM THE BACK OF CURB/EDGE OF STREET PAVEMENT. A MINIMUM OF 10 FEET IS REQUIRED, COMPOSED OF A 4-FOOT BUFFER, 6-FOOT PEDESTRIAN WALK, AND 6-FOOT FRONTAGE ZONE (16 FEET TOTAL AS ILLUSTRATED).

FRONTAGE USES

THE FRONTAGE ZONE MAY BE UTILIZED FOR STOOPS, PATIOS, OR TERRACES. BALCONIES MAY PROJECT ABOVE, PROVIDED A MINIMUM 8-FOOT VERTICAL CLEARANCE IS MAINTAINED.

FUTURE SUBDIVISION

WHERE FUTURE SUBDIVISION CREATES INDIVIDUAL LOTS, ADDITIONAL SETBACKS SHALL APPLY: 6 FEET FROM INTERIOR SIDE LOT LINES AND 10 FEET FROM REAR LOT LINES. UNTIL SUBDIVISION OCCURS, THE OUTER PROPERTY LINE SHALL GOVERN REAR AND SIDE SETBACKS.

STREET WALL ACTIVATION

GROUND FLOORS FACING STREETS MUST HAVE AT LEAST 30% TRANSPARENCY, AND UPPER FLOORS AT LEAST 20% TRANSPARENCY. BLANK WALLS ARE LIMITED TO 30 FEET ON PRIMARY STREETS AND 50 FEET ON SIDE STREETS.

STREET FACING ENTRANCES

ENTRANCES ARE REQUIRED ON ALL BUILDINGS WITH FRONTAGE. ALONG PRIMARY STREETS, ENTRANCES MUST OCCUR AT LEAST EVERY 100 FEET TO AVOID LONG INACTIVE STRETCHES.

PARKING & STREETS

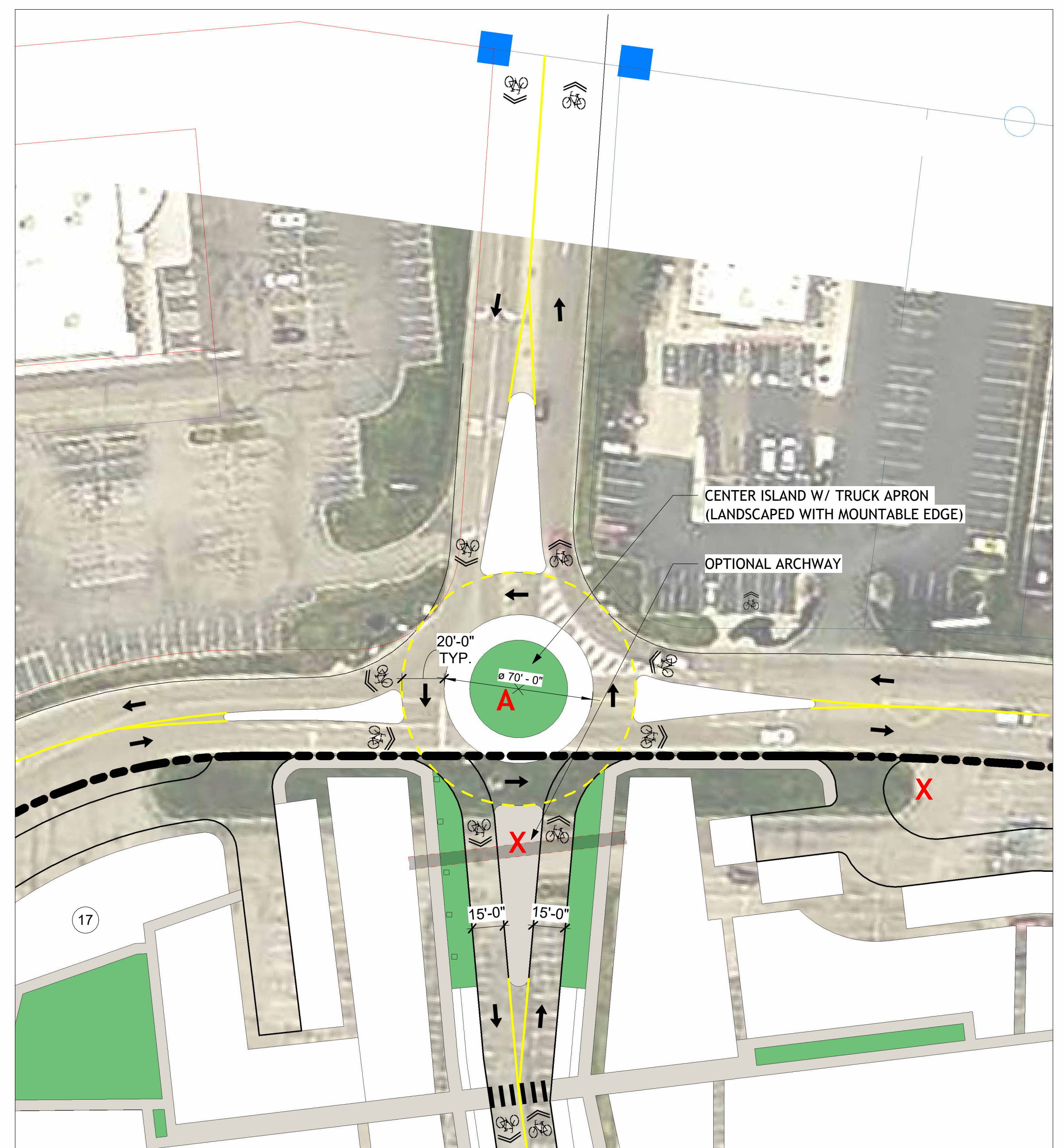
ON-STREET PARKING IS PERMITTED AND MAY BE COUNTED TOWARD MINIMUM PARKING REQUIREMENTS.

TRANSITIONS & EDGES

ALONG STREET EDGES, FENCES OR WALLS MUST MEET TYPE D4 STANDARDS (DECORATIVE AND PERMEABLE), WHILE TYPE D5 STANDARDS (SOLID OR OPAQUE) APPLY TO SIDE AND REAR YARDS.

CENTER COURT ROUNDABOUT

CENTER COURT ROUNDABOUT IS DESIGNED AS A LOW-SPEED (25 MPH) CIRCULATION ELEMENT WITH A MOUNTABLE TRUCK APRON TO ACCOMMODATE DELIVERY VEHICLES. THE CENTRAL ISLAND (A) SHALL FEATURE PUBLIC ART AND LANDSCAPING. MONUMENT SIGNAGE (X) IS PROVIDED AT KEY APPROACHES, AND AN OPTIONAL ARCHWAY MAY BE INCORPORATED AS A GATEWAY FEATURE. A HIGH-VISIBILITY CROSSWALK IS PROVIDED AT THE SOUTH APPROACH TO CONNECT SIDEWALKS, WITH ADDITIONAL CROSSWALKS TO BE CONSIDERED IN FUTURE PHASES. BIKE SHARROWS SHALL BE INCLUDED ON ALL APPROACHES TO INDICATE SHARED OPERATION WITH BICYCLES.



4 CENTER COURT ROUNDABOUT

SCALE: 1" = 40'-0"



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(419) 586-9367
http://bruns1951.com/companies/rcs

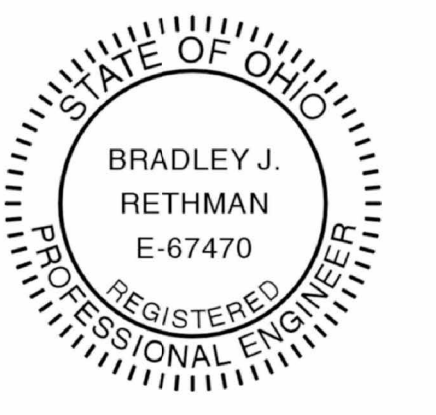
PIQUA COURTS

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)



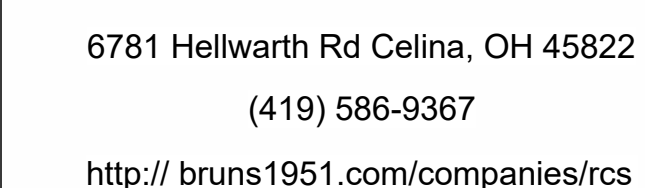
Bradley J. Rethman 9-18-2025

NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON

ROADWAYS

Project Number	RD00.E25
Date	09/22/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT
A-1

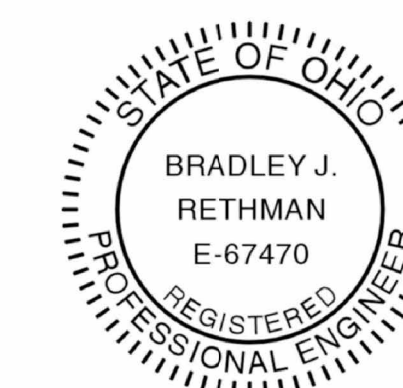


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2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)



Bradley J Rethman 9-18-2025

[illegible]

PHASING / AREA
PLAN

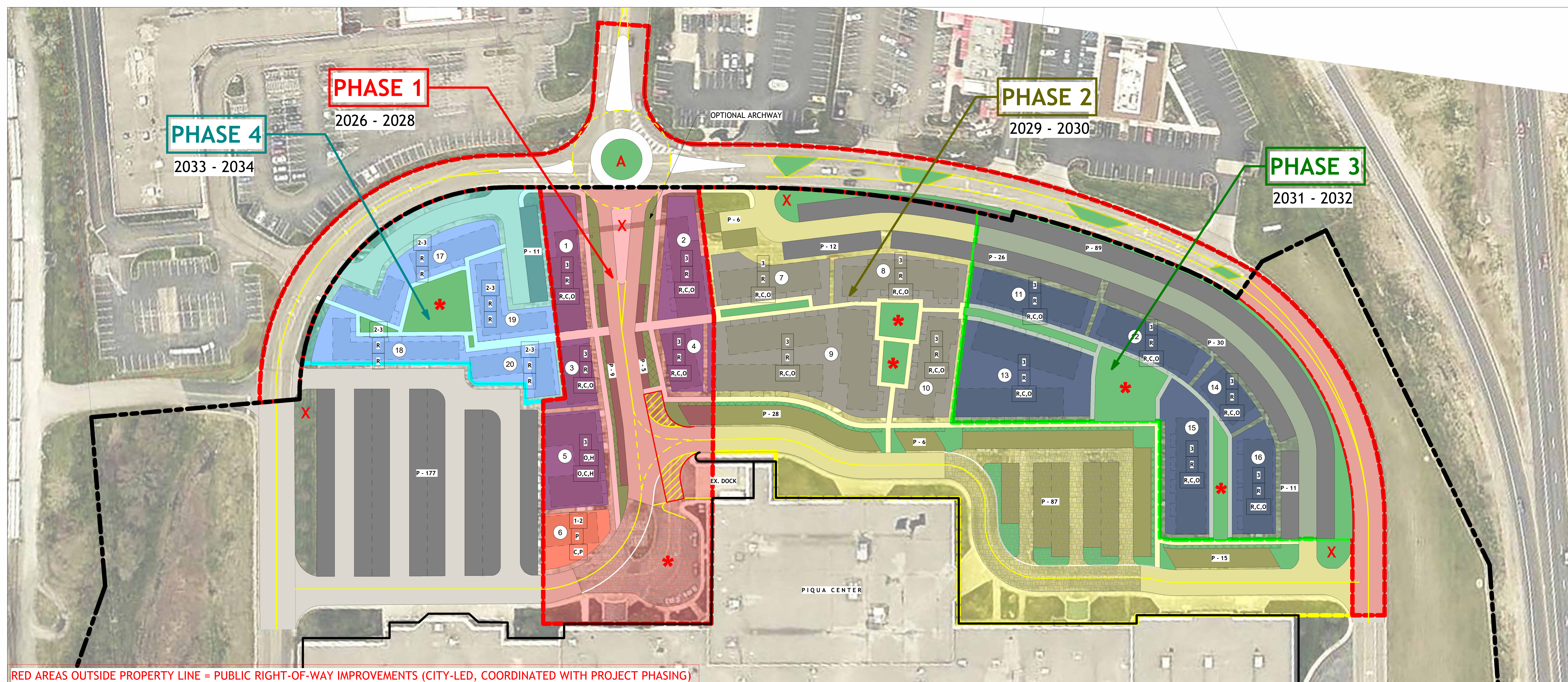
Project Number	RD00.E25
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Date	09/22/2025
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Drawn By	EWON
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Checked By	JEDM
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EXHIBIT B



PHASING

DISCLAIMER

IMPROVEMENTS SHOWN OUTSIDE THE PROJECT PROPERTY LINE ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THESE ELEMENTS INCLUDING ROADWAY APPROACHES, LANDSCAPED MEDIANS, PAVEMENT MARKINGS, AND RELATED CIRCULATION FEATURES ARE ANTICIPATED TO BE DELIVERED BY THE CITY OF PIQUA IN COORDINATION WITH PROJECT PHASING. FINAL RESPONSIBILITY, FUNDING, AND TIMING WILL BE DETERMINED THROUGH SUBSEQUENT AGREEMENTS WITH THE CITY.

LAND USE

DEVELOPMENT PLANS SHALL BE PROPOSED AND DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

	PERMITTED USES						
PHASE	PROFESSIONAL OFFICE	HOSPITALITY	RETAIL	RESIDENTIAL	HOTEL	MEDICAL OFFICE	POTENTIAL BUILDABLE TOTAL
1ST	6,500 SF	25,000 SF	3,750 SF	33,350 SF	50,000 SF	6,500 SF	125,100 SF
2ND	8,000 SF		2,500 SF	50,000 SF		8,000 SF	68,500 SF
3RD	10,500 SF		3,750 SF	66,650 SF		10,500 SF	91,400 SF
4TH				50,000 SF			50,000 SF
MAXIMUM TOTAL	25,000 SF	25,000 SF	10,000 SF	200,000 SF	50,000 SF	25,000 SF	335,000 SF

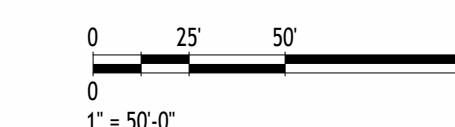
NON-RETAIL SPACE SHALL INCLUDE THE FOLLOWING PRINCIPLE USES IDENTIFIED ON THE PDP: PROFESSIONAL OFFICE, HOSPITALITY, RESIDENTIAL, HOTEL AND MEDICAL OFFICE:

RETAIL SPACE SHALL INCLUDE THE COMMERCIAL USES IDENTIFIED ON THE PDP;

HOSPITALITY SPACE SHALL INCLUDE THE PUBLIC USES IDENTIFIED ON THE PDP; FOR THE ABOVE PURPOSES, A HOTEL SHALL BE CONSIDERED A NON-RETAIL SPACE:

AFTER ALL OF THE ABOVE PHASING THRESHOLDS HAVE BEEN ACHIEVED, SUBSEQUENT DEVELOPMENT PLANS MAY PROPOSE DEVELOPMENT OF THE REMAINING BUILDINGS AND USES IN ANY ORDER, AS LONG AS THE USES ARE IN ACCORDANCE WITH THE "LAND USE AND BLOCK COMMITMENTS" TABLE IN THE APPROVED PDP; AND,

STAND-ALONE RESIDENTIAL MAY BE BUILT AT ANY TIME IN ANY PHASE.



CONCEPTUAL LEGEND

- | | |
|---|--|
|  | BUILD ABLE ZONE, MIXED PERMITTED USE |
|  | BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE |
|  | BUILD ABLE ZONE, PUBLIC PERMITTED USE |
|  | SURFACE PARKING |
|  | VEHICULAR CIRCULATION |
|  | PARKING CIRCULATION |
|  | COMMUNITY GATHERING AREAS |
|  | MONUMENT SIGNAGE |
|  | PUBLIC ART |
|  | PEDESTRIAN BUFFER ZONE |

- | | |
|-----|---------------------|
| 1 | BLOCK NUMBER |
| P-0 | PARKING SPACE COUNT |

BUILDING COMMITTED ELEMENTS KEY

1-3	NUMBER OF STORIES (MIN-MAX)
R	UPPER FLOOR USES
R,C	GROUND FLOOR USES

USES

- | | |
|---|-------------------------------|
| O | OFFICES, PROFESSIONAL/MEDICAL |
| H | HOTEL |
| C | COMMERCIAL/RETAIL |
| R | RESIDENTIAL |
| P | PUBLIC/HOSPITALITY |



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PARTNERS, LLC

2024 OBC NOTES:

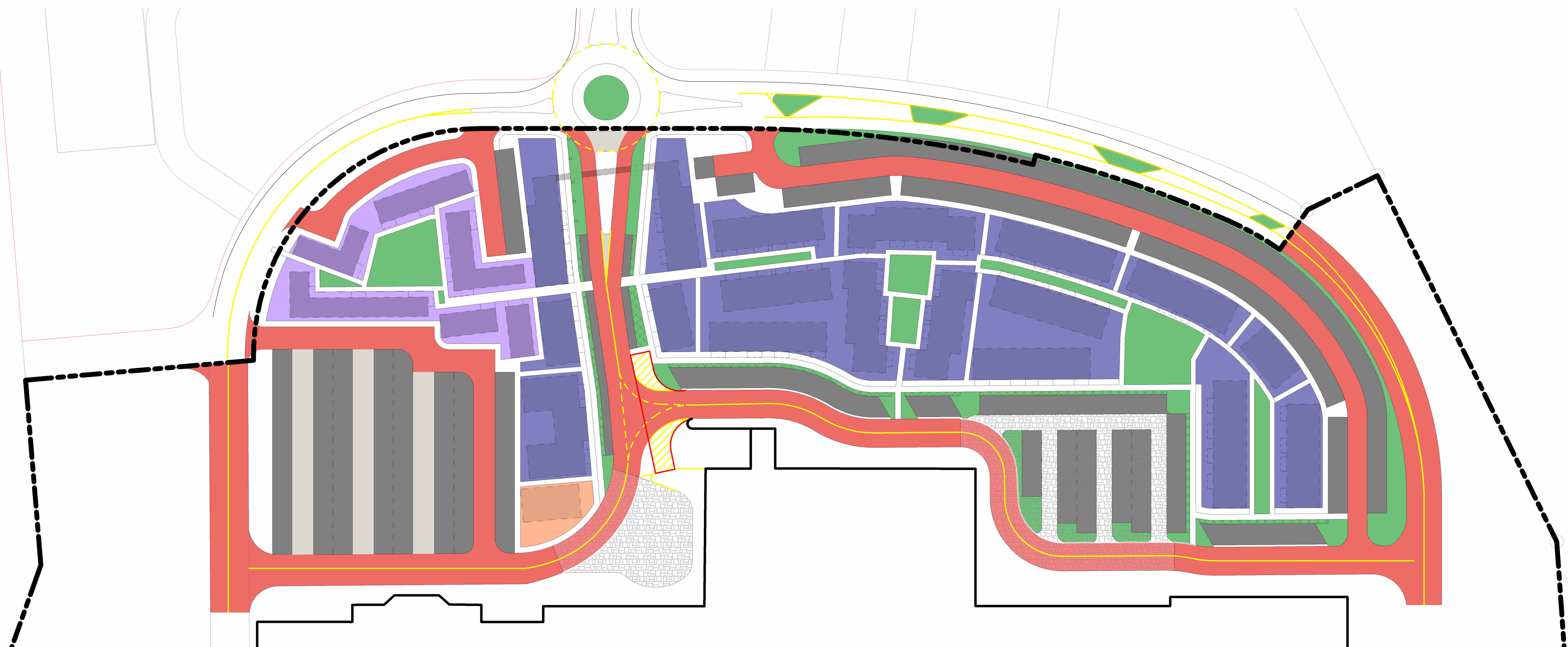
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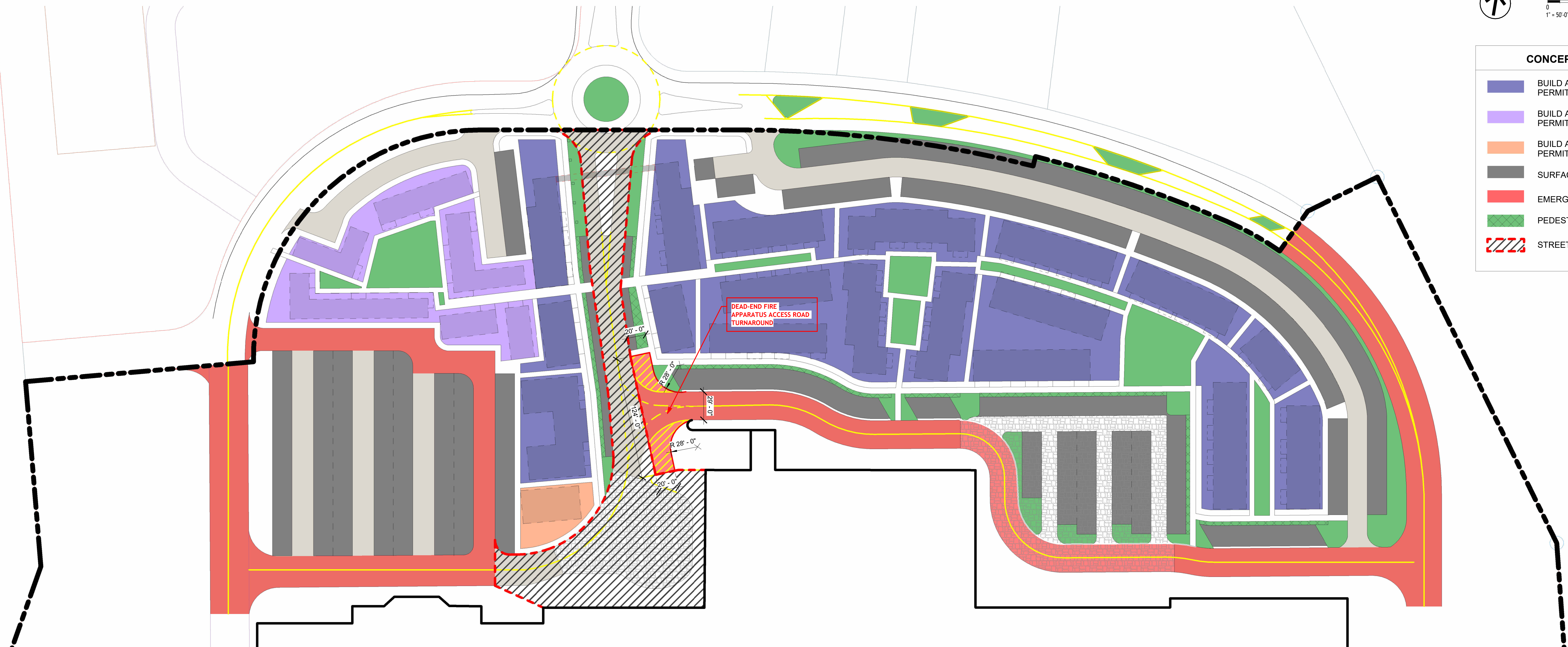
EMERGENCY
ACCESS

Project Number	RD00.E25
Date	09/22/2025
Drawn By	EWON
Checked By	JEDM

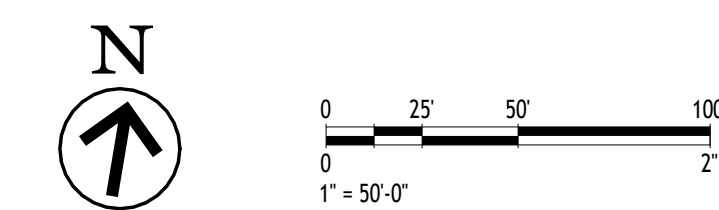
EXHIBIT
B-1



1 EMERGENCY ACCESS - OVERALL

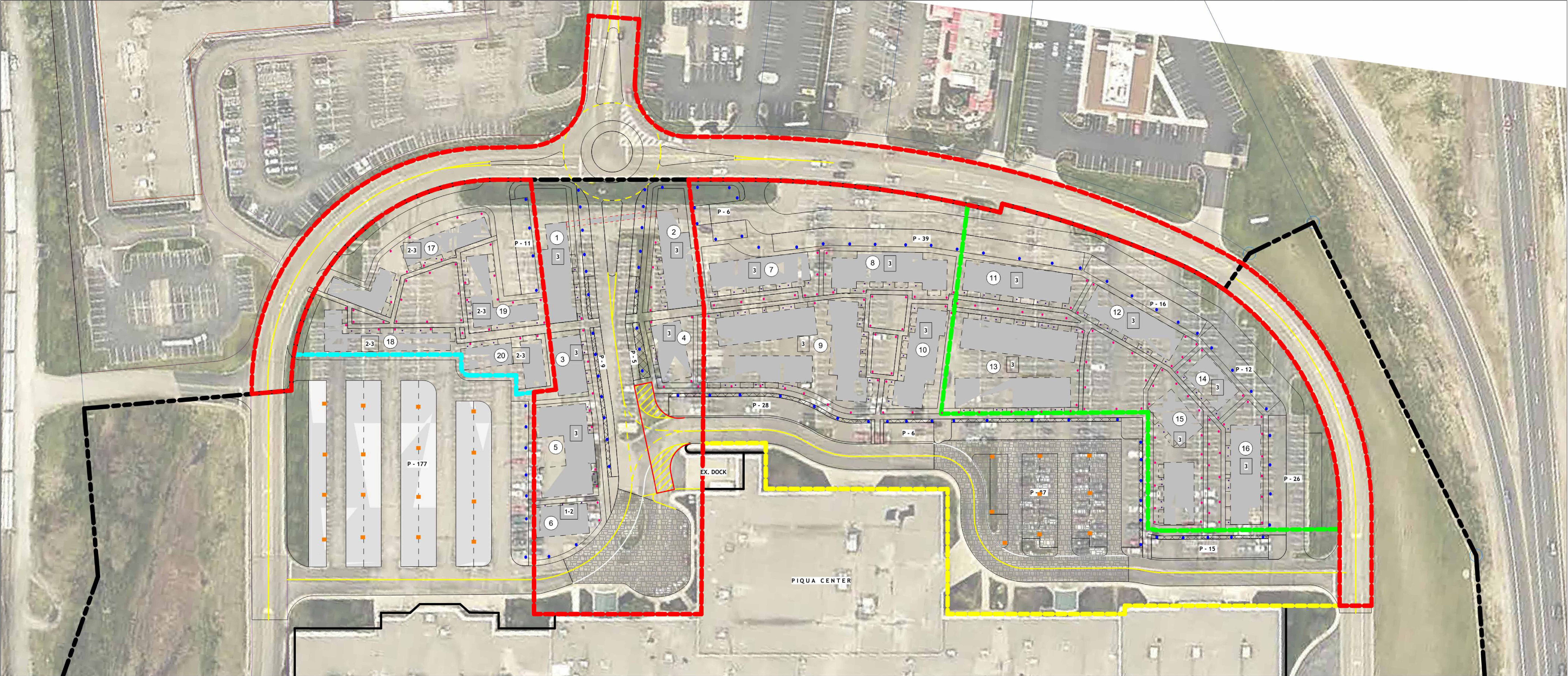


2 EMERGENCY ACCESS - STREET CLOSURE FOR EVENTS



CONCEPTUAL LEGEND

- | | |
|---|--|
|  | BUILD ABLE ZONE, MIXED PERMITTED USE |
|  | BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE |
|  | BUILD ABLE ZONE, ASSEMBLY PERMITTED USE |
|  | SURFACE PARKING |
|  | EMERGENCY ACCESS |
|  | PEDESTRIAN BUFFER ZONE |
|  | STREET CLOSURE |



LUMINAIRE SCHEDULE							
MARK	TYPE	APPROX LUMENS	COLOR	VOLTS	WATTS	DESCRIPTION	NOTES
	LED	400	~4000K	-	-	SPOT LIGHT, GROUND-MOUNTED	SHIELDED, ACCENT ONLY, NO SPILL BEYOND FAÇADE
AS NEEDED	LED	3000	~4000K	-	-	WALL PACK, BUILDING-MOUNTED	FULL CUTOFF, DOWNWARD ONLY
	LED	~70,000	~4000K	-	-	PARKING LOT POLE	MAX 25' (30' WITH FDP APPROVAL), FULL CUTOFF, UNDERGROUND SERVICE
	LED	2000	~4000K	-	-	BOLLARD	3-4' TYPICAL, LOW-LEVEL, SHIELDED, COORDINATED FINISH
	LED	2000	~4000K	-	-	PEDESTRIAN POLE	MAX 15', PEDESTRIAN SCALE, DECORATIVE ENCOURAGED, SHIELDED ABOVE 15'

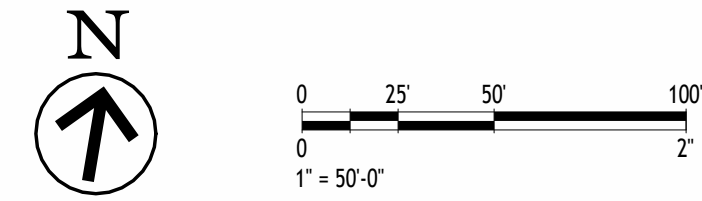
NOTES

ALL FIXTURES SHALL BE LED, CRI ≥80, ~4000K COLOR TEMPERATURE.

ALL SERVICE LINES SHALL BE PLACED UNDERGROUND.

COBRA-HEADS, SEARCHLIGHTS, AND NEON ACCENT LIGHTING ARE NOT PERMITTED.

LIGHTING LEVELS SHALL PROVIDE SAFETY WITHOUT EXCESSIVE BRIGHTNESS (TYPICAL 2-6 FC AVERAGE, LOCALIZED UP TO 10 FC).



CONCEPTUAL LEGEND

 BUILD ABLE ZONES

 SURFACE PARKING

 BLOCK NUMBER

 PARKING SPACE COUNT

BUILDING COMMITTED ELEMENTS KEY

 NUMBER OF STORIES (MIN-MAX)

PHASING

 PHASE 1

 PHASE 2

 PHASE 3

 PHASE 4



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PIQUA COURTS
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PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)

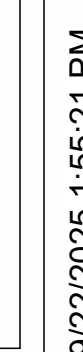


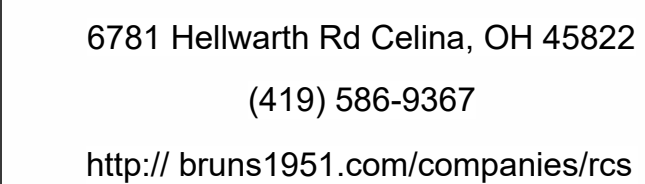
Bradley J. Rethman 9-18-2025

BY	DATE	REVISIONS	INITIAL	SUBMITTAL	NO.
EWON	09/22/2025				0

LIGHTING PLAN	
Project Number	RD00.E25
Date	09/22/2025
Drawn By	HWHI
Checked By	JEDM

EXHIBIT
B-2



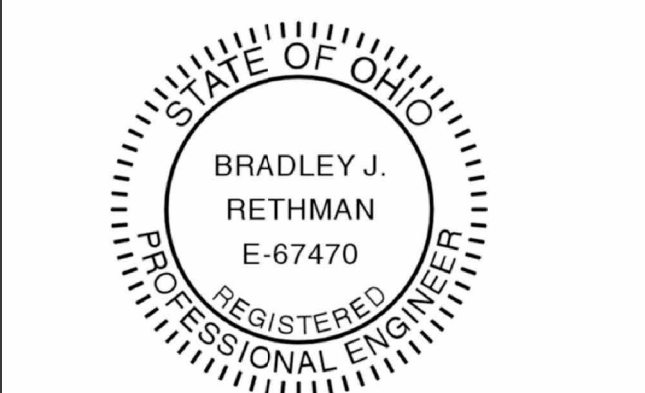


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STATUS: (PLACE FOR STAMP)



Bradley J Rethman 9-18-202

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CONNECTIVITY PLAN

Project Number	RD00.E
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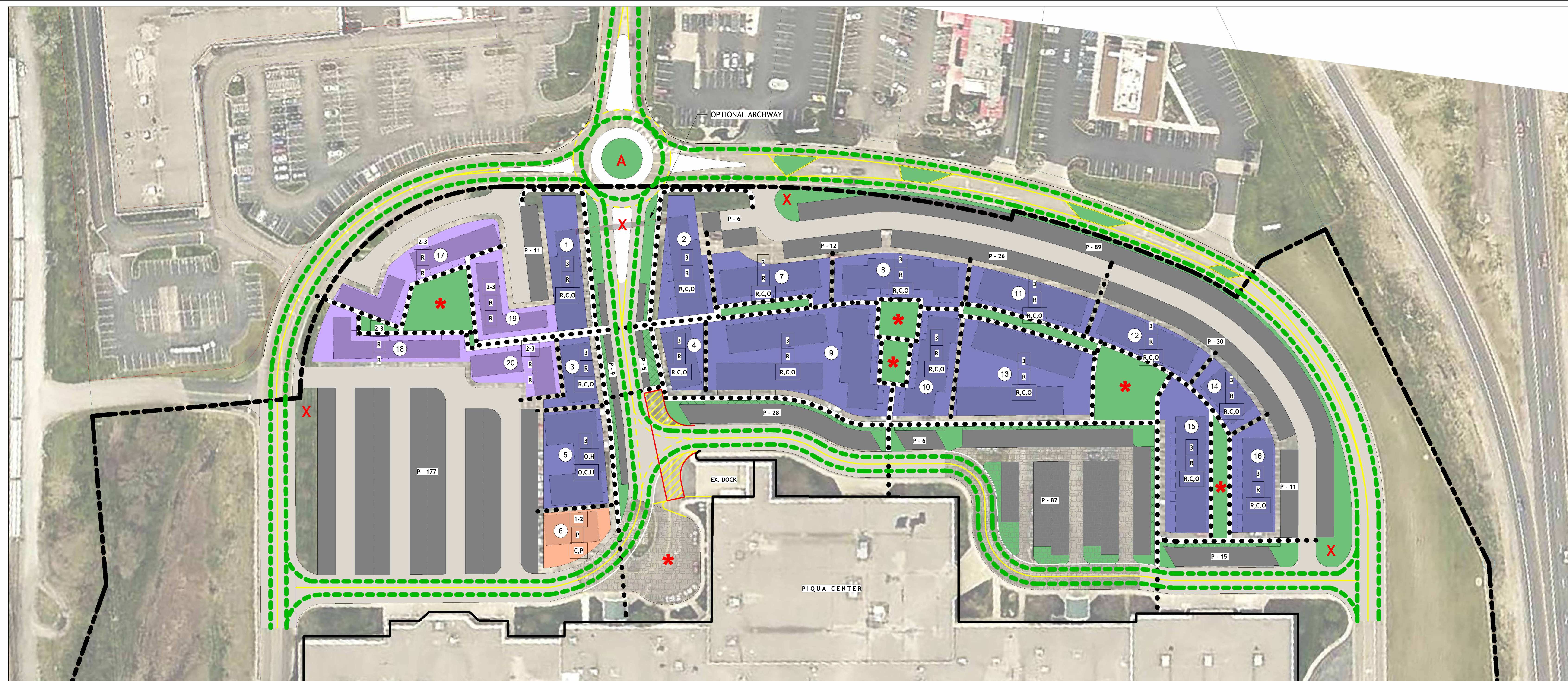
Date	09/22/20
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Drawn By	EWC
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Checked By	JED
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EXHIBIT C

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BICYCLE CIRCULATION NOTES

- A. ALL BIKEWAY AND SHARED LANE BOULEVARD FACILITIES SHALL COMPLY WITH THE PIQUA DEVELOPMENT CODE AND APPLICABLE ODOT AND MUTCD STANDARDS.
- B. INSTALL BIKE BOULEVARD ENTRY SIGNS, REGULATORY SPEED SIGNS, AND WAYFINDING SIGNAGE TO CONNECT INTERNAL DRIVES TO THE REGIONAL BIKEWAY SYSTEM (US-36).
- C. SHARED LANE MARKINGS ("SHARROWS") SHALL BE INSTALLED AT REGULAR INTERVALS AND CARRIED THROUGH INTERSECTIONS. LATERAL PLACEMENT SHOULD BE AT LEAST 4 FT FROM THE CURB, GUTTER, OR EDGE OF PAVEMENT, WITH MARKINGS LOCATED NO MORE THAN 50 FT FROM INTERSECTIONS AND SPACED AT A MAXIMUM OF 250 FT THEREAFTER.
- D. "BICYCLES ALLOWED USE OF FULL LANE" SIGNS (R9-20) AND "PASS (BICYCLE) MIN 3 FT" SIGNS (R3-116) SHALL BE USED AS REQUIRED TO ENSURE MOTORISTS PROVIDE A MINIMUM THREE-FOOT SAFE PASSING DISTANCE, CONSISTENT WITH ORC SECTION 4511.27.
- E. SHARED LANE BOULEVARDS TO BE DESIGNED AT 14' WIDTH WITH CURBED SHOULDERS, WITH POSTED SPEEDS .5 BICYCLE BOULEVARDS WILL BE AS DESIGNATED ON LOW-VOLUME, LOW-SPEED STREETS. DESIGN FEATURES INCLUDE TRAFFIC CALMING, SIGNAGE, PAVEMENT MARKINGS, AND SAFE CROSSINGS AT MAJOR INTERSECTIONS. MOTOR VEHICLE SPEEDS SHALL NOT EXCEED 25 MPH, AND VOLUMES SHALL NOT EXCEED 3,000 VEHICLES PER DAY.
- F. SURFACE QUALITY AND MAINTENANCE OF SHARED LANES AND SHOULDERS SHALL BE ENSURED TO PROVIDE SAFE CONDITIONS FOR BICYCLISTS. RUMBLE STRIPS AS DRAINAGE INLETS, ROUGH EDGES, OR DEBRIS SHALL BE ADDRESSED THROUGH DESIGN AND REGULAR MAINTENANCE.
- G. RUMBLE STRIPS SHALL BE DESIGNED TO MAINTAIN A MINIMUM CLEAR WIDTH FOR BICYCLE TRAVEL. RUMBLE STRIP PATTERNS SHALL INCLUDE GAPS AT INTERSECTIONS, DRIVEWAYS, AND CROSSINGS TO ALLOW SAFE BICYCLE PASSAGE.
- H. ALL DESIGN ELEMENTS REQUIRED TO BE IN PLACE AT FULFILLMENT. INTERIM CONDITIONS WILL EXIST AS REDEVELOPMENT OCCURS.

CONNECTIVITY & CIRCULATION

PEDESTRIAN AMENITIES

PEDESTRIAN AMENITIES, INCLUDING SEATING, PLANTING WALLS, BIKE FACILITIES, AND PEDESTRIAN-SCALE LIGHTING, SHALL BE PROVIDED ALONG INTERNAL CIRCULATION ROUTES AND AT KEY CONNECTION POINTS.

SIDEWALKS

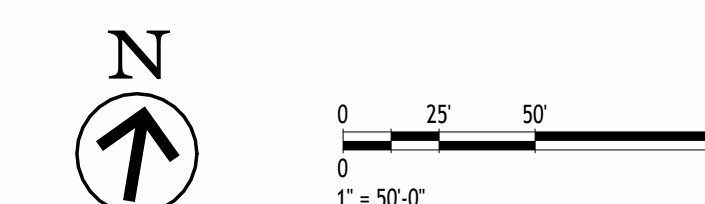
SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL ROADS WITH A MINIMUM WIDTH OF SIX FEET. WHERE PARKING LOTS EXCEED ONE HUNDRED SPACES, A CENTRAL PEDESTRIAN WALKWAY SHALL BE PROVIDED TO ENSURE SAFE AND DIRECT ACCESS BETWEEN PARKING AREAS AND BUILDING ENTRANCES.

CROSSWALKS

CROSSWALKS SHALL BE PROVIDED AT INTERSECTIONS AND INTERNAL DRIVE CONNECTIONS TO ENSURE SAFE PEDESTRIAN MOVEMENT ACROSS CIRCULATION CORRIDORS. HIGH-VISIBILITY STRIPING OR OTHER ENHANCED TREATMENTS SHALL BE USED WHERE APPROPRIATE.

WALKWAYS AND ACCESS

EACH FINAL DEVELOPMENT PLAN SHALL INCLUDE PERIMETER WALKWAYS, LANDSCAPING, AND SITE IMPROVEMENTS. EACH PHASE SHALL DEMONSTRATE COMPLIANCE WITH THE CONNECTIVITY PLAN, INCLUDING PEDESTRIAN CONNECTIONS, BICYCLE FACILITIES, AND EMERGENCY ACCESS REQUIREMENTS.



CONCEPTUAL LEGEND

- | | |
|---|--|
|  | BUILD ABLE ZONE, MIXED PERMITTED USE |
|  | BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE |
|  | BUILD ABLE ZONE, ASSEMBLY PERMITTED USE |
|  | SURFACE PARKING |
|  | BIKEWAY ROUTE |
|  | PEDESTRIAN ROUTE |
|  | COMMUNITY GATHERING AREAS |
|  | MONUMENT SIGNAGE |
|  | PUBLIC ART |
|  | PEDESTRIAN BUFFER ZONE |

PIQUA COURTS

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OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)



Bradley J. Rethman 9-18-2025

NO.	DATE	BY	REVISIONS									
			INITIAL SUBMITTAL									
0	09/22/2025	EWON										

AMENITIES
PACKAGE

Project Number	RD00.E25
Date	09/22/2025
Drawn By	LKNA
Checked By	JEDM

EXHIBIT D



EXHIBIT D

ROUNABOUT WITH VIBRANT
LANDSCAPING THAT INCORPORATES
UNIQUE SIGNAGE FEATURE.



BENCHES AND BIKE RACKING
INTERMINGLED THROUGHOUT THE
SITE. DESIGNATED BIKE RACKS
LOCATED OFF OF PEDESTRIAN ROUTE
BUT CLOSE TO BIKE ROUTE FOR
FLUENT ACCESSIBILITY.

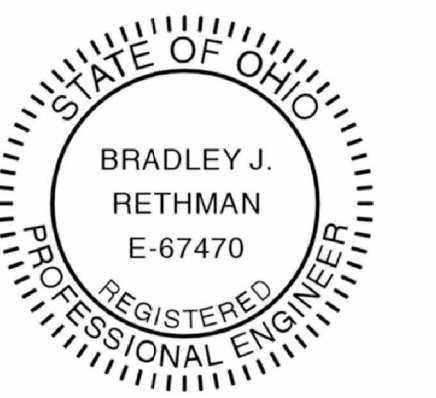


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PARTNERS, LLC

2024 OBC NOTES:

STATUS: (PLACE FOR STAMP)



Bradley J Rethman 9-18-2025

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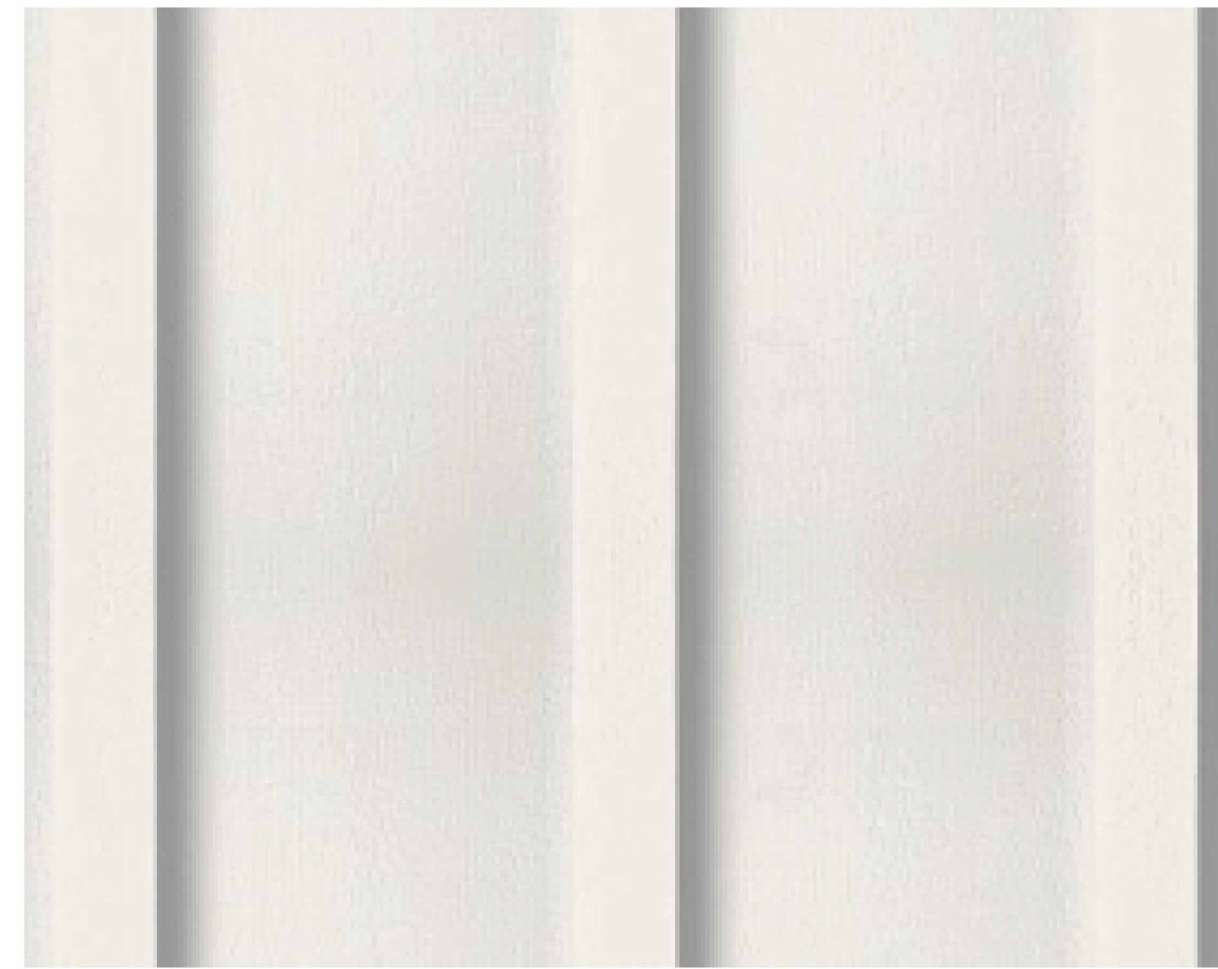
MATERIAL BOARD

Project Number	RD00.E25
Date	09/22/2025
Drawn By	LKNA
Checked By	JEDM

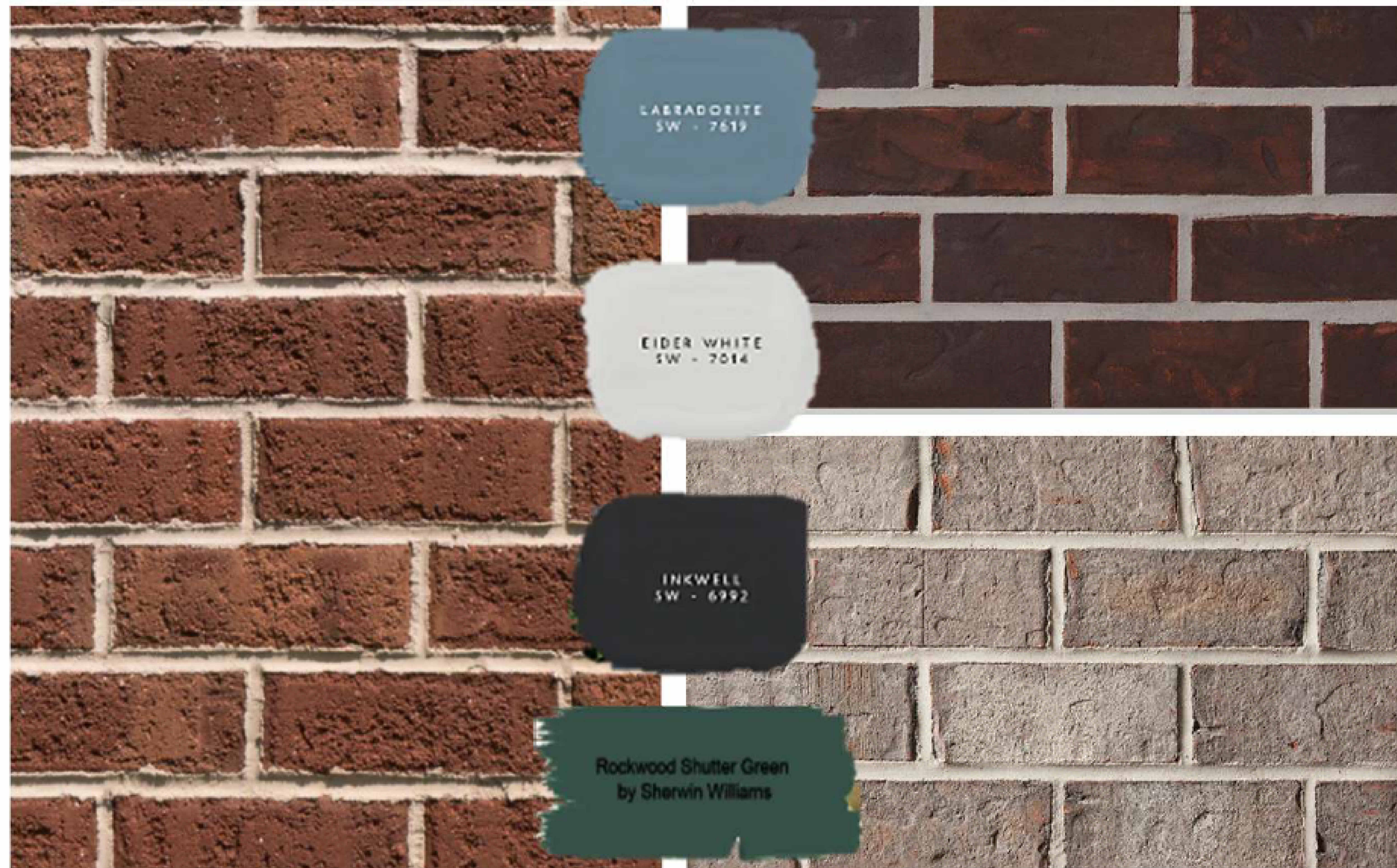
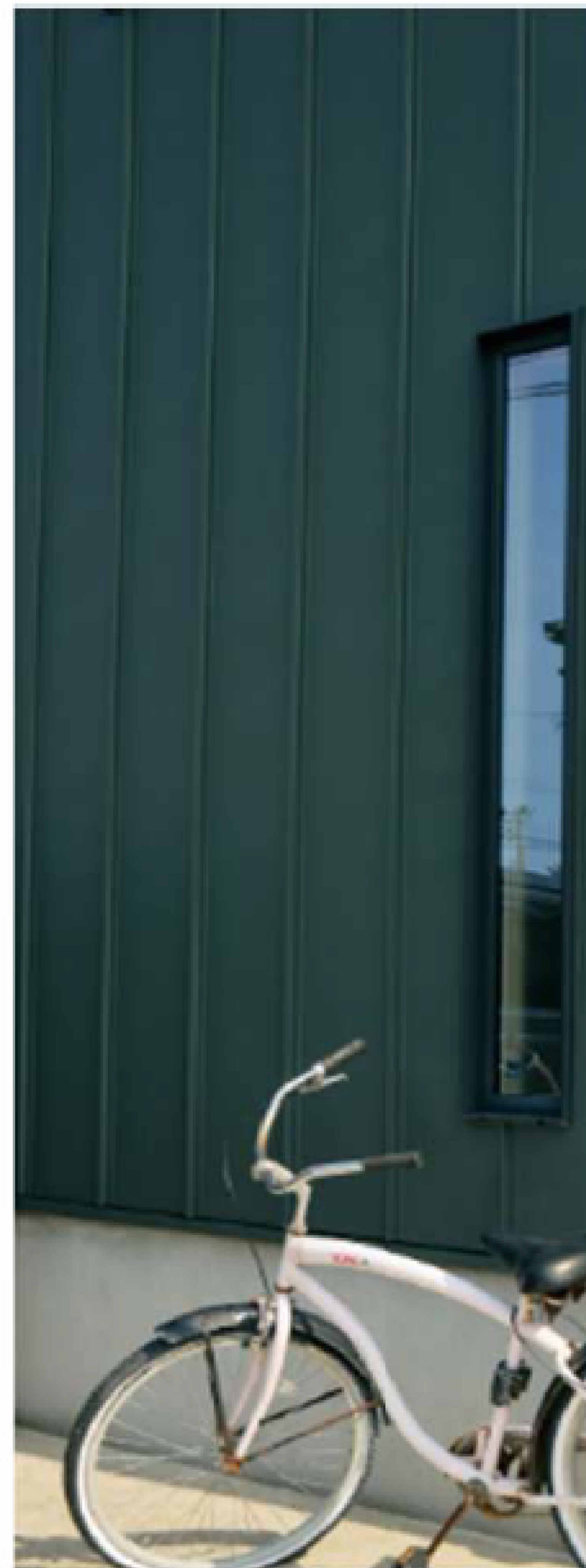
EXHIBIT E

INITIAL CONCEPTS; OVERALL DESIGN COMPONENTS CAN BE SUBJECT TO MODIFICATIONS.

INCORPORATION OF DISTINCTIVE DETAILS, MATERIALS, AND FINISHES THAT MARK A BUILDING AS CONTEMPORARY, WITHIN AN OTHERWISE TRADITIONAL DESIGN, IS MERGED. THE FUSION OF RICH BUT VIBRANT COLOR WILL BE USED SELECTIVELY THOUGHT THE DESIGN. BRICK WILL BE USED ON BUILDINGS FRONT ELEVATIONS. METAL SIDING IN VARIOUS SHADES WILL BE USED. ARCHITECTURAL MASSING IS SIMPLE WITH GRAND EMBELLISHMENTS SUCH AS ORNATE CORNICE BOARDS AND TRIM DETAILS.



BLACK STANDING SEAM ROOFS



A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR THE COURTS AT PIQUA CENTER, A MIXED-USE DEVELOPMENT LOCATED AT PIQUA CENTER NORTH DRIVE (CENTER COURT), PIQUA, OH 45356.

Date Adopted: *Pending 2025*

Date Modified: *To be determined*

PRELIMINARY DEVELOPMENT PLAN

This Planned Development Plan (PDP) and Development Standards shall serve as the official regulatory framework for redevelopment of the Courts at Piqua Center. It establishes the permitted uses, building placement, circulation, access, landscaping, signage, and phasing standards that govern all subsequent Final Development Plans. These standards incorporate the Corridor Mixed Use (CX) District provisions, the City's Construction Design Criteria and Standard Drawings, and the Ohio Department of Transportation access management requirements.

The following plans are adopted as official Exhibits and are integral to this PDP:

Exhibit A: Preliminary Development Plan - "Concept Plan." Illustrates the overall framework for redevelopment, showing buildable zones for mixed-use, residential, hospitality, and public spaces. Building locations, heights, frontage conditions, circulation, parking, pedestrian buffers, gathering areas, and monument signage are illustrated as guiding elements.

Exhibit A-1: Roadways. Depicts Circulation Corridors A and B, Court Drive, Mall Drive, and Center Court Drive as the primary vehicular and multimodal streets. Cross-sections, planting verges, on-street parking, and lane configurations are provided to guide multimodal design. Diagrams demonstrate the intended relationship of frontage zones, sidewalks, landscape buffers, on-street parking, and travel lanes. The Center Court Roundabout and optional archway are shown as gateway features. Illustrations are approximate, allowing adjustments in future phases while maintaining overall circulation intent.

Exhibit B: Phasing / Area Plan. Divides the site into four development phases coordinated with project build-out and City right-of-way improvements:

Phase 1 (2026–2028): Initial redevelopment with utility and circulation upgrades, plus the first mixed-use/residential buildings.

Phase 2 (2029–2030): Expansion of circulation networks and additional housing and retail frontage.

Phase 3 (2031–2032): Higher-intensity mixed-use and hospitality components.

Phase 4 (2033–2034): Completion with remaining residential and amenity improvements.

Areas outside the property line indicate City-led right-of-way improvements coordinated with project phasing. Phasing boundaries are illustrative and may adjust, provided each phase functions independently with adequate access, parking, and utilities.

Exhibit B-1: Emergency Access. Illustrates fire apparatus turnarounds, hammerhead and three-point access, and event-based street closures. Alignments and details are approximate, intended to establish the framework for emergency access that will be finalized in later plans.

Exhibit B-2: Lighting Plan. Indicates the general distribution of street and site lighting to coordinate with pedestrian and vehicular circulation. Locations are illustrative, intended to ensure coverage and safety, with flexibility for fixture type and placement in future phases.

Exhibit B-3: Open Space Plan. Shows plazas, landscaped buffers, and community gathering areas integrated into circulation and frontage conditions. Open space layouts are conceptual, ensuring that each phase delivers usable public realm improvements while allowing flexibility in form and detailing.

Exhibit C: Connectivity Plan. Outlines the pedestrian and bicycle framework, including bikeway extension to US-36, sidewalks on both sides of streets, crosswalks, and plaza connections. Shared-lane and Bicycle boulevards are planned with a maximum speed of 25 mph. Layouts and routes are approximate, intended to illustrate multimodal connectivity with flexibility for adjustments in final design.

Exhibit D: Amenities Package. Identifies the family of shared public amenities such as benches, bike racks, trash receptacles, bollards, trellises, gateway features, and outdoor seating. Specific selections and placement may vary, but the overall intent is to maintain a cohesive and unified public realm.

Exhibit E: Material Board. Defines the approved materials and color palette for Piqua Courts. Brick is the primary cladding material, complemented by custom metal siding, glass transparency, muted earth-tone colors, and accents of soft jewel tones. Illustrations are representative, with flexibility for substitution of comparable finishes that uphold the overall material intent.

The Concept Plan and Exhibits serve as guiding frameworks for redevelopment, establishing clear direction for massing, circulation, and amenity placement. They incorporate approximations and examples to allow flexibility in future Final Development Plans, provided that the overarching design intent and development objectives are preserved.

PERMITTED USES

Based on Exhibit B (Phasing / Area Plan), the following uses are permitted for each Area of the development. These allocations establish maximum square footages by use category, and all Final Development Plans must demonstrate compliance with these thresholds.

Area 1 - Piqua Center

- A. Professional Office - 100,000 SF
- B. Hospitality - 100,000 SF
- C. Retail - 100,000 SF
- D. Light Industrial / Warehousing - 250,000 SF
- E. Residential - 50,000 SF
- F. Medical Office - 25,000 SF

Area 2 - Piqua Courts

- A. Professional Office - 25,000 SF
- B. Hospitality - 25,000 SF
- C. Retail - 10,000 SF
- D. Residential - 200,000 SF
- E. Hotel - 50,000 SF
- F. Medical Office - 25,000 SF

Area 3 - Hotel

- A. Hospitality - Not Applicable (absorbed into Area 2 allocation of 50,000 SF Hotel).

Area 4 - Remaining Property at Piqua Center

- A. Professional Office - 25,000 SF
- B. Hospitality - 50,000 SF
- C. Retail - 25,000 SF
- D. Residential - 50,000 SF
- E. Medical Office - 25,000 SF

Area 5 - Properties along Garbry Road

- A. Professional Office - 25,000 SF
- B. Hospitality - 50,000 SF
- C. Retail - 25,000 SF
- D. Residential - 150,000 SF
- E. Medical Office - 25,000 SF

PROHIBITED USES

The following uses are not permitted within the Piqua Courts Planned Development Plan area:

- Single-unit detached housing
- Two-unit housing (duplexes)
- Live/work units
- Cemeteries
- PreK-12 schools (standalone facilities)
- Energy / Agriculture
- Solar fields
- Wind turbine fields
- Commercial agriculture
- Recreation
- Golf courses
- Outdoor recreation facilities not otherwise integrated as public parks
- Shooting ranges
- Animal & Care Uses
- Outdoor animal care (kennels, runs)
- Moderate-impact industrial uses
- High-impact industrial uses
- Data centers
- Self-service storage facilities (mini-warehousing)
- Vehicle repair garages
- Warehouse & distribution centers

Any use not expressly listed as permitted or conditionally allowed by Special Use Permit within the is prohibited unless specifically authorized by the Planning Commission under this PDP.

STANDARDS

The Preliminary Development Plan reflects existing site conditions at the Piqua Center, with redevelopment primarily focused on the north parking grounds. The project is envisioned as a high-density mixed-use district that transforms underutilized areas into a connected, multi-phased framework.

For Final Development Plans, the following standards serve as a baseline for design, establishing the overarching vision for building form, circulation, and site improvements. These standards are intended to ensure consistency across all phases while also incorporating a measure of flexibility and approximation. Illustrative examples and guide words are included to convey intent, recognizing that adjustments may be made in future submittals so long as the overall character, connectivity, and development objectives are preserved.

Building Design.

A. Facades. Facades shall include a repeating pattern throughout architectural features, such as windows, cornice details, bay windows, and pediments. These elements will provide ensure a balance of uniformity and character.

Front facade will include interchangeable design features stated above. These provide movement and break up monolithic appearance. While ensuring the design integrates a balance of historic influences with modern appeal.

- a. This will be achieved by the use of color carefully curated throughout the development.
- b. Walkout balconies that enhance the vibrant community feel.
- c. The use of bay windows and other windows that create dimension breaking up the façade.
- d. Changes in materiality from one structure to the next.

Primary exterior materials shall consist of brick as the primary cladding, complemented by custom metal siding and glass transparency, with muted earth-tone colors and soft jewel-tone accents.

Office/commercial facades longer than 40 feet must incorporate plane changes, detailing, or fenestration to maintain pedestrian scale.

Walls longer than 120 feet must include recesses or projections of at least 3% of wall length, extending over at least 20% of the facade.

B. Facade Base Treatment. Facades must include a recognizable base to anchor buildings at pedestrian scale, expressed through thicker masonry, articulated brickwork, metal detailing, contrasting horizontal bands, or planters.

C. Side or Rear Walls. Walls visible from streets, walkways, or parking must incorporate architectural treatments such as windows, proportional frames, or decorative masonry to prevent blank surfaces.

D. Glass. Ground floor facades must include at least 30% transparency; upper floors must provide at least 20% transparency in compliance with. Reflective glass greater than 30% is prohibited.

E. Main Building Entrances. Primary entrances will project or recess from main massing to create emphases framed by masonry surrounds, decorative canopies, or transoms. The Courts' primary gateway shall incorporate a monumental entry feature to establish identity and community arrival.

F. Architectural Details. Details such as cornices, lintels, sills, pilasters, detailed trim, and contrasting masonry bands shall be incorporated into facades. Gutters and downspouts must be included as integral architectural elements.

G. Accents. Accents may include canopies, overhangs, parapet treatments, wrought-iron-style railings, display windows, selective accent colors, and pedestrian-scale lighting fixtures such as gooseneck lamps. Uplighting may be used to highlight architectural details.

H. Building Colors. Base colors shall be muted neutrals or earth-tones. Roofs must complement the primary facade. High-intensity, metallic, glossy, or fluorescent colors are prohibited. Richer tones may be used selectively as accents for trim or entrances.

I. Building Materials.

1. Facades shall be composed of quality materials. Primary cladding shall be brick, complemented by custom metal siding, composite panels, and glass transparency. Secondary accent materials may include painted composite wood or other durable finishes consistent with the overall design intent. All materials shall provide quality architectural texture and align with the unified theme of the development.

2. Elevation enhancements include, but not limited to, decorative brackets, window and door trims, band boards, and moldings shall be used to differentiate and enhance each individual styled façade. Gutters and downspouts are required and shall be included with each elevation design, in a style compatible with the architecture of the structure.

J. Building Roofs. Rooflines shall vary with parapets, hips, gables, or cornices. Continuous roof planes may not exceed 150 feet. Roofing material will consist of metal standing seam. Color is dependent on facade building colors.

Utilities.

All new utilities shall be located below ground to minimize service disruptions, reduce weather-related impacts, and maintain the visual appearance of the development.

All occupied buildings will connect to municipal water and sanitary sewer systems. Private wells or septic systems are not permitted unless specifically approved for temporary use.

Stormwater facilities will be designed to manage runoff in accordance with applicable regulations and sized to accommodate 100-year storm events.

Transformers, switchgear, and similar equipment shall be screened from streets and pedestrian areas with architectural enclosures or evergreen plantings.

Service lines for street and site lighting will also be placed underground, consistent with lighting requirements.

Utility routing, easements, and separations will be coordinated with the City Engineer, Miami County Sanitary Engineering Department, and Ohio Utility Protection Service (OUPS) prior to installation.

Fences.

A. Fences used for screening or decorative purposes shall be constructed of durable, high-quality materials such as finished wood, composite, ornamental metal, or brick accents. Chain link or similar fencing is prohibited, except where specifically approved for security or temporary public safety purposes.

B. Electrified fencing, barbed wire, and razor wire are prohibited in all circumstances.

C. Only ornamental fencing may be placed in front of buildings or along primary street frontages, reinforcing the pedestrian-oriented character of corridors.

D. Fencing within a development area shall maintain a unified design to provide visual consistency. Materials and finishes should coordinate with the architectural character of adjacent buildings.

E. Fence heights shall not exceed six (6) feet, except where additional height (up to ten 10 feet maximum) is approved in a Final Development Plan for screening service, loading, or utility areas.

F. Where fencing is used to screen mechanical equipment, loading areas, or refuse/recycling enclosures, it shall be paired with evergreen landscaping to soften visual impact.

G. Fencing and screening elements adjacent to sidewalks or public rights-of-way shall not obstruct pedestrian visibility or conflict with required transparency standards.

Fence Type / Material	Allowed?	Notes / Conditions
Finished wood / wood composite	Permitted	Must be stained/painted, coordinated with building architecture.
Brick masonry	Permitted	Encouraged for screening walls and frontages.
Ornamental iron / steel (decorative)	Permitted	Allowed at frontages; must be coordinated with building style.
Architectural CMU (integral color, split face, burnished)	Permitted	May be used for screening service/utility enclosures; must be capped/finished.
Chain link	Prohibited	Only permitted if specifically approved for temporary security/public safety. Must be coated (black/green) if approved.
Barbed wire / razor wire / electrified	Prohibited	Not permitted in any location.
Vinyl fencing	Prohibited	Not compatible with PDP standards.
Front yard / street facing fences	Ornamental only	Must be decorative (brick, wood, metal, finished composite). No privacy fencing at frontages.
Screening fences (utilities, trash, loading)	Permitted	Must be paired with evergreen landscaping for full screening.

Maximum Height	6' typical	May extend up to 10' only with Final Development Plan approval for service/utility screening.
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Lighting.

The purpose of these standards is to provide consistent site lighting that ensures safety, enhances pedestrian comfort, reduces glare, and minimizes light spill into the night sky.

A. Fixture Standards.

All non-decorative fixtures shall be full cutoff (fully shielded) to prevent upward light.

Cobra-head fixtures, searchlights, and moving light beams are not permitted.

Decorative pedestrian-scale fixtures are encouraged in walkable areas; fixtures above 15 feet must be shielded to prevent spill.

LED technology shall be used for all fixtures, with color temperatures generally near 4000K.

Fixtures must achieve a balance of visibility, comfort, and coordinated character across the site.

B. Fixture Types (per approved schedule).

Fixture Type	Location / Use	Height Limit	Notes / Standards
Parking Lot Pole	Parking fields, service areas	Max 25' (30' with FDP approval)	Full cutoff, underground service, coordinated finish
Pedestrian Pole	Sidewalks, walk edges	Max 15'	Pedestrian scale, shielded above 15', decorative encouraged

Bollards	Pedestrian paths, plazas	3–4' typical	Low level, shielded, coordinated finish
Wall Packs	Service/security areas	Building-mounted	Full cutoff, downward-only, coordinated with facade
Spot Lights	Accent / landscape features	Ground-mounted	Accent only, shielded to prevent spill
Canopy Lighting	Drive through / covered walk areas	Recessed mount	LED flat lens, cutoff at canopy edge

General Standards (apply to all fixtures):

- All non-decorative fixtures full cutoff.
- Lighting averages typically 2–6 fc; localized areas up to 10 fc.
- All fixtures LED, ~4000K, CRI ≥80.
- No neon, searchlights, or cobra-heads.
- All service lines underground.

C. Illumination Levels.

At street right-of-way: maximum average 2 footcandles, uniformity ≤4:1 (standard).

At residential property lines: ≤0 footcandles. At non-residential property lines: ≤1 footcandle.

Site lighting: not to exceed 6 footcandles on average. Drive-through areas may reach 10 footcandles, localized for safety.

D. Building & Wall Lighting.

Wall packs must be full cutoff and directed downward, not used as architectural attention devices.

Accent lighting may highlight architectural details or landscaping, provided spill into the night sky is minimized.

Neon or continuous tube accent lighting is prohibited.

E. Poles & Bases.

Parking lot poles shall not exceed 25 feet in height; pedestrian poles shall not exceed 15 feet.

Bare metal poles and exposed “sonotube” bases are prohibited.

All poles must use coordinated finishes consistent with the approved fixture schedule.

F. Canopies & Special Areas.

Under-canopy lighting must be recessed or shielded flat-lens LED fixtures.

Illumination beneath canopies must not exceed 24 footcandles.

G. Energy & Sustainability.

All fixtures shall be LED with ~4000K color temperature (warmer CCT permitted at residential edges).

Fixtures at residential edges of the site shall use warmer color temperatures and reduced pole heights to minimize impacts.

All service lines for lighting shall be placed underground.

H. Integration with Site Plan.

Lighting placement, types, and routing shall comply with the approved Lighting and Utility Plan (Exhibit B-2).

Final Development Plans must submit a photometric plan demonstrating compliance with these standards and code requirements.

Pavement Markings and Stripping.

Pavement markings will be provided throughout the Development to support multimodal circulation, safety, and visibility. Required elements include:

- Crosswalks. High-visibility striping at all internal intersections and drive crossings.
- Bicycle Facilities. Sharrows, lane markings, and signage per MUTCD and ODOT standards, installed at regular intervals.

- Parking. On-street spaces striped consistent with the Circulation Commitments Plan (parallel, angled, and 90-degree).
- Fire Lanes. Red curb striping and stenciled text every ±50 feet, coordinated with the Fire Department.
- General. All markings shall comply with MUTCD and City of Piqua standards. Detailed layouts will be provided at the Final Development Plan stage.

Yard and Bulk Requirements.

It is desirable to maintain consistency in building placement along major thoroughfares to establish a cohesive urban edge. Building height and massing are anticipated to be most prominent at key corridors and gateways, but flexibility is provided to adjust placement and scale as future development phases evolve.

A. Front Yard Setback. Buildings fronting internal circulation streets within the Development shall provide a minimum setback of ten (10) feet, measured from the back of curb or edge of pavement. This setback is intended to include a 4-foot buffer, a 6-foot pedestrian walk, and a 6-foot frontage zone (16 feet total as illustrated in the Roadway and Street Design standards).

B. Building Envelopes.

a. Area 1 - Piqua Center (Existing Mall Core). Buildings may be reused or redeveloped for commercial, office, or public uses. Massing is flexible, but must respect circulation corridors and maintain connections to Areas 2 and 3.

b. Area 2 - Piqua Courts (Mixed-Use Redevelopment). Buildings fronting Circulation A, Circulation B, Mall Drive, and Court Drive shall provide a minimum 10-foot setback measured from the back of curb/edge of pavement. This setback is intended to accommodate a 4-foot buffer, 6-foot pedestrian walk, and 6-foot frontage zone (16 feet total as illustrated). Building height may be up to three (3) stories or sixty (60) feet, whichever is less, with flexibility for taller elements at key gateways.

c. Area 3 - Reserved Parcel. No specific building envelope is assigned at this time. This parcel is reserved as a placeholder. Any future development must either be reallocated from other areas through a Final Development Plan or remain as open space, shared parking, or circulation if no building is pursued.

d. Area 4 - Piqua Center Remaining Parcels. Pads may be developed for office, retail, or residential infill. Setbacks shall follow the 10-foot minimum. Heights: 1-3 stories.

e. Area 5 - Garbry Road Edge. Buildings must address Garbry Road with landscaped setbacks (20 feet minimum). Uses may be office, residential, or small-scale commercial. Heights are limited to 3 stories to buffer the neighborhood edge.

C. Open Space. Open space shall be incorporated throughout the Development to support pedestrian connectivity, public gathering, and overall site character, while meeting landscaping and screening standards.

- Open space may include plazas, courtyards, landscaped setbacks, walkways, fountains, and other pedestrian-oriented areas.
- The size, type, and placement of open space will be reviewed with each Final Development Plan to ensure circulation, landscaping, and usability needs are met, while maintaining efficiency of buildable areas.

D. Integrated On-Street Parking. On-street parking shall be provided along designated frontages consistent with the Circulation Commitments Plan (see Exhibit A-1 for orientation).

- Circulation Corridor A shall include parallel parking (8 feet by 22 feet) on both sides, striped where applicable.
- Circulation Corridor B shall include 60-degree angled parking on the north side only, with curbed shoulders on travel lanes.
- Court Drive shall include 90-degree parking on both sides.

On-street spaces may be counted toward required off-street parking. Their placement supports walkability and creates activated frontages.

E. Maximum Building Height. Building height shall not exceed three (3) stories or sixty (60) feet, whichever is less.

Landscaping.

Any Final Development Plan will include a landscaping plan for approval by the Planning Commission. The conditions that follow shall apply. Landscaping should emphasize street trees, buffers, and plantings that reinforce pedestrian comfort and the overall character of the Development. Innovative features such as pervious pavement, rain gardens, or other green infrastructure may be incorporated where appropriate to enhance sustainability and site design.

A. General Requirements. A consistent greenspace program is required throughout the Development, including a mix of evergreen trees, canopy trees, ornamental trees, shrubs, grasses, and flowering groundcovers. Plant selections must:

- Be hardy to the Piqua region (Zone 6a), non-invasive, and capable of thriving on natural rainfall once established or with supplemental irrigation.
- Follow Development Code requirements: no artificial plants; minimum sizes at planting; and standards for maintenance and replacement.
- Integrate with existing vegetation and topography, using earth mounds and plant groupings to create naturalistic and visually varied landscapes.

B. Trees Required.

Frontage Trees.

- Shade trees shall be planted along primary street frontages at regular intervals to establish a consistent canopy.
- Minimum size at planting: 2" caliper, 8' tall, with a 30' canopy spread at maturity.
- Example species: Red Maple, River Birch, Oak.

General Landscape Trees.

- Within parking areas, courtyards, and internal streets, ornamental trees may be used to complement shade trees.
- Minimum size at planting: 6' tall, with a 15–30' canopy spread at maturity.
- Example species: Sargent Crabapple, Flowering Dogwood, Ohio Buckeye.

C. Landscaping Adjacent to Rights-of-Way. Landscape buffers shall reinforce the east frontage along I-75, recognizing the sequence of parking fields, internal drives, and green areas between the buildings and the interstate. Buffers should emphasize screening of parking and circulation areas while enhancing the corridor edge with shade trees, evergreens, shrubs, and groundcovers.

D. Parking Lot Screening. A combination of trees, shrubs, and screening plants will provide at least 36 inches of height to screen parking lots from adjacent streets and internal circulation drives. Approved screening species include Sea Green Juniper, Indiangrass, and Ninebark.

E. Surface Parking Lot Interior. Continuous landscape islands should be incorporated at regular intervals within parking fields such as at the ends of aisles, between every fourth double row, or approximately every tenth space to break up expanses of paving and provide shade.

- At least one deciduous tree should be provided for every 500 square feet of island area.
- Islands should also include shrubs and/or ground cover, with measures to protect landscaping from vehicle encroachment.

F. Planting Standards.

Plant selections shall comply with minimum code standards while allowing flexibility for seasonal interest and integration with the overall design intent. The following table summarizes the required categories, minimum standards, and representative species for use throughout the development.

Plant Category	Minimum Standard	Plant List Examples	Notes
Shade Trees	2" caliper, 8' tall, 30' canopy spread	Red Maple, River Birch, Oak, Honeylocust	Required along primary street frontages and major drives
Ornamental Trees	6' tall at planting	Sargent Crabapple, Flowering Dogwood, Ohio Buckeye	Used in courtyards, internal streets, parking lot islands
Evergreen Trees	5' tall at planting	Blue Douglas Fir, Norway Spruce	Used in buffers, screening, and I 75 frontage
Shrubs (Evergreen)	50% minimum evergreen, 2' tall	Boxwood, Sea Green Juniper, Yew	Parking lot screening, service area buffers
Shrubs (Deciduous)	2' tall minimum	Hydrangea, Ninebark, Weigela	Used for seasonal color and massing
Screening Plants	18" min at planting, must reach 36"	Sea Green Juniper, Indiangrass	Required to screen parking lots from ROW (min 36")
Ground Covers / Herbaceous	Hardy native perennials	Ohio Goldenrod, Coneflower, Cardinal Flower, Hosta	Used in rain gardens, swales, and buffer areas
Buffers (ROW & Adjacent Uses)	Mix of trees, shrubs, ground cover; min 36" screen	Combination of shade trees + evergreens + shrubs	Earth mounds, walls, or dense vegetation may be combined
Parking Lot Interiors	1 deciduous tree per 500 sf of island	Mix of shade + ornamental trees	Islands must include shrubs/ground cover and protect trees from encroachment

Screening Standards.

Ground and roof mounted mechanical equipment, trash receptacles, and loading areas shall be screened from public view through evergreen plantings, architectural enclosures, or a combination of both. Where grades expose rooftop mechanicals or service areas, additional landscaping or screening walls should be incorporated to maintain visual quality.

Trash Receptacles.

When external to a building, trash receptacles shall be screened to minimize visibility and maintain site aesthetics.

A. Location

Must be placed to the side or rear of buildings, not visible from primary street frontages. Must comply with applicable setback requirements.

B. Screening Enclosure

Enclosures must include three (3) sides of durable wall or fence at least six (6) feet high.

Materials must match or complement the principal building (finished CMU, split-faced, textured, or clad to avoid blank utility walls).

The fourth side must include a solid opaque gate at least six (6) feet high, designed with a lockable latch assembly to provide at least 90% opacity.

C. Flexibility

Alternative enclosure designs may be considered where equal or greater screening effectiveness is demonstrated, provided they maintain site aesthetics and compatibility with adjacent buildings.

D. Safety and Access

- Bollards must be provided to protect vehicles from gate over-swing.
- Receptacle areas must be designed to accommodate service vehicle access without obstructing circulation drives or pedestrian walkways.
- Waste enclosures may be shared by multiple buildings within a block. Each enclosure must be sized to accommodate at least two (2) 8-yard dumpsters and

one (1) recycling container, unless a tenant requires a dedicated enclosure (e.g., food service). Final sizing will be verified at FDP based on tenant mix and collection frequency.

E. Integration with Landscaping

- Where visible from pedestrian areas or parking lots, enclosures must be softened with evergreen landscaping in compliance with Screening Plant requirements.

Signage.

Signage within Piqua Courts will be designed to reinforce project identity, maintain pedestrian scale, and protect public safety. Standards regulate sign type, scale, and placement to ensure clear visibility for vehicles, bicycles, and pedestrians, while contributing positively to the architectural character of the development.

A. General Standards

- Location: Signs must be placed on private property within designated tenant or project frontages. No signs are permitted in the right-of-way except by public agencies.
- Visibility: No sign shall obstruct sight triangles at intersections or block ADA-required clearances.
- Illumination: Flashing, blinking, bare bulb, and animated light sources are prohibited. Lighting must be shielded and subdued.
- Prohibited Types: Roof signs, reflective or mirrored signs, searchlights, and imitation traffic signals are not permitted.

B. Identification Signage

Project and building identification signage will establish a cohesive branding strategy while maintaining variety in type and scale. A focused palette of monument, wall, projecting, shingle, awning/canopy, window, entrance, and wayfinding signs is permitted. Sidewalk A-frame and temporary signage are allowed to support retail activation and special events. All identification signs will be scaled to frontage length, integrated with architectural design, and coordinated across parcels to prevent clutter.

Sign Type	Scale & Dimensions	Design Standards for Piqua Courts
Monument	Up to 50 SF, max 8' tall	Used at primary development entries; may include multiple tenants on a shared base.
Wall	Up to 150 SF depending on frontage	Primary tenant signage; integrated with façade proportions.
Projecting	Up to 50 SF, clearance min. 9'	Encouraged on active retail frontages; pedestrian-scaled visibility.
Shingle	Up to 6 SF	Located near tenant entrances; small pedestrian identifiers.
Awning / Canopy	Up to 32 SF	Graphics integrated into awning/canopy; subtle illumination only.
Window	≤50% of glass panel, ≤10 SF opaque	Ground-floor only; must preserve transparency.
Directional / Wayfinding	6–16 SF	Consistent system for parking, bike, and pedestrian routes.
Entrance	Up to 32 SF, max 8' tall	Used at residential and mixed-use drives; integrated into landscape frontage.
Sidewalk (A-Frame)	Up to 6 SF, max 3' tall	One per retail tenant entry; removed after business hours.
Temporary	Small ≤12 SF; Large sized to frontage	Allowed for leasing, promotions, and events; limited duration.

C. Functional Signage

Functional signage within Piqua Courts is focused on safety, circulation, and emergency access. Signs for bicycle boulevards, shared lanes, and fire lanes will be installed consistent with ODOT, MUTCD, and Fire Department standards. These elements are

considered critical infrastructure and will be implemented in coordination with pavement markings and regulatory traffic signage.

Type	Standard	Application at Piqua Courts
Bike Boulevard	MUTCD/ODOT-compliant “Bike Boulevard” route and wayfinding signage	Installed along designated low-speed corridors; paired with sharrows and directional arrows.
Shared Lane	MUTCD-compliant “Share the Road” signage + sharrow pavement markings	Used where cyclists and vehicles share the same lane; placed at conflict points and intersections.
Fire Lane	“No Parking / Fire Lane” signage every $\pm 50'$ + red curb striping with stenciled text	Required along fire access drives to maintain emergency clearance; coordinated with Fire Department.
Regulatory (MUTCD)	Standard STOP, YIELD, SPEED LIMIT, and related MUTCD signage	Installed where required by City Engineer to maintain safe vehicular circulation.

Parking and Access.

Parking and access throughout the development are organized around the internal circulation system: Center Court Drive, Court Drive, Mall Drive, and Circulation Corridors A & B. These function as the project’s primary frontages and establish the framework for both shared parking and multimodal access.

Key principles include:

- Shared parking is encouraged to balance uses with different peak hours, with easements recorded as needed.
- Parking placement along internal drives will respect a minimum 10-foot setback, avoiding lots directly between buildings and primary frontages.
- Access and circulation rely on the internal drives, with driveways consolidated and designed to meet spacing and width standards.

- Pedestrian and bicycle connectivity is integrated into every block: walkways link lots to building entrances at regular intervals, and bicycle parking is required near entries or at shared public corrals.
- Loading and service areas are restricted from primary frontages and must be screened with landscaping, walls, or both.
- While these standards set a consistent framework, flexibility is recognized to adjust layouts at the Final Development Plan stage, provided that the overall intent of safe circulation, multimodal connectivity, and minimized visual impact of parking is maintained.

Category	Standard
Street Classification	Primary frontages are the internal site drives: Center Court Dr., Court Dr., Mall Dr., and Circulation Corridors A & B.
Parking Location	On-street and lot parking may be provided along internal drives with a minimum 10' setback from curb to building face.
Shared Parking	Shared parking encouraged; easements recorded; reductions recognized when peak demands differ.
Access Points	Access provided through the internal site drive system per the approved circulation plan.
Pedestrian Access	Walkways connect parking to entries; provided at regular intervals (target ≤ 100 ft where feasible) along internal drives.

Loading Bays	Not located between buildings and primary internal frontages; must be screened if facing Center Court Dr., Court Dr., Mall Dr., or Corridors A & B.
Bicycle Parking	2 spaces per primary entrance or 1 per 10 vehicle spaces; racks within 50' of entries where feasible; nearby public corrals may count.

Bicycle Facilities.

Bicycle circulation within the Development will be supported by a connected system of bicycle boulevards, shared lanes, and designated bikeways as illustrated in Exhibit C (Connectivity Plan). These facilities will ensure safe multimodal access between buildings, parking areas, and surrounding networks.

- **Bicycle Boulevards.** Low-speed, low-volume streets will be designated as bicycle boulevards, with a maximum posted speed of 25 mph. Features will include signage, sharrow, pavement markings, and traffic-calming treatments to reinforce bicycle priority.
- **Shared Lanes.** Where separate bike facilities are not feasible, shared lanes will be marked with MUTCD-compliant “Bicycles May Use Full Lane” signage and sharrow pavement markings at regular intervals. Lane widths will avoid excessive dimensions to reinforce safe operating speeds.
- **Connections.** Bikeways will connect to US-36 and surrounding networks, with continuity provided across each phase of development.
- **Parking.** Bicycle parking will be provided near building entrances and at shared public nodes, consistent with the Parking and Access standards.

See the Bicycle Facilities section of these Standards for detailed requirements regarding bicycle boulevards, shared lanes, and bikeway connections.

Pedestrian Amenities and Circulation

Pedestrian facilities will be fully integrated throughout the Development, ensuring safe and comfortable circulation. Amenities include plazas, courtyards, landscaped walkways, and gathering areas anchored by seating, planting walls, public art, and pedestrian-scale lighting. These features collectively reinforce the pedestrian realm and support connectivity between buildings, parking areas, and community destinations.

- **Sidewalks.** Sidewalks shall be constructed on both sides of all internal streets with a minimum width of 6 feet. Where parking lots exceed 100 spaces, a central pedestrian walkway will be provided to connect parking fields with building entrances.
- **Crosswalks.** High-visibility crosswalks shall be provided at intersections and internal drive connections, ensuring safe pedestrian crossings of circulation corridors. Enhanced striping or other treatments will be applied where appropriate.
- **Walkways & Access.** Each Final Development Plan shall incorporate perimeter walkways, internal pedestrian connections, and emergency access routes consistent with the Connectivity Plan (Exhibit C). Site improvements will demonstrate compliance through coordinated landscaping and accessibility upgrades.

Open Space

Open space within the Development will be concentrated in key nodes rather than spread uniformly, as shown in Exhibit A (Preliminary Development Plan). This strategy places buildings close to internal site drives, strengthens pedestrian connectivity, and creates activated hubs of public life. Community gathering areas, pedestrian buffer zones, and landscaped courts will anchor the open space system, with phasing coordinated as shown in Exhibit B (Phasing Plan).

Site Amenities

The Development will feature a coordinated package of pedestrian-oriented amenities that enhance both tenant frontages and the public realm. These amenities will be organized as a consistent system, ensuring continuity across phases of redevelopment. Amenity elements will be strategically located at plazas, pedestrian nodes, and building entries to support walkability, safety, and community gathering.

All amenities will be selected and designed to align with the landscaping palette, pedestrian circulation network (Exhibit C), and architectural standards, reinforcing a unified identity for Piqua Courts. The table below summarizes the required amenity types, minimum standards, and intended locations.

Amenity Type	Standard / Notes
Bike Racks	Located near building entries and plaza nodes
Benches	Placed in plazas, sidewalks, and open space nodes
Trash Receptacles	Consistent with overall site furnishings
Street Signs	Pedestrian-scale, coordinated with project graphics
Pergolas / Trellises / Arbors	Provide shade at plazas and gathering spaces
Gateway Elements	Mark primary vehicular and pedestrian entries
Bollards	Provide traffic control and safety at crosswalks/plazas
Outdoor Seating	Chairs, tables, and moveable furniture in plazas/courtyards
Umbrellas / Weather Protection	Weather protection consistent with design style

Fire Safety

Fire safety within Piqua Courts will be coordinated with the Piqua Fire Department to ensure that each development phase provides adequate emergency access, fire apparatus circulation, hydrant coverage, and water supply. The standards summarized in the accompanying table establish the minimum expectations for roadway design, hydrant placement, and building access.

Emergency access routes are required to remain functional throughout phased build-out and during interim conditions, ensuring continuous coverage across the site. Fire apparatus access roads must maintain adequate width and turning radii, with turnaround provisions at dead-end conditions. Hydrant spacing and water supply will be designed to provide redundancy, looping, and sufficient pressure to meet firefighting needs.

Buildings fronting internal site drives will be designed to allow fire apparatus access within hose reach, and all fire lanes will be clearly designated and maintained free of obstructions. Phased compliance requires that no occupancy will occur until each phase demonstrates sufficient access and hydrant coverage as illustrated in Exhibits B and B-1.

Together, these standards and requirements establish a flexible but reliable framework to protect public safety while accommodating phased redevelopment.

Fire lane striping and associated signage shall also comply with the Pavement Markings and Striping standards of this PDP.

Category	Standard
Emergency Access	Internal site drives must accommodate fire apparatus; turnaround provided at dead-ends (hammerhead/cul-de-sac). Routes must remain functional during phased closures.
Access Road Width	Minimum 20 feet clear width for fire apparatus roads.
Turning Radius	Minimum inside turning radius of 28 feet.
Dead-End Roads	Exceeding 150 feet require approved turnaround (hammerhead or cul-de-sac).

Hydrant Placement	Spacing and flow coordinated with Fire Dept. during FDP; hydrant locations on civil drawings.
Water Supply	Looping and pressure redundancy required for all water lines.
Building Access	Buildings along internal drives must be within 150-foot hose reach; fire lanes kept clear with 'No Parking – Fire Lane' signage/stripping.
Phasing Compliance	Each phase must demonstrate adequate fire access and hydrant coverage before occupancy (see Exhibits B & B-1).

Special Conditions.

A. Temporary Uses and Events. Temporary uses permitted by the City Development Code or other applicable regulations may occur within the Development subject to issuance of a Temporary Use Permit. Typical examples include food trucks, seasonal sales, and short-term activities. Larger special events such as festivals, parades, or street closures are regulated separately and require a Special Event Permit. Temporary parking arrangements may also be authorized by the City as needed.

B. Emergency Access During Events. Select internal drives may be temporarily closed to accommodate special events, community activities, or short-term programming. During such closures, emergency access will remain functional at all times. Fire apparatus turnarounds and hose reach requirements identified in Exhibit B-1 shall be maintained. Final Development Plans must demonstrate that any proposed event closure strategies preserve adequate fire and life-safety access.

RESOLUTION No. PC 18-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR AMENDMENTS TO THE CITY OF PIQUA DEVELOPMENT CODE

WHEREAS, the City of Piqua, Ohio, is empowered under Chapter 154 of the Piqua Code of Ordinances to regulate land use and development to promote the public health, safety, and welfare of its residents; and

WHEREAS, the Piqua Planning Commission has identified the need to update specific provisions of the City of Piqua Development Code to enhance clarity, ensure consistency with the City's Comprehensive Plan, and address evolving community needs; and

WHEREAS, the proposed amendments include revisions as detailed in the attached documentation, to improve the administration and enforcement of the Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, traffic impact analysis, and public testimony, and finds that the changes align with the City's goals for sustainable development and community well-being; and

WHEREAS, the proposed amendments are expected to have a positive impact on land use, economic development, and the overall quality of life in Piqua, with minimal disruption to existing property uses;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

RESOLUTION No. PC 18-25

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

EXHIBIT A: Development Code Changes

§7.2. Development Review

§7.2.2. Text or Zoning Map Amendment

7. City Commission Public Hearing
 - a. Following the recommendation of the Planning Commission, the City Commission will conduct a public hearing. The City Commission will take no final action on any amendment until it has received and studied the recommendation of the Planning Commission.
 - b. The City Commission will act to approve, approve with conditions, deny, **or overturn the Planning Commission recommendation. ~~or return the application back to the Planning Commission for additional consideration.~~**
 - c. A text amendment will be approved by ordinance, and a map amendment will be approved as a resolution, following the City Commission's policies on procedure for noticing and recording.
-

EXHIBIT A: Chapter 91: Nuisances Modifications

§91 Nuisances

TREES, WEEDS, ~~AND~~ VINES, ~~AND~~ GRASS

...

§ 91.36 REMOVAL OF WEEDS AND VINES REQUIRED.

(A) **NOXIOUS WEEDS** shall mean and include any and all grass, weeds, and wild plants exceeding eight inches in height.

(B) Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, and all other noxious weeds growing or being upon any lot or lands within the City of Piqua are hereby declared a public nuisance.

(C) ~~No owner or person in possession or control of any lot or parcel of land situated within the city, whether the same is improved or unimproved, vacant or occupied, shall fail to keep the entirety of such lot or parcel, or any public right-of-way or tree lawn abutting such lot or parcel, free from all noxious weeds as defined above.~~
~~The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them.~~ All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

(D) City Commission shall, annually, cause a notice to be published in a newspaper of general circulation within the city, stating that overgrown vegetation and noxious weeds are growing on lands within the limits of the city. Such notice shall not be required to describe the lands or to specify the name of the owner of such property. However, such notice shall constitute notice to any owner, lessee, agent or tenant having charge of any land upon which overgrown vegetation and/or noxious weeds are grown that the same must be cut and destroyed within five calendar days after such publication. Such notice shall further specify that such overgrown vegetation and/or weeds shall be cut immediately every subsequent time the height exceeds eight inches thereafter without further notice or publication in order to prevent spreading or maturing of weeds. Such notice shall be published one time per year in order to constitute notice hereunder.

('97 Code, § 92.16) (Ord. C-734, passed 8-4-52; Am. Ord. 8-06, passed 5-1-06; Am. Ord. 29-07, passed 12-17-07; Am. Ord. 2-22, passed 4-5-22) [Penalty, see § 91.99](#)

3.7.2. Residential Accessory Structures and Uses

A. General Standards

1. A residential accessory structure may only be placed or constructed on lots occupied by a residence. Demolition of a principal structure requires the demolition of all accessory structures, unless a replat occurs to join the accessory to another residence in accordance with maximum size and number limitations.
2. Residential accessory structures must comply with the maximum building coverage requirements of the district (see Div. 2.1).
3. Residential accessory structures may not encroach into a primary street yard, unless stated otherwise within this section, §3.7.2.
4. Residential accessory structures must be separated from principal structures and other accessory structures by a minimum of 5 feet, unless stated otherwise within this section, §3.7.2.
5. Residential accessory structures, other than detached garages, may encroach into a side street yard provided they are screened by a Type D3 fence and do not in the aggregate occupy more than 50% of the area of any side street yard. Minimum setbacks are established by the setbacks for D3 fences, see Div. 4.3.
6. Residential accessory structures must be located at least 3 feet from all lot lines. The standards in this section may require larger setbacks for certain accessory uses and structures.
7. Residential accessory structures are limited to a maximum structure height of 10 feet, unless stated otherwise in this section.
8. All residential accessory structures 200 SF and larger must be constructed with proper drainage systems designed to carry water from the roof away from the foundation or walls of the structure.
9. Residential garages, ADUs, sheds, and other large structures within the boundaries of the T-RM-E must be constructed with materials that match the principal structure. The color of the structure must match the principal structure or be painted or colored with a similar hue found on a historic palette. No standing seam metal siding or roofs for accessory buildings are allowed on residential properties in this district. Applicants may seek a resolution of approval from the Planning Commission to vary from this standard within the district, and the Planning

Commission will consider the proposal's suitability according to the standards of §7.2.10.

10. Fluorescent colors are not allowed on any exterior of an accessory structure.

11. For the purposes of this section, a "shed" is defined as a fully enclosed accessory structure with a permanent roof and walls constructed from durable, weather-resistant materials such as wood, brick, or approved siding that comply with the material standards of this section. Temporary or makeshift structures, including but not limited to tarps, fabric coverings, or other non-durable materials placed over items or frames, do not qualify as sheds or accessory structures and are prohibited.

3.7.2. Residential Accessory Structures and Uses

A. General Standards

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4.2.5. Parking Requirements

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated without creating detrimental effects on surrounding properties or public right-of-way, and to encourage efficient and productive land use by encouraging rational planning and operation of parking lots.

B. Standards

1. Changes of use, modification of buildings, and new site construction may be required to submit a Transportation Management Plan (TMP) to the Development Director. The Director may require information as needed to assess the TMP.
2. The TMP will identify the maximum expected amount of parking demand that will be generated by the site during a typical operational day. This maximum expected parking demand will be based on the following:
 - a. A parking study that uses parking utilization rates from similar construction in a similar development pattern to determine expected parking demand to be generated. Similarities must include number of off-street spaces provided at the comparison site, size and use of facility, location within a rural, suburban, or urban context, and other features relevant to parking generation that can be compared between the existing and proposed site. **The parking study may incorporate local data, industry standards, or empirical observations of comparable developments, as approved by the Development Director.**
 - ~~b. The Institute of Transportation Engineers Parking Generation Report, 5th Edition parking generation ratios or models as applied to the uses of the site.~~
3. Relevant location-based characteristics that support multi-modal trips to the site will be assessed. These characteristics include:
 - a. Proximity to a residential service population within walking or biking distance, as determined by the availability of infrastructure that supports a safe and comfortable biking and pedestrian environment.
 - b. Proximity to a shared parking facility that is available to the project, connected to the site by infrastructure that supports a safe and comfortable biking and pedestrian environment.

4. The TMP will estimate the peak periods of parking demand throughout the typical day, based on the type of uses within the project and hours of operation.
5. The TMP will account for all parking available to the project, including:
 - i. Number of on-site parking spaces provided;
 - ii. Number of off-site, privately shared, and public parking spaces available; and
 - iii. Number of bicycle parking spaces provided.
6. The project is required to meet 100% of the estimated parking demand generated on a typical operational day using a combination of on-site, off-site, privately shared, and public parking spaces. The Director may require that up to 75% of this demand be met on-site in Suburban districts. The Director is authorized to assist with the further development of the applicant's TMP to reduce the project's demand for parking spaces.
7. Applicants are encouraged to share parking and limit construction of new lots to the number of spaces needed on a typical day. Oversizing lots to accommodate unusual conditions of high parking demand, like infrequent sales events, or scenarios where all users are assumed to drive in single-occupancy vehicles is not considered proper methodology of completing a TMP, and the Development Director may require revisions to the TMP to reflect a multi-modal strategy.
8. Off-street parking spaces may not exceed 100% of the parking demand estimated by the parking study, ~~recommended number of spaces provided by the ITE~~, unless shared parking or other uses for the parking spaces justify the additional spaces. The Development Director will assess the total conditions of the TMP to determine this maximum.
9. Parking lots may not be oversized to include more pavement than necessary to accommodate drive aisles, parking spaces, walkways, and necessary turnaround areas.
10. Where public parking facilities, including on-street parking, are to be used to meet the anticipated parking demand, the Director will provide an assessment of current parking utilization rates within those facilities. Where the latest data on parking utilization rates during the project's peak demand periods shows that the facilities cannot accommodate the adjusted parking demand anticipated by the project, the Director may determine one of the following:

- a. The project must be adjusted to reduce the expected parking demand to the amount that can be supported by the available supply.
- b. The project must accommodate more parking on-site sufficient to meet the adjusted parking demand.
- c. With the Development Director's permission, the project may employ Transportation Demand Management (TDM) strategies determined sufficient to reduce the adjusted parking demand to the supply of the project and shared facilities. TDM strategies include, but are not limited to:
 - i. Decoupling the price of parking from the rental rate for a residential project to reduce the number of vehicles owned by residents.
 - ii. Allowing a percentage or all of on-site spaces to be shared by off-site visitors or the public at large to increase the total amount of shared parking facilities in the area.
 - iii. Incentivizing or requiring employees to carpool to work.
 - iv. Voluntarily paying into a fund to create more off-site shared parking spaces or a bike share program.
 - v. Restricting leasing or HOA terms to allow site users only a pre-specified amount of parked vehicles.
- d. The Development Director may require an application to be reviewed and approved by the Planning Commission where the applicant proposes to build or reduce availability of on-site parking to an amount that is less than **50% of the parking generation parking demand estimated by the parking study the 50% of the parking generation estimated by the ITE** and where availability of alternative parking locations appears inadequate to the Director.

11. Accessible parking spaces must be provided in accordance with the requirements of the Americans with Disabilities Act (Title III), the Ohio Administrative Code, and the American National Standards Institute.

12. Automobile parking spaces may be reserved for a specific tenant, individual, or unit, provided that the following standards are not exceeded:

- a. Residential

- i. Maximum of 1 reserved parking space per efficiency or 1-bedroom multi-unit living dwelling unit.
- ii. Maximum of 2 reserved parking spaces per 2-bedroom or greater multi-unit dwelling unit.

b. Nonresidential No more than 1/4 of the total provided spaces may be reserved.

13. Required parking spaces, as determined by the TMP, must remain available for vehicular parking and may not be used for outdoor merchandise display, storage, or other non-parking purposes, unless the applicant demonstrates through an updated TMP that the reduction in parking does not compromise the project's ability to meet 100% of the estimated parking demand. Any use of parking spaces for outdoor merchandise must be approved by the Development Director and may require a temporary use permit. The Development Director may revoke approval if the use negatively impacts surrounding properties or public parking facilities.

Div. 7.3. Nonconformities

7.3.1. General

A. Defined

A legally-established use, structure, building, site element, lot or sign that does not meet the current requirements of this Development Code.

B. City Policy

The City's policy with regard to nonconformities of all types is that they may be allowed to continue, subject to the standards in this Division, which provide parameters to resolve nonconformities incrementally or wholesale during specified development events.

C. Burden of Proof

The owner of the property with one or more nonconformities carries the burden of demonstrating that the nonconformity was established legally prior to the adoption of this Development Code, and, for nonconforming uses, that the use has been continuous since that time.

7.3.2. Nonconforming Use

A. Defined

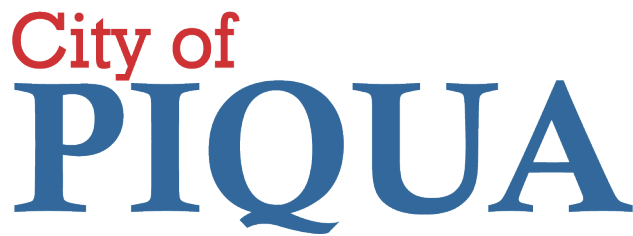
Any lawful use of land or building occupied at the time of passage of this Development Code, or any amendment to this Development Code, that does not conform with the use regulations of the zoning district in which it is situated.

B. Continuance

A nonconforming use is allowed to continue legally, even though the use does not conform with the provisions of this Development Code, subject to the following provisions:

1. The nonconforming use must not be expanded to occupy a greater area of land or building;
2. The nonconforming use must continue in the original building, structure or on land area that was originally occupied by the nonconforming use;
3. The nonconforming use will not be reinstated after it has been abandoned. It is considered prima ~~facie facia~~ evidence of abandonment for the owner or operator of the nonconforming use to:
 - a) discontinue the nonconforming use for 6 months;

PC 15-25	J27-025950	ABC BRYAN II LLC	1621 LINDEN AVE	LYNCHBURG	VA	24503
PC 15-25	N44-076891	ALEXANDER ROBIN S & JULIE A	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 15-25	J27-026500	BLACK CHRISTOPHER & DEBRA R	9200 N CO RD 25A	PIQUA	OH	45356
PC 15-25	J27-046400	CHRISTY CONSTRUCTION LLC	9045 LOONEY RD N	PIQUA	OH	45358
PC 15-25	J27-046400	CHRISTY CONSTRUCTION LLC	4858 STOKER RD	HOUSTON	OH	45333
PC 15-25	N44-076883	DAVIS JOSHUA A	9325 N CO RD 25A	PIQUA	OH	45356
PC 15-25	N44-076887	DOWELL BONNIE J	9299 N CO RD 25A	PIQUA	OH	45356
PC 15-25	N44-078722	HAL-MAR III	9030 LOONEY RD	PIQUA	OH	45367
PC 15-25	N44-078722	HAL-MAR III	22 LOCUST HILL RD	CINCINNATI	OH	45245
PC 15-25	N44-076889	MYERS JOHN C & JUDY KAY	9277 N CO 25A RD	PIQUA	OH	45356
PC 15-25	N44-077292	PAYNE BONNIE JO	9217 N CO 25A RD	PIQUA	OH	45356
PC 15-25	N44-077736	PB 43 PETROLEUM LLC	2790 PARKWOOD DR	TROY	OH	45373
PC 15-25	N44-076885	PETTY LISA D	9305 N CO RD 25A	PIQUA	OH	45356
PC 15-25	J27-045920	PIQUA STORE N LOCK NORTH LLC	9312 N CO RD 25A 45356	PIQUA	OH	45363
PC 15-25	J27-045920	PIQUA STORE N LOCK NORTH LLC	450 GARBRY RD	PIQUA	OH	45356
PC-16-25	N44-073575	ATM INVESTMENTS LLC	1830 HIGH ST W	PIQUA	OH	45356
PC-16-25	N44-073575	ATM INVESTMENTS LLC	12877 KIRKWOOD RD	SIDNEY	OH	45365
PC-16-25	N44-250328	COUNCIL ON RURAL SERVICE PROGRAMS INC	285 R M DAVIS PK	PIQUA	OH	45356
PC-16-25	N44-073300	COUNCIL ON RURAL SERVICE PROGRAMS INC	201 ROBERT M DAVIS PKY	PIQUA	OH	45356
PC-16-25	N44-100524	CRAYEX CORP	1747 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-100524	CRAYEX CORP	P O BOX 1673	PIQUA	OH	45356
PC-16-25	N44-100940	DAVIS DORTHEA J TRUSTEE	2006 PIQUA CLAYTON RD	PIQUA	OH	45356
PC-16-25	N44-073552	DEAN ANTHONY M	311 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073290	DEFRANCESCO INVESTMENTS LLC	1801 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-073290	DEFRANCESCO INVESTMENTS LLC	PO BOX 1212	PIQUA	OH	45356
PC-16-25	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES INC	1801 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES INC	3131 NEWMARK DR	MIAMISBURG	OH	45342
PC-16-25	N44-076292	FOX BRODY THOMAS	324 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073590	G K S HOLDINGS INC	1760 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-076294	GARRETT MARCIA J	318 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-100945	HCF REALTY OF PIQUA INC	1840 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-100945	HCF REALTY OF PIQUA INC	1100 SHAWNEE RD	LIMA	OH	45804
PC-16-25	N44-073553	HITCHINGS JANE L & DAVID L	305 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073585	O & W REAL ESTATE HOLDINGS LLC	P.O. BOX 629	CELINA	OH	45822
PC-16-25	N44-100525	SKYLARS LLC	1790 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-100525	SKYLARS LLC	2099 S 10TH ST UNIT 80	SAN JOSE	CA	95112
PC-16-25	N44-073583	SR CAPITAL LLC	1818 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-073583	SR CAPITAL LLC	1252 COLE HARBOR DR	TROY	OH	45373
PC-16-25	N44-073551	VANNOY BARRY	317 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073550	VANNOY BARRY L	323 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-076516	YOUNCE THOMAS J & ANGELA L	2010 PIQUA CLAYTON RD	PIQUA	OH	45356
PC-17-25	N44-101818	BASIS PIQUA LLC	904 SCOTT DR	PIQUA	OH	45356
PC-17-25	N44-101818	BASIS PIQUA LLC	7770 COOPER RD STE 9	CINCINNATI	OH	45242
PC-17-25	N44-072956	BUCYRUS LODGING INC	1125 GUEST CT	MANSFIELD	OH	44906
PC-17-25	N44-076529	BWR PIQUA LLC	989 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076529	BWR PIQUA LLC	15200 SR 196	WAYNESFIELD	OH	45896
PC-17-25	N44-072962	CRACKER BARREL OLD COUNTRY STORE	980 ASH ST E	PIQUA	OH	45356
PC-17-25	N44-072962	CRACKER BARREL OLD COUNTRY STORE	P.O. BOX 787	LEBANON	TN	37088
PC-17-25	N44-072952	EMRO MARKETING COMPANY	900 SCOTT DR	PIQUA	OH	45356
PC-17-25	N44-072952	EMRO MARKETING COMPANY	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254
PC-17-25	N44-074105	JACKSON TUBE SERVICE INC	P O BOX 1650	PIQUA	OH	45356
PC-17-25	N44-250725	MIAMI CONSERVANCY DIST	38 E MONUMENT DR	DAYTON	OH	45401
PC-17-25	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	995 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	218 W ASH ST	PIQUA	OH	45356
PC-17-25	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	991 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	450 S ORANGE AVE STE 800	ORLANDO	FL	32801
PC-17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	987 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	7401 BUSH LAKE RD	EDINA	MN	55439
PC-17-25	N44-076528	PIQUA PLAZA LLC	987 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076528	PIQUA PLAZA LLC	14575 GRAND AVE	BURNSVILLE	MN	55306
PC-17-25	N44-072918	PIQUA STORE N LOCK REALTY LLC	450 GARBRY RD	PIQUA	OH	45356
PC-17-25	N44-072964	SHREE SUMUKH LLC	950 E ASH ST	PIQUA	OH	45356



Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

September 25, 2025

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission meeting is scheduled for **Tuesday, October 14, 2025, at 6:00pm**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at emcculla@piquaoh.gov by noon on the day of the meeting. All comments received by this deadline will be presented to the Commission during the public hearing.

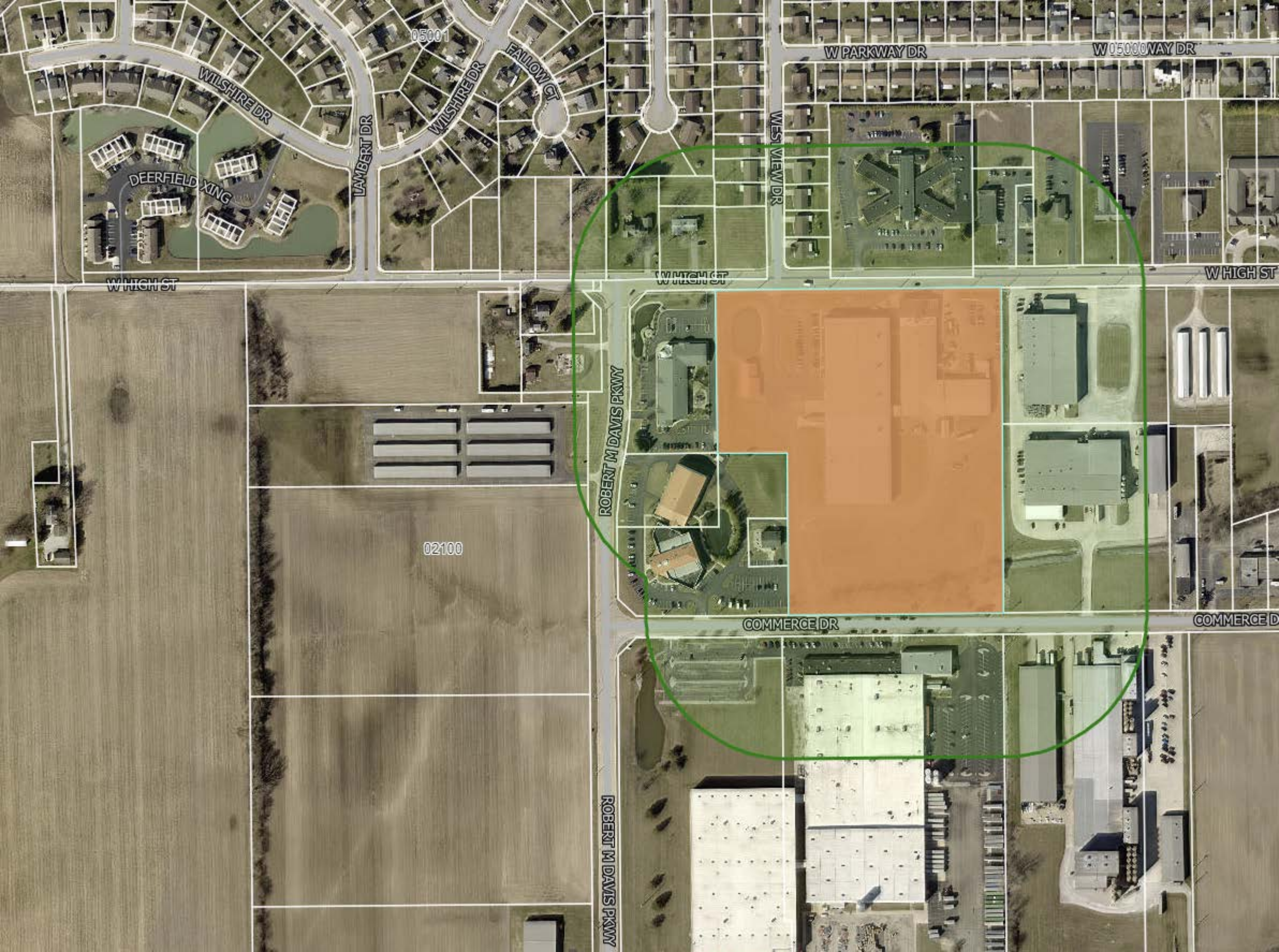
The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by October 8, 2025, at <https://piquaoh.gov/1614/Agendas-Minutes>.

For any questions regarding this notice, please contact the Community Services Department.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad D. Henry
City Planner

Enc.



05001

WILSHIRE DR

FALLOW CT

LANBERT DR

DEERFIELD XING

WHICH ST

W PARKWAY DR

W 5000 WAY DR

WEST VIEW DR

WHICH ST

ROBERT M DAVIS PKWY

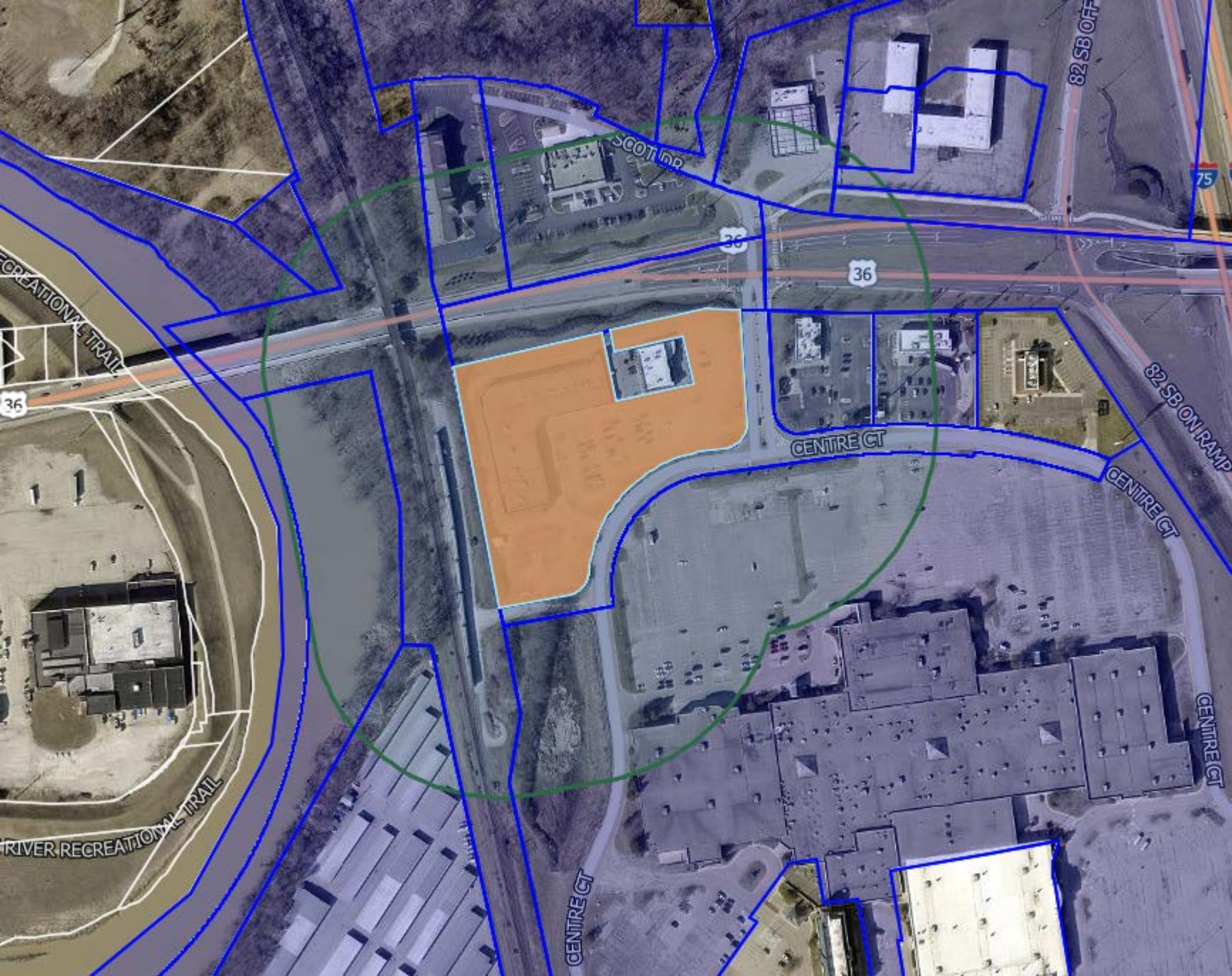
02100

COMMERCE DR

COMMERCE D

ROBERT M DAVIS PKWY





RECREATION TRAIL

36

RIVER RECREATION TRAIL

SCOTT LN

36

36

CENTRE CT

82 SB ON RAMP

82 SB OFF

75

CENTRE CT

CENTRE CT