

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, DECEMBER 8, 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 – November 10, 2025

OLD BUSINESS

1. RESOLUTION PC 17-25 (TABLED)

A resolution to recommend adoption of a zoning map amendment from CX – Corridor Mixed-Use to PD-MUD – Planned Mixed-Use and adoption of a preliminary development plan with development standards for the Piqua Center Development at or near 987 E. Ash Street.

NEW BUSINESS

1. RESOLUTION PC 19-25

A resolution to recommend adoption of a zoning map amendment from T-RL – Traditional Residential Low Density to T-NX – Traditional Neighborhood Mixed-Use District at 1601 Nicklin Avenue.

2. RESOLUTION PC 20-25

A resolution to authorize a special use permit for a drive-thru ATM at 645W. Water Street.

3. RESOLUTION PC 21-25

A resolution to recommend adoption of a zoning map amendment from AG – Agriculture to PD-R – Planned Residential and adoption of a preliminary development plan with development standards for the Shaw Farms Development on parcel #N44-076909.

OTHER BUSINESS

1. Comprehensive Plan Discussion – 2026
2. Planning Commission Training
3. 2026 PC Meeting Dates

ADJOURNMENT

RESOLUTION No. PC 19-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM TR-L TRADITIONAL RESIDENTIAL LOW DENSITY TO T-NX – TRADITIONAL NEIGHBORHOOD MIXED-USE DISTRICT AT 1601 NICKLIN AVENUE, PIQUA, OHIO

WHEREAS, the applicant has requested a zoning map amendment from TR-L to T-NX to allow the property to be used as a neighborhood pizzeria that would be open for takeout and delivery; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Neighborhood Conservation area, which focuses on protecting neighborhoods from commercial or industrial development and does not support the development of a pizzeria in a residential neighborhood; and

WHEREAS, the proposed use of the property as a pizza delivery and take out business is also inconsistent with the goals of the City's zoning regulations to promote compatible land uses in residential districts; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed use will adversely impact the surrounding neighborhood due to its desired commercial use and the creation of additional traffic and parking demands within the neighborhood; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission for a final decision, 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.

RESOLUTION No. PC 19-25

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

STAFF REPORT

Planning Commission

Date: December 8, 2025
Re: PC 19-25 – Zoning Map Amendment – T-RL to T-NX

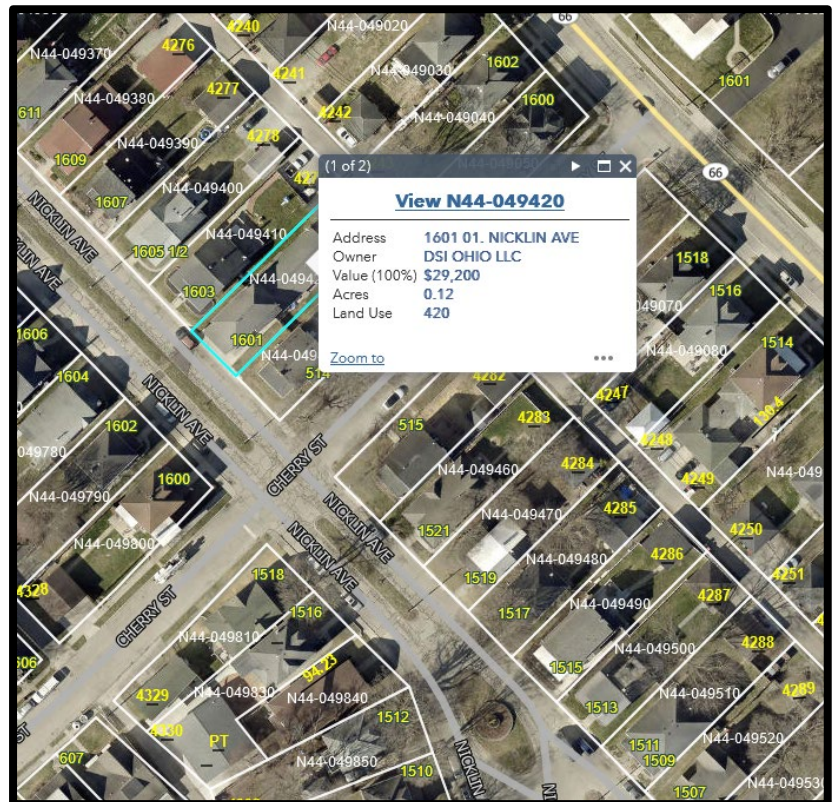
Applicant: DSI Ohio LLC, Idan Shkedy
Owner: Idan Shkedy

Address: 1601 Nicklin Ave., Piqua, OH
Parcel #: N44-049420 (0.12 acres)

Zoning: T-RL – Traditional Residential Low Density

Request: The applicant is requesting to open a neighborhood pizzeria that would be open for takeout and delivery, which requires the zoning map amendment.

Existing Conditions:



Existing building located on Nicklin Avenue is vacant, and has been for roughly two years. The property previously was a market and carry-out, but has not served that

STAFF REPORT

purpose for many years.

Property is located within a residential neighborhood, with single-family homes that have similar character. Parking for the neighborhood generally occurs on the street, with limited alley parking available.

Zoning Map



Property is zoned T-RL and is surrounded by T-RL zoning districts. No other zoning classification is within the block or within neighboring blocks.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the property in its future land use map as Neighborhood Conservation. This designation is intended to preserve the existing neighborhood character and continue maintenance of buildings and infrastructure.

Staff Recommendation:

Based on the proposed future use of a pizzeria and the impact that such a commercial use could have to the surrounding neighborhood character and parking. Staff recommends ***DENIAL*** of the Zoning Map Amendment.

Rezoning Plan Narrative – Proposed Carry-Out

1601 Nicklin Avenue, Piqua OH 45356

Applicant: DSI Ohio LLC

Property Address: 1601 Nicklin Avenue, Piqua Ohio 45356

Current Use: Triplex Residential

Proposed Use: Takeout and Delivery Pizzeria

Requested Zoning Change: From Residential to T-NX (Traditional Neighborhood Mixed Use)

1. Project Overview

The applicant proposes reopening a small neighborhood pizzeria at 1601 Nicklin Avenue. The business will operate primarily as takeout and delivery, serving the surrounding community.

The building previously functioned as a pizzeria; all kitchen and utility infrastructure remain in place. No major structural or site changes are planned.

The proposed use aligns with the intent of the T-NX district — small-scale, locally oriented commerce compatible with residential surroundings and promoting walkability.

2. Traffic Management

Operations will generate minimal on-site traffic.

- Peak periods: approximately 5–6 customer pickups per hour.
- Primary activity: deliveries (short parking duration).

Nicklin Avenue is a collector street capable of handling this level of traffic, and no new driveways or access points are proposed.

3. Parking Plan

Two existing parking spaces in front of the building will serve customers and delivery drivers.

Because customer visits are short and most sales are delivery-based, this capacity is sufficient.

Occasional overflow can be accommodated on adjacent streets within City parking regulations.

4. Utility and Infrastructure Impacts

All water, sewer, and electric utilities are existing and active.

The proposed use will not exceed typical residential/commercial demand.

No new connections or system upgrades are anticipated.

5. Neighborhood Compatibility

The pizzeria reactivates a property with an established commercial history while maintaining residential character.

Lighting will be minimal and directed downward; noise and odor controls will meet local standards.

Operating hours will be consistent with neighborhood expectations (e.g., daytime and early-evening service).

6. Economic and Community Benefits

- Provides local employment opportunities.
- Restores a long-vacant neighborhood business location.
- Enhances walkable food access within the community.
- Increases property tax value without adverse neighborhood impact.

7. Type 1 Transition / Screening Plan

In compliance with Section 154.094(B) – Type 1 Transition Standards, the applicant will install low-impact screening along any property line adjoining residential use.

Planned measures include:

- Vegetative buffer: a continuous row of evergreen shrubs or small ornamental trees (height ≈ 3–4 ft at planting) to visually soften the building and parking area.
- Optional fencing: if required by the City, a decorative wooden or vinyl privacy fence,

maximum height 6 ft, may be added for additional screening.

- Maintenance commitment: all landscape materials will be regularly trimmed and maintained in healthy condition.
- Lighting controls: exterior fixtures will be shielded and downward-facing to prevent light spillover onto neighboring residences.

These improvements will ensure compliance with the City's low-impact screening requirements and maintain the visual harmony of the neighborhood.

8. Conclusion

The proposed rezoning and use of 1601 Nicklin Avenue for a takeout and delivery pizzeria:

- Meets the intent and standards of the T-NX district,
- Generates minimal traffic and parking impact,
- Operates fully within existing utility capacity, and
- Provides appropriate Type 1 Transition screening to protect adjacent residential properties.

The applicant respectfully requests approval of the rezoning to T-NX and the related site plan.

Ephraim Danieli

DSI Ohio LLC

Record Report for PC - Zoning Designation Request #PC-ZON-25-0005

Record Overview

Record Number: PC-ZON-25-0005

Record Type: PC - Zoning Designation Request

Record Status: In Progress

Record Submitted At: Tuesday October 21, 2025

Record Address: 1601 Nicklin Ave, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: Idan Shkedy

Form Submission

Applicant Information:

DSI Ohio LLC, Idan Shkedy

[REDACTED]

Piqua, OH 45356

[REDACTED]

Type of legal interest held by applicant: Owner

Owner Information:

Idan Shkedy

[REDACTED]

Piqua, OH 45356

[REDACTED]

Street Address: 1601 Nicklin Ave, Piqua, Ohio, 45356

Property owner information:

DSI OHIO LLC

1601 Nicklin Ave, Piqua, Ohio, 45356

Current Use: Multi-unit living

Existing Zoning District: T-RL

Proposed Zoning District: T-NX

Reason for the requested zoning change: Returning to original use

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



Signed in GovWell: Tuesday October 21, 2025, 8:07pm



⏏ ×

N44-049420 X 🔍

☒ Apply a search distance

400 Feet

Notification Fields

Comma-separated values (CSV)



RESOLUTION No. PC 20-25

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A DRIVE-THRU ATM AT 644 / 645 W. WATER STREET, PIQUA, OHIO

WHEREAS, the property located at 645 W. Water Street, Piqua, Ohio (N44-016280 and N44-016290), is zoned NX – Neighborhood Mixed-Use under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a Special Use Permit to operate a drive-thru ATM at the aforementioned property, which includes two existing commercial uses, which have parking requirements and demands on the property; and

WHEREAS, the proposed use of the property for a drive-thru ATM is inconsistent with the goals of the City's zoning regulations, which require adequate parking, queueing, and structure setbacks for properties within the city; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed special use structure will remove required parking for existing businesses on the property as well as does not meet the requirements for the location of an ATM drive-thru, queueing / stacking of cars within an ATM drive-thru, and the required landscaping screening for an ATM drive-thru; 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: December 8, 2025
Re: PC 20-25 – Special Use – ATM Drive-Thru

Applicant: Andrea Rios, DL Designs & Permit Services
Owner: Family Video Movie Club, Inc.

Address: 644/645 W. Water Street, Piqua, OH
Parcel #: N44-016280 and N44-016290

Zoning: NX – ‘Neighborhood Mixed-Use’

Request: The applicant seeks approval for a Special Use Permit to construct an ATM drive-thru

Existing Conditions:



STAFF REPORT



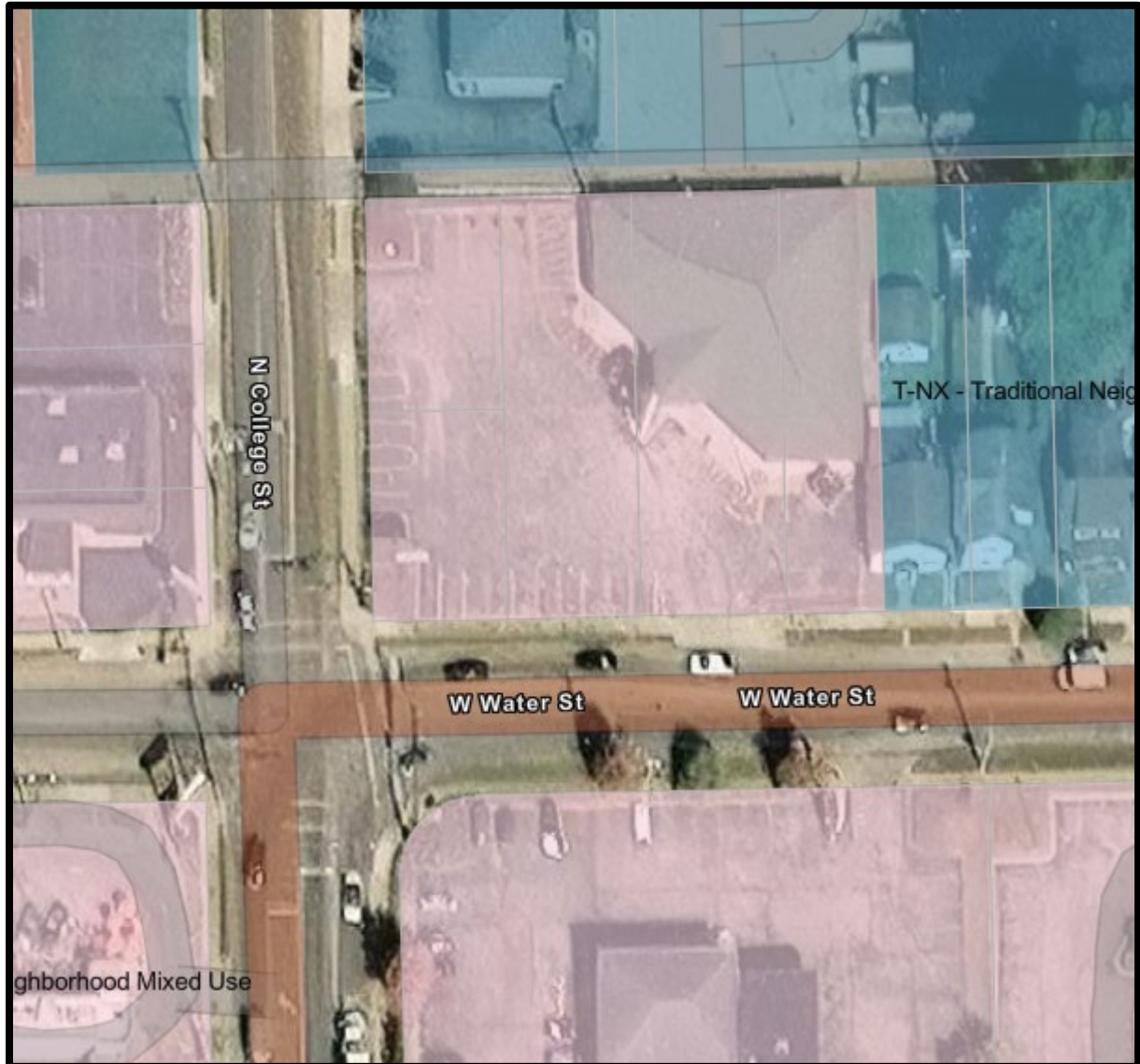
Existing parking lot serves Little Caesar's Pizza and the Smoke Shop, which are located on the northeast of the site. A parking field on the southwest corner of the site is where the proposed ATM drive-thru is contemplated.

The site is located on the corner of two busy roadways – US36 and College Street, with one access point to the site from each road. These access points do not meet the access management goals of the city, but exist and are not required to be updated.

Based on the commercial uses within the building, the property is required to have 32 parking spaces. The proposed ATM drive-thru would remove 11 of the required parking spaces.

STAFF REPORT

Zoning Map



Property is zoned NX-Neighborhood Mixed-Use District. This district allows ATM drive-thru's as a special use, which is why the applicant is before the Planning Commission.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the property in its future land use map as Neighborhood Conservation. This designation is intended to preserve the existing neighborhood character and continue maintenance of buildings and infrastructure.

Special Use - Review Standards (Section 7.2.3)

1. The use is allowed as a Special Use in the respective zoning district.
 - a. Yes, they are permitted in the NX district.
2. The use complies with any applicable specific use standards, if any, without the granting of any variance relating to those standards.
 - a. No. They are required to have 5 cars able to queue (only four possible), no landscaping provided as required.
 - b. The site is required to have 32 parking spaces for the existing uses, and the removal of 11 spaces would make the site non-compliant.
3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
 - a. Yes, it is a commercial use along a commercial corridor.
4. Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate needs of the community for economic development, provision of utility services, or other important uses needed to safeguard the health, safety, and welfare of the community.
 - a. Yes, it meets this standard.
5. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset, or for those uses that by their nature have impacts on neighbors that cannot be easily mitigated, the Planning Commission has determined that the buffer granted is adequate and reasonable for both the applicant and any neighbors, and that the land area chosen is the best fit for the use.
 - a. No, it does not meet the general landscape buffer requirements.
6. The City and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency.
 - a. Yes.

STAFF REPORT

Staff Recommendation:

Based on the approval criteria within Section 7.2.3 the proposed ATM and drive-thru do not meet the requirements for approval therefore staff recommends ***DENIAL*** of the Special Use Permit for an ATM drive-thru.

Record Report for PC - Special Use #PC-SUP-25-0003

Record Overview

Record Number: PC-SUP-25-0003

Record Type: PC - Special Use

Record Status: In Progress

Record Submitted At: Friday October 3, 2025

Record Address: 645 W WATER ST, PIQUA, OH 45356

Record Owner: Chad Henry

Record Applicant: Andrea Rios

Form Submission

Applicant Information:

DL DESIGNS & PERMIT SERVICES, ANDREA RIOS

[REDACTED]
GARDEN GROVE, CA 92844

Property Owner Information:

FAMILY VIDEO MOVIE CLUB INC

[REDACTED]
PIQUA, OH 45356

Project Address: 645 W WATER ST, PIQUA, OH 45356

Current Use: Personal service, Restaurant

Zoning District: NX

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

Is there an active code compliance case on this site? : No

If Yes: Is this application related to the code violation? : -

Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.:

NA

Enter in any additional Piqua planning applications below: -

Square Footage: 2223

Description of Work: INSTALL NEW ATM AND ATM CANOPY WITH ASSOCIATED WORK.

Estimated Project Cost: \$100,000.00

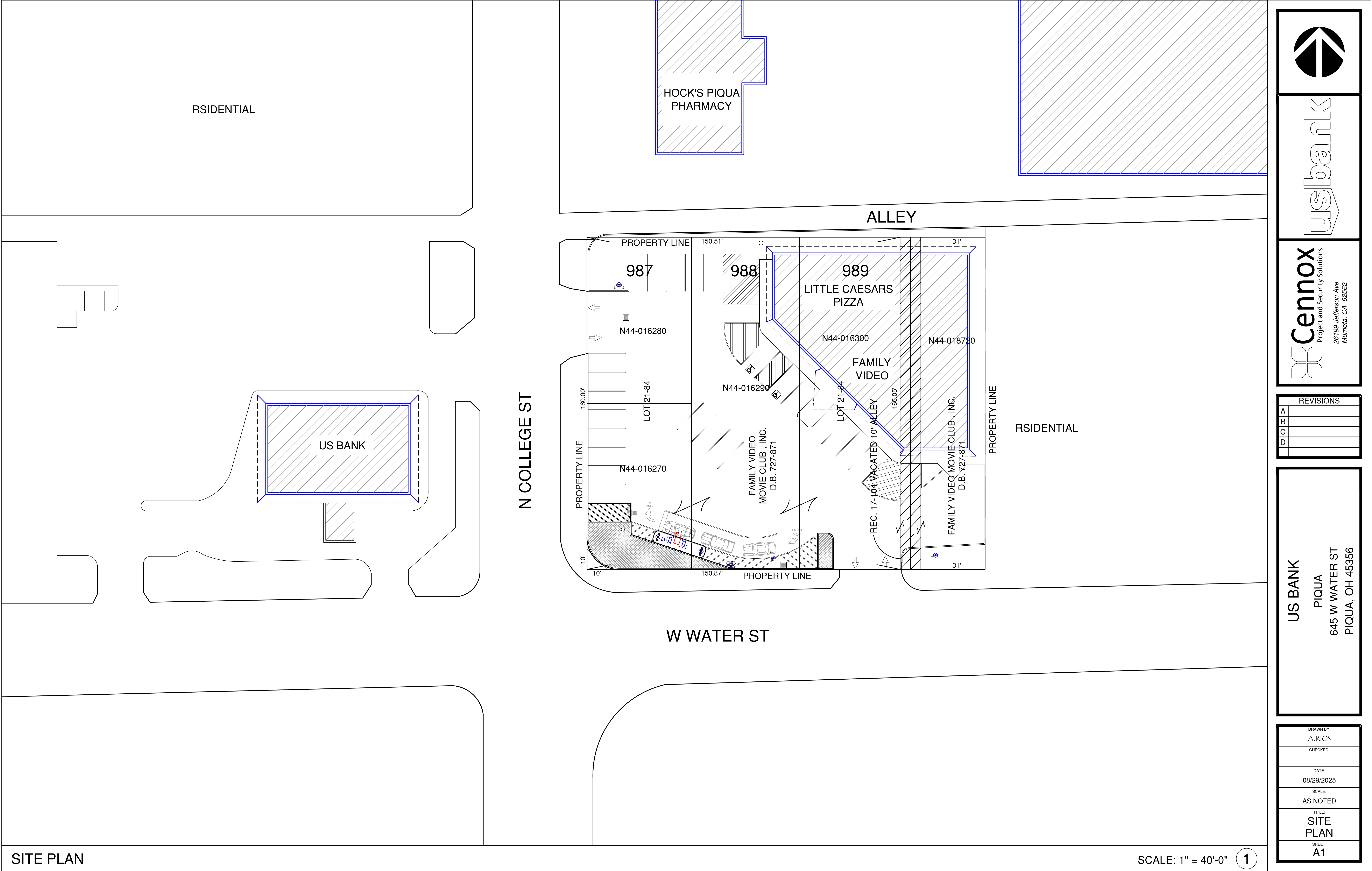
Start Date: 11/02/25

End Date: 3/01/26

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

A handwritten signature in black ink, appearing to be a stylized 'G' followed by a flourish.

Signed in GovWell: Friday October 3, 2025, 3:23pm



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE PIQUA BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES, ORDERS, ORDINANCES, AND REGULATIONS.
2. BEFORE COMMENCING WORK, CONTRACTOR SHALL BECOME FAMILIAR WITH DRAWINGS, SCOPE OF WORK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
3. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL SUBMIT TO US BANK PROJECT MANAGER AN ITEMIZED COST BREAKDOWN OF ALL WORK AND A CONSTRUCTION SCHEDULE. WORK TO BE SCHEDULED TO MEET US BANK REQUIREMENTS.
4. ALL WORK DESCRIBED OR INDICATED IN THESE DOCUMENTS AND ALL WORK DEPENDENT UPON OR NECESSARY TO COMPLETE THIS WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER CONSISTENT WITH THE BEST STANDARDS OF THE TRADE INVOLVED AND BE OF ITEMS AND MATERIALS SUITED FOR THE PURPOSE INTENDED.
5. TRADESMEN, CRAFTSMEN, INSTALLERS, FOREMEN, SUPERVISORS, AND SUBCONTRACTORS SHALL BE SKILLED AND EXPERIENCED IN THE WORK THEY WILL BE PERFORMING.
6. PROJECT CONSTRUCTION ITEMS TO BE NEW, UNLESS NOTED OTHERWISE. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS COMPLETE DESCRIPTIONS OF ITEMS INCLUDING DRAWINGS, TEST DATA, SAMPLES, COST AND SCHEDULE CHANGES ARE SUBMITTED BY THE CONTRACTOR. ANY ITEM NOTED ON THE DRAWINGS THAT ARE NOT AVAILABLE OR WOULD CAUSE A TIME DELAY SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR.
7. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE U.O.N.. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
8. DIMENSION LINES ARE TO FACE OF FINISH ON EXISTING AND NEW WORK, UNLESS NOTED AS FACE OF STUD OR MASONRY OR CENTERLINE OR OTHERWISE. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE AND LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
9. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK AND METAL FABRICATION AND WHERE THEY ARE CALLED OUT FOR ON THE CONSTRUCTION DOCUMENTS.
10. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS NOTING DEVIATIONS BETWEEN THESE DRAWINGS & ACTUAL FIELD CONDITIONS & NEW CONSTRUCTION OF ALL TRADES & DELIVER TO US BANK AT END OF PROJECT. GENERAL CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH THE MOST CURRENT CONST. DOCUMENTS THROUGHOUT THE PROJECT, INCLUDING ALL REVISIONS.
11. CONTRACTOR TO NOTIFY US BANK PROJECT MANAGER OF ALL REVISIONS TO THE DRAWINGS AND CHANGES WITH SCOPE OF WORK OR SCHEDULE REQUIRED BY GOVERNING AGENCIES, FIELD CONDITIONS OR US BANK PERSONNEL REGARDLESS OF EXTENT. ALL REVISIONS TO BE IN WRITING AS CHANGE ORDERS AND APPROVED PRIOR TO STARTING WORK.

12. CONTRACTOR TO PROVIDE EQUIPMENT TO ENSURE LIFE SAFETY OF PUBLIC, TENANTS AND WORKERS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT PEDESTRIANS.
13. SITE AND BUILDING SHALL BE MAINTAINED IN A CLEAN, SAFE MANNER. DIRTY/NOISY WORK SHALL BE PERFORMED AT SUCH TIME AS DIRECTED PER THE OWNER AND/OR CITY. WHEN THE WORK OF VARIOUS SECTIONS ARE COMPLETED, AND AT OTHER TIMES AS DIRECTED BY US BANK, OR OWNER, ALL TRASH, DEBRIS, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. LEAVE PREMISES IN A CONDITION ACCEPTABLE TO US BANK OR OWNER.
14. WHERE EXISTING CONSTRUCTION, FINISHES, OR EQUIPMENT TO REMAIN ARE DAMAGED BY WORK IN THIS CONTRACT, THEY SHALL BE PATCHED, REPAIRED, OR REPLACED AS REQUIRED TO MATCH EXISTING, BY TRADE WHOSE WORK IS DAMAGED AT NO COST TO US BANK.
15. LAYOUT OF WORK:
- A. LOCATION AND ELEVATIONS OF ALL WORK TO BE CONSTRUCTED ARE SHOW ON DRAWINGS AND UNLESS DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER LOCATION AND ELEVATIONS AS SHOWN AND INTENDED.
- B. THE CONTRACTOR SHALL LAYOUT THE WORK AND SHALL ESTABLISH AND MAINTAIN NECESSARY MARKERS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME. THE CONTRACTOR SHALL LAYOUT, AS A GUIDE TO ALL TRADES AND TO HIS SUBCONTRACTORS, THE EXACT LOCATIONS OF NEW OR REMODEL WORK WITH RESPECT TO CHANGES TO EXISTING.
16. INSTALL AND APPLY ITEMS, MATERIALS, EQUIPMENT, FINISHES, ETC., INCLUDING THE PREPARATIONS OF SURFACES, IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS AND INSTALLATION REQUIREMENTS
17. EQUIPMENT (GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING): REMOVAL AND RELOCATION OF ANY EXISTING EQUIPMENT, FIXTURES, AS NECESSARY FOR A COMPLETE INSTALLATION.
18. ACCESS PANELS SHALL BE PROVIDED FOR ALL EQUIPMENT SWITCHES, VALVES, AND OTHER CONTROL DEVICES THAT ARE CONCEALED.
19. BESIDES GUARANTEES REQUIRED ELSEWHERE, THE CONTRACTOR SHALL, AND HEREBY DOES, GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE BY US BANK AND SHALL REPAIR OR REPLACE ANY OR ALL SUCH WORK, TOGETHER WITH ANY OTHER WORK, WHICH MAY BE DISPLACED IN SO DOING, THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN A MINIMUM OF ONE YEAR PERIOD FROM THE DATE OF ACCEPTANCE WITHOUT EXPENSE TO US BANK.
20. THE CONTRACTOR SHALL HOLD HARMLESS PROJECT AND SECURITY SOLUTIONS, INC, AS A COMPANY AND INDIVIDUAL ARCHITECTS, THE BUILDING OWNER, TENANT AND ALL REPRESENTATIVES FROM ANY LEGAL LIABILITY OR ACTION RESULTING FROM WORK ON THIS PROJECT.

US BANK
PIQUA
NEW DRIVE-UP ATM

PARCEL ADDRESS:

646 & 650 W WATER ST,
PIQUA, OH 45356

SITUS ADDRESS:

645 W WATER ST,
PIQUA, OH 45356

PROPERTY DATA:

APN: 016270, 016280, 016290, 016300
LAND USE: 420
CLASS: C
ZONING: NX
PARCEL/LOT SQ FT: 3,920.4;
3,920.4; 7,840.8; 8,712 = 24,393.6
LEGAL DESCRIPTION:
IN LOT 989 49.66 VAC ALLEY 5 X 160; IN LOT 988 50; IN LOT 987 50X80 S 1/2

BUILDING DATA:

TYPE OF USE: BANK
NUMBERS OF STORIES: 1
OCCUPANCY: B
TYPE OF CONSTRUCTION: V-B
PROJECT AREA: 2,223 SQ. FT.

PROPERTY OWNER:

FAMILY VIDEO MOVIE CLUB INC
464 W WATER ST,
PIQUA, OH 45356

PROJECT PROPONENT:

US BANK
80 S 8TH ST, SUITE 224
MINNEAPOLIS, MN 55402

PROJECT COORDINATOR:

CENNOX PROJECT AND
SECURITY SOLUTIONS
26199 JEFFERSON AVE.
MURRIETA, CA 92562

T1	TITLE PAGE
A1	SITE PLAN
A2	EXISTING PLAN VIEW
A3	PROPOSED PLAN VIEW
A4	FOUNDATION PLAN & SECTION
D1	ELEVATION & SPECIFICATIONS
D2	DETAILS
E1	ELECTRICAL DETAILS

PROJECT DATA

PROJECT TEAM

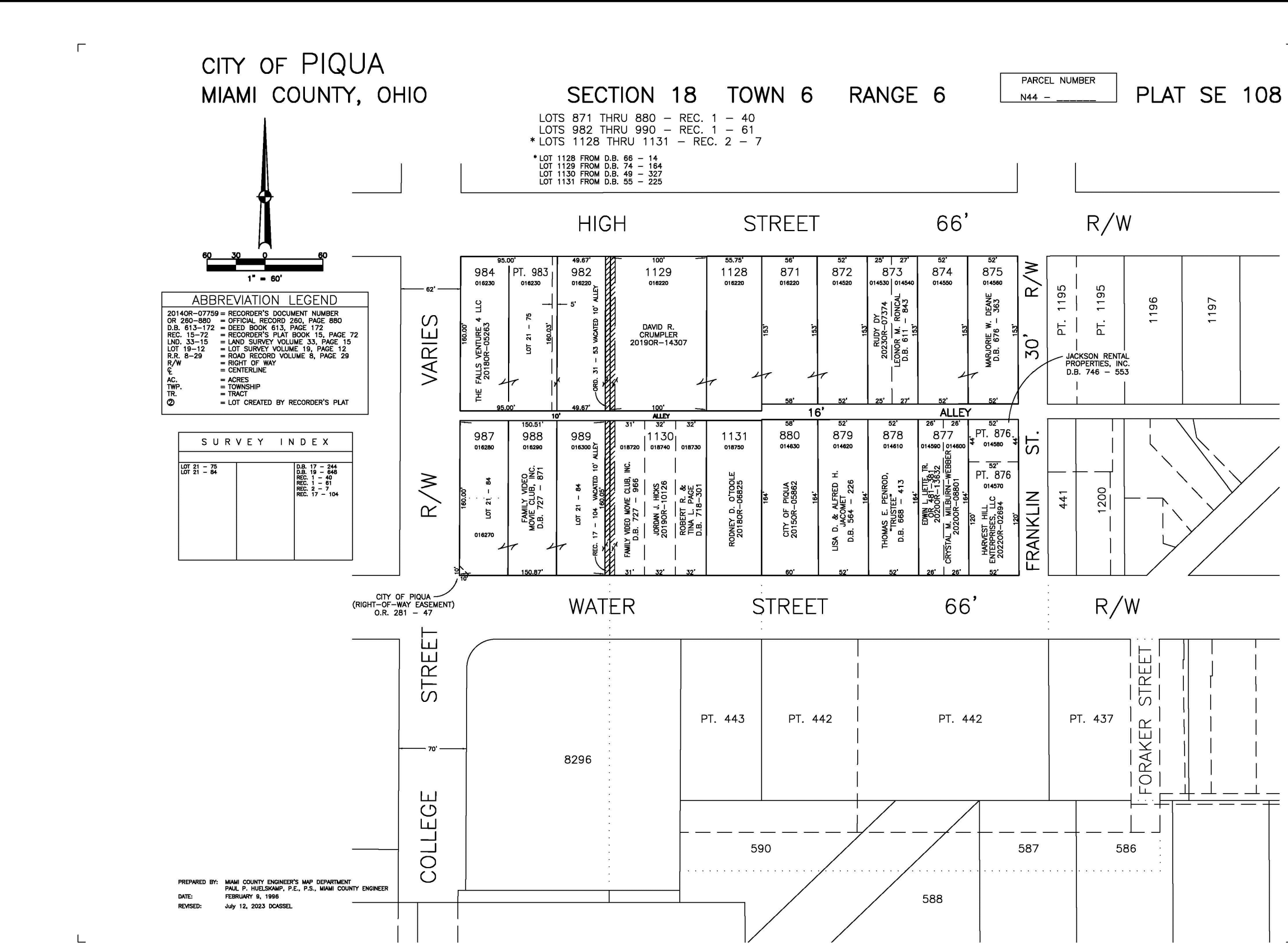
SHEET SCHEDULE

- REMOVE (11) EXISTING PARKING STALLS
- REMOVE PORTION OF EXISTING ASPHALT PAVING
- REMOVE PORTION OF EXISTING CONCRETE CURB
- REMOVE EXISTING STRIPING.
- FORM & POUR NEW ATM CONCRETE ISLAND
- FORM & POUR NEW ATM CONCRETE FOUNDATION
- INSTALL NEW DN490 ATM
- INSTALL NEW PRE-FABRICATED US BANK LIGHTED CANOPY
- INSTALL (1) NEW UTILITY PEDESTAL

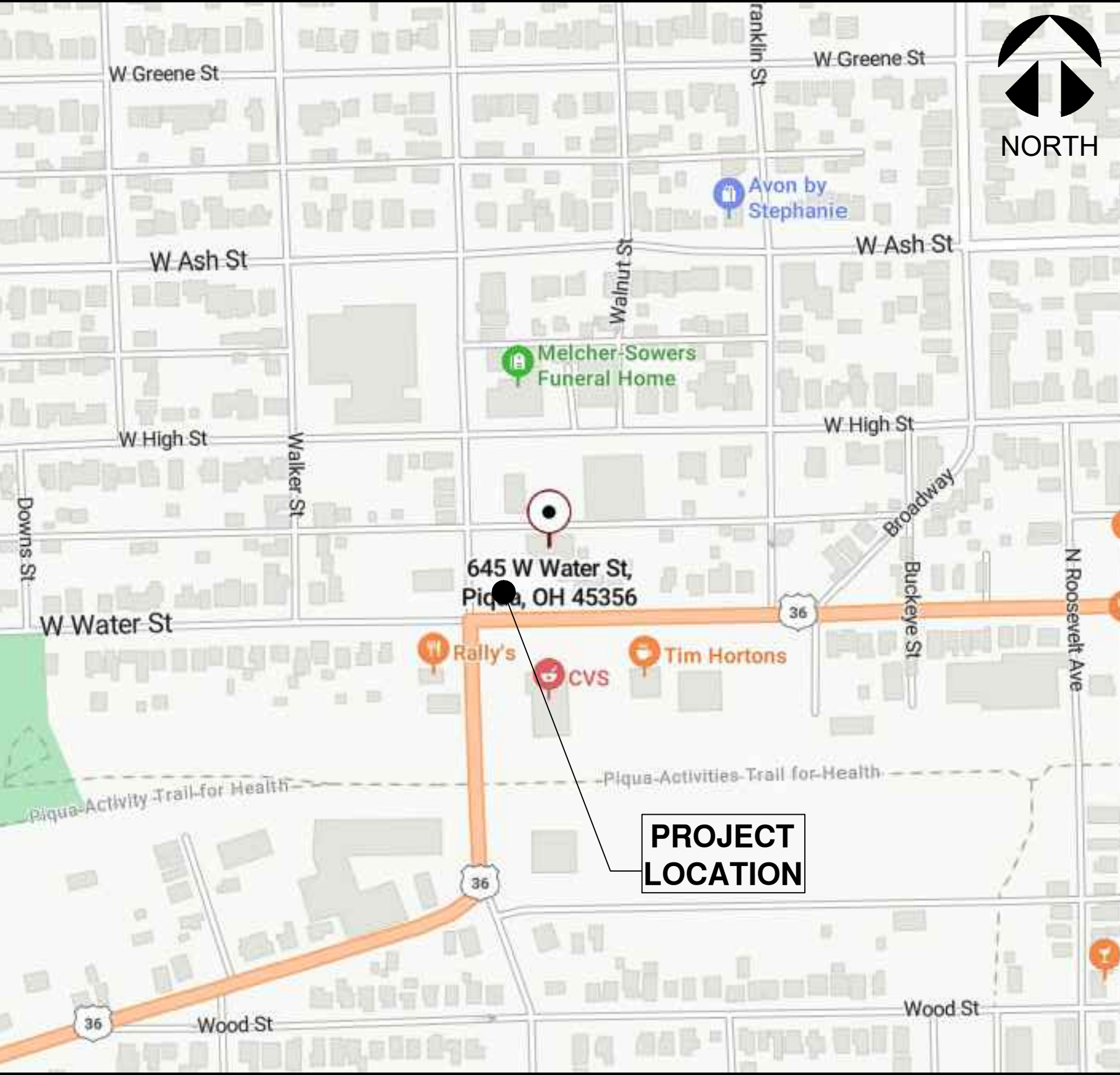
- INSTALL (6) NEW BOLLARDS
- INSTALL (2) NEW LIGHT STANDARDS w/ (2) NEW L.E.D. LIGHT FIXTURES
- INSTALL (1) NEW CLEARANCE BAR
- ADD (2) NEW DIRECTIONAL ARROWS
- ADD NEW "NO PARKING", "ENTER ONLY" & "EXIT ONLY" LETTERING
- ADD NEW STRIPING
- PAINT ATM ISLAND CURB
- ADD APPROX. 490 SQ.FT. OF NEW LANDSCAPE
- ADD APPROX. 50 SQ. FT. NEW CONCRETE CURB

SCOPE OF WORK

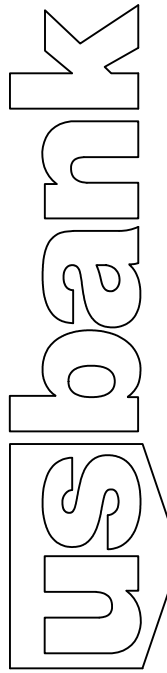
NOT USED



PARCEL MAP



VICINITY MAP



Cennox
Project and Security Solutions

26199 Jefferson Ave
Murrieta, CA 92562

REVISIONS

A	
B	
C	
D	

US BANK

PIQUA

645 W WATER ST
PIQUA, OH 45356

DRAWN BY:
A.RIOS

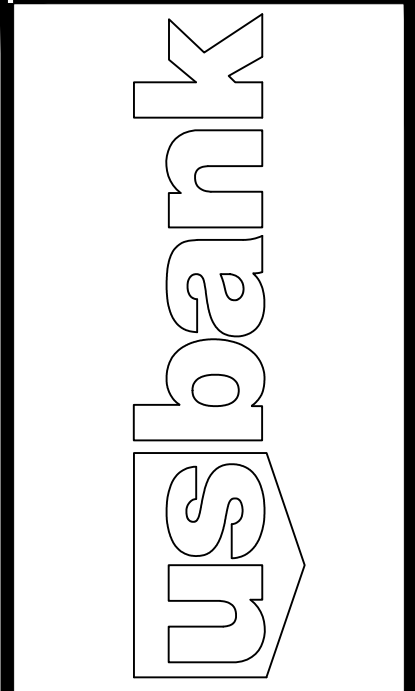
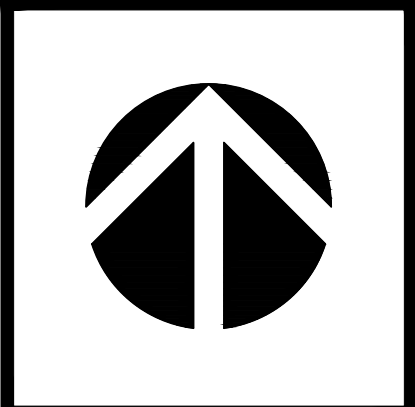
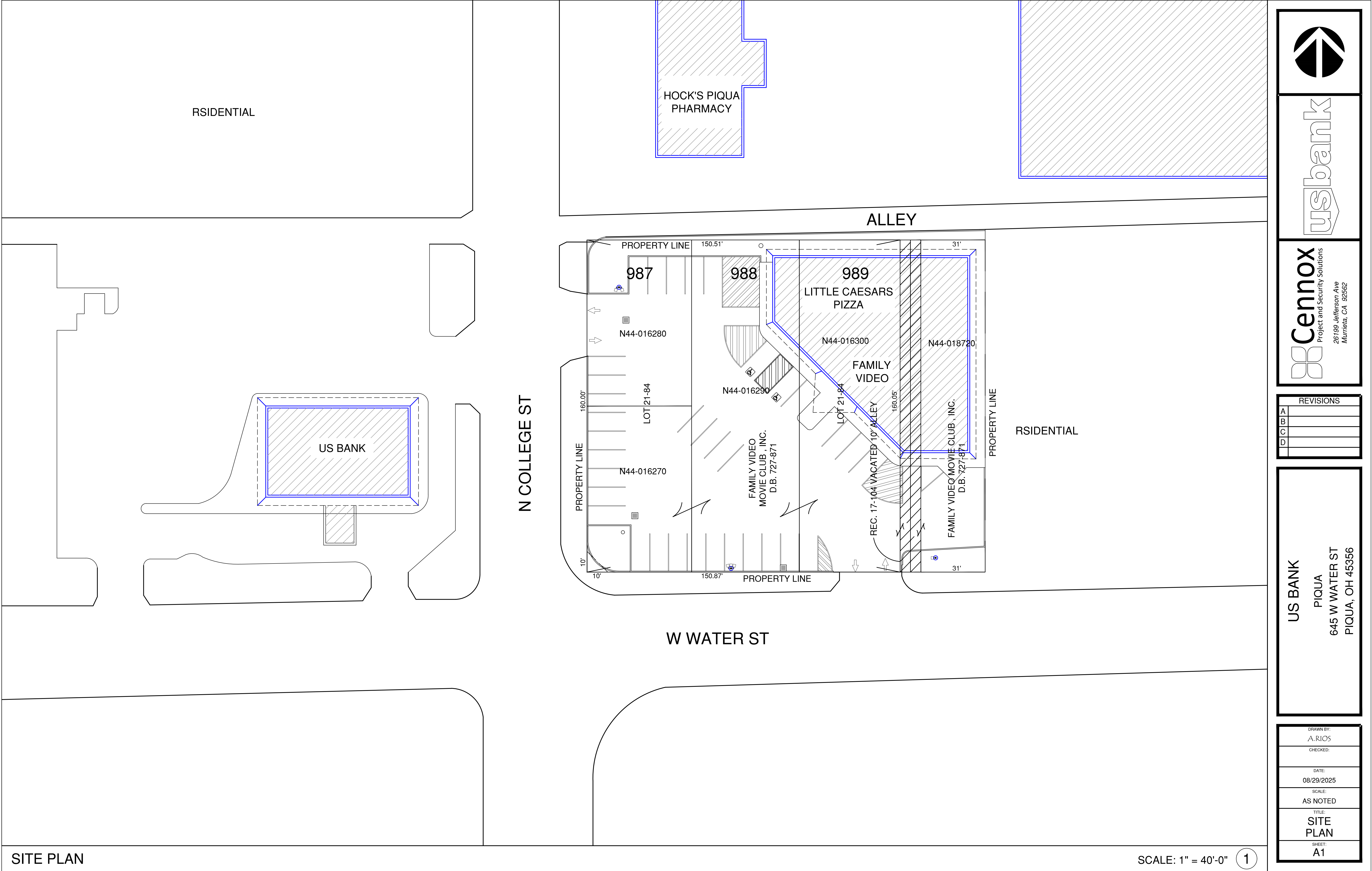
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08/29/2025

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Cennox
Project and Security Solutions
26199 Jefferson Ave
Murietta, CA 92562

REVISIONS	
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US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: SITE PLAN
SHEET: A1

EXISTING NOTES

- 1

REMOVE (11) EXISTING PARKING STALLS.
- 2

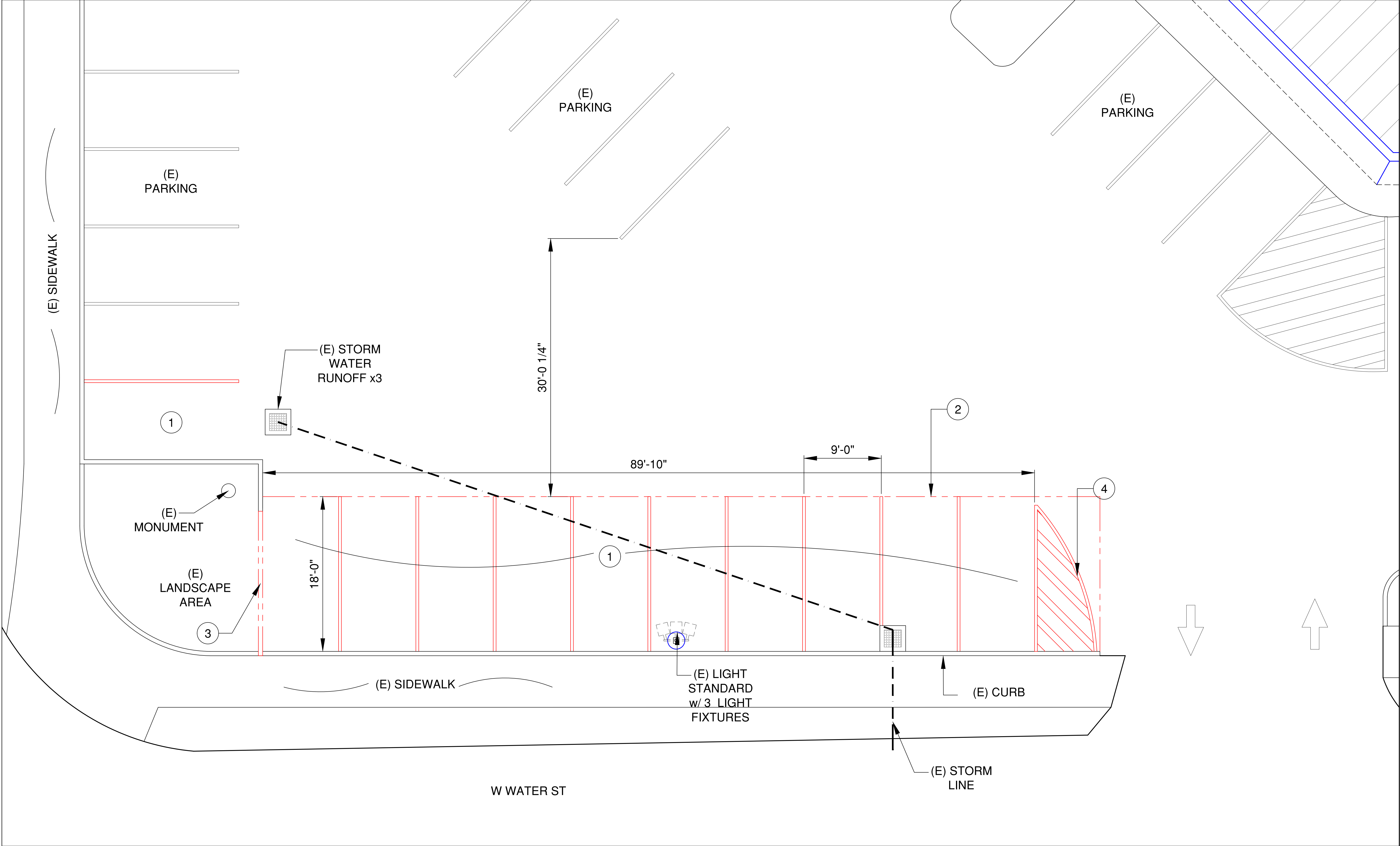
EXISTING PORTION OF ASPHALT PAVING TO BE REMOVED.
- 3

REMOVE PORTION OF EXISTING CONCRETE CURB.
- 4

REMOVE EXISTING STRIPING.

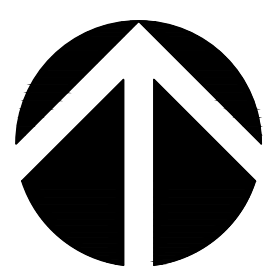
LEGEND

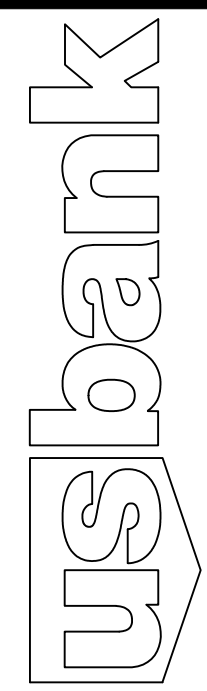
DEMO 



EXISTING PLAN VIEW

SCALE: 3/32" = 1'-0" 1







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Murietta, CA 92562

REVISIONS	
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B	
C	
D	

US BANK

PIQUA

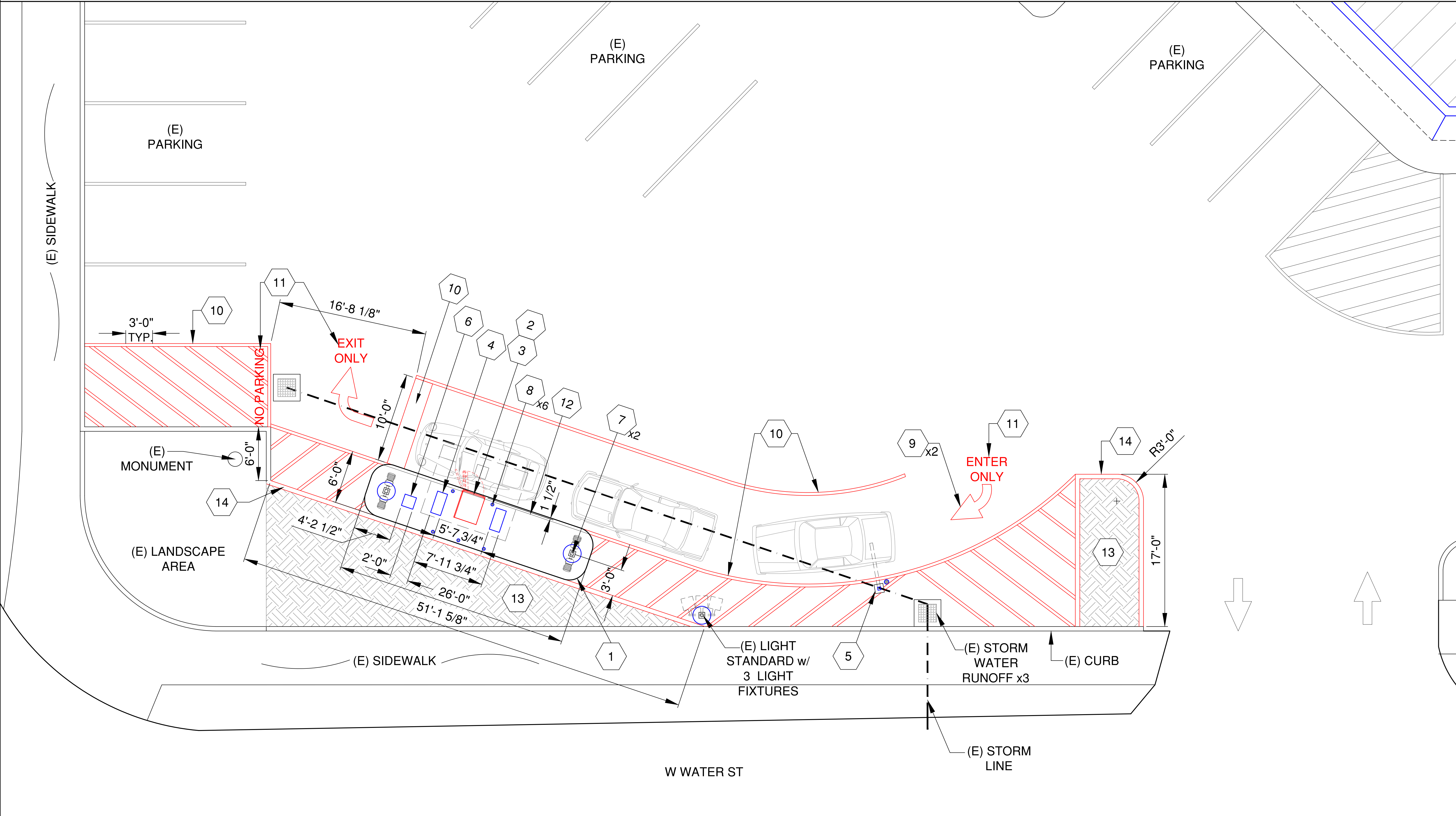
645 W WATER ST

PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: EXISTING PLAN VIEW
SHEET: A2

PROPOSED NOTES

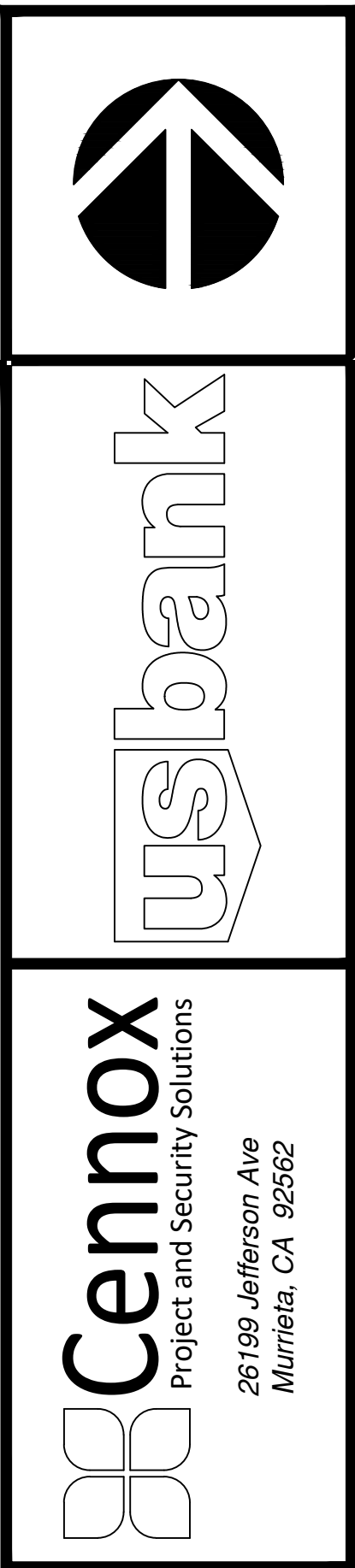
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|---|--|---------|---------|---------|---------------|---|---------|-------------------|----------------------|---------|--|------------------|---------|----------------------------|--------------|--|----------------------------|---------------|-------------------|
| 1 | FORM & POUR NEW ATM CONCRETE ISLAND. | 1
A4 | 2
A4 | 3 | NEW DN490 ATM | 1
D1 | 5 | NEW CLEARANCE BAR | 2
D2 | 7 | (2) NEW LIGHT STANDARDS w/ (2) NEW L.E.D. LIGHT FIXTURES | 4
D2 | 9 | (2) NEW DIRECTIONAL ARROWS | 11 | NEW "NO PARKING", "ENTER ONLY" & "EXIT ONLY" LETTERING | 13 | NEW LANDSCAPE | |
| 2 | FORM & POUR NEW ATM CONCRETE FOUNDATION. | 1
A4 | 2
A4 | 3
A4 | 4 | NEW PRE-FABRICATED US BANK LIGHTED CANOPY | 3
D1 | 6 | NEW UTILITY PEDESTAL | 2
E1 | 8 | (6) NEW BOLLARDS | 1
D2 | 10 | NEW STRIPING | 12 | PAINT CONCRETE ISLAND CURB | 14 | NEW CONCRETE CURB |



PROPOSED PLAN VIEW

SCALE: 3/32" = 1'-0" 1

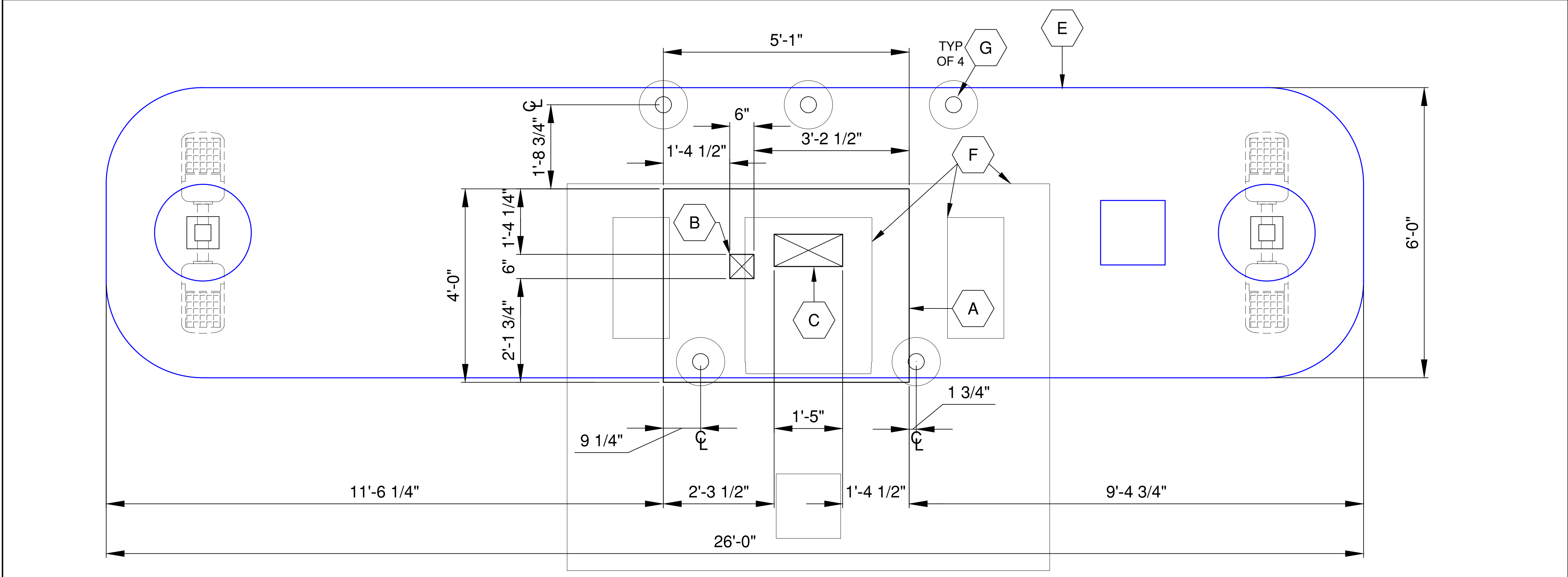
SCALE: 3/32" = 1'-0" **1**



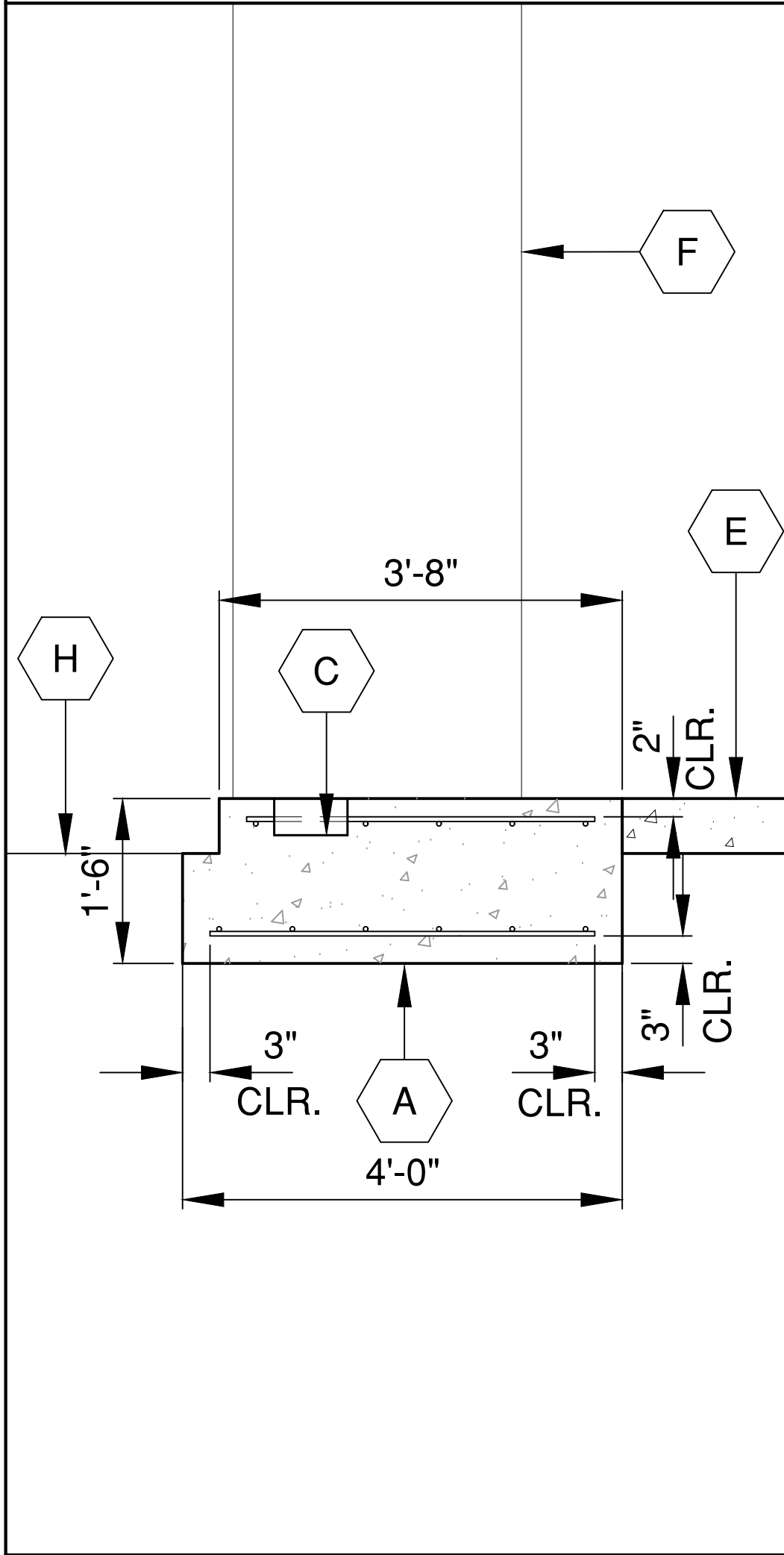
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US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

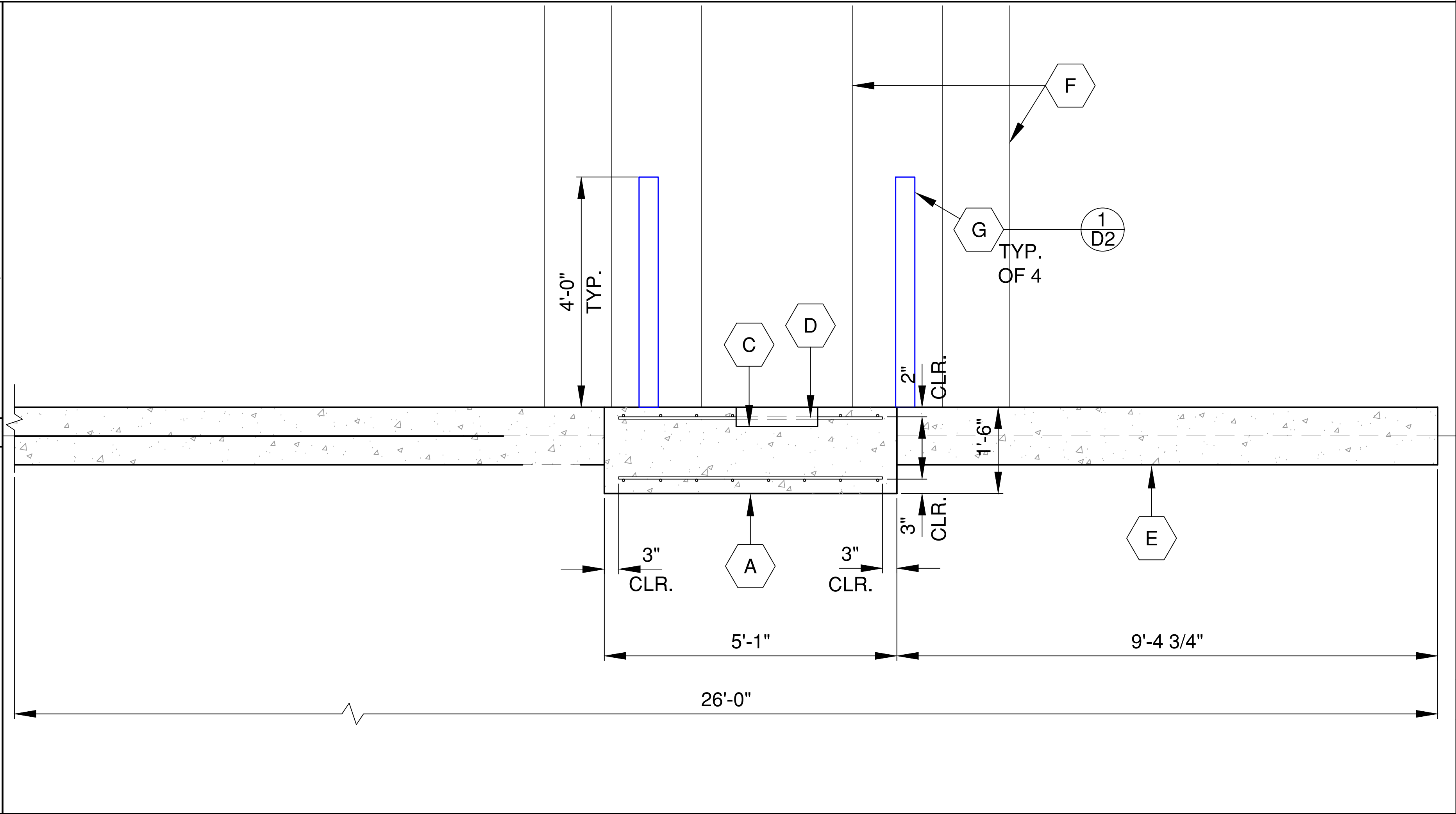
DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: PROPOSED PLAN VIEW
SHEET: A3



FOUNDATION PLAN SCALE: 3/8" = 1'-0" 1



LEFT SIDE FOUNDATION SECTION 3



FRONT FOUNDATION SECTION SCALE: 3/8" = 1'-0" 2

NOTES

A

KIOSK FOOTING - #5 @ 8" EACH WAY TOP & BOTTOM

B

6" X 6" STUB UP OPENING

C

8" X 17" X 4" DEEP BLOCK OUT

D

DISCONTINUE OR RELOCATE STEEL AT BLOCKOUT

E

NEW 26' X 6' CONCRETE PAD

F

ATM & CANOPY ABOVE

G

12" DIA. X 2'-6" BOLLARD FOOTING WITH 4" STEEL BOLLARD IN THE CENTER

H

NEW ASPHALT DRIVEWAY

LEGEND

NEW CONCRETE

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A

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C

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PIQUA

645 W WATER ST

PIQUA, OH 45356

DRAWN BY:

A.RIOS

CHECKED:

DATE:

08/29/2025

SCALE:

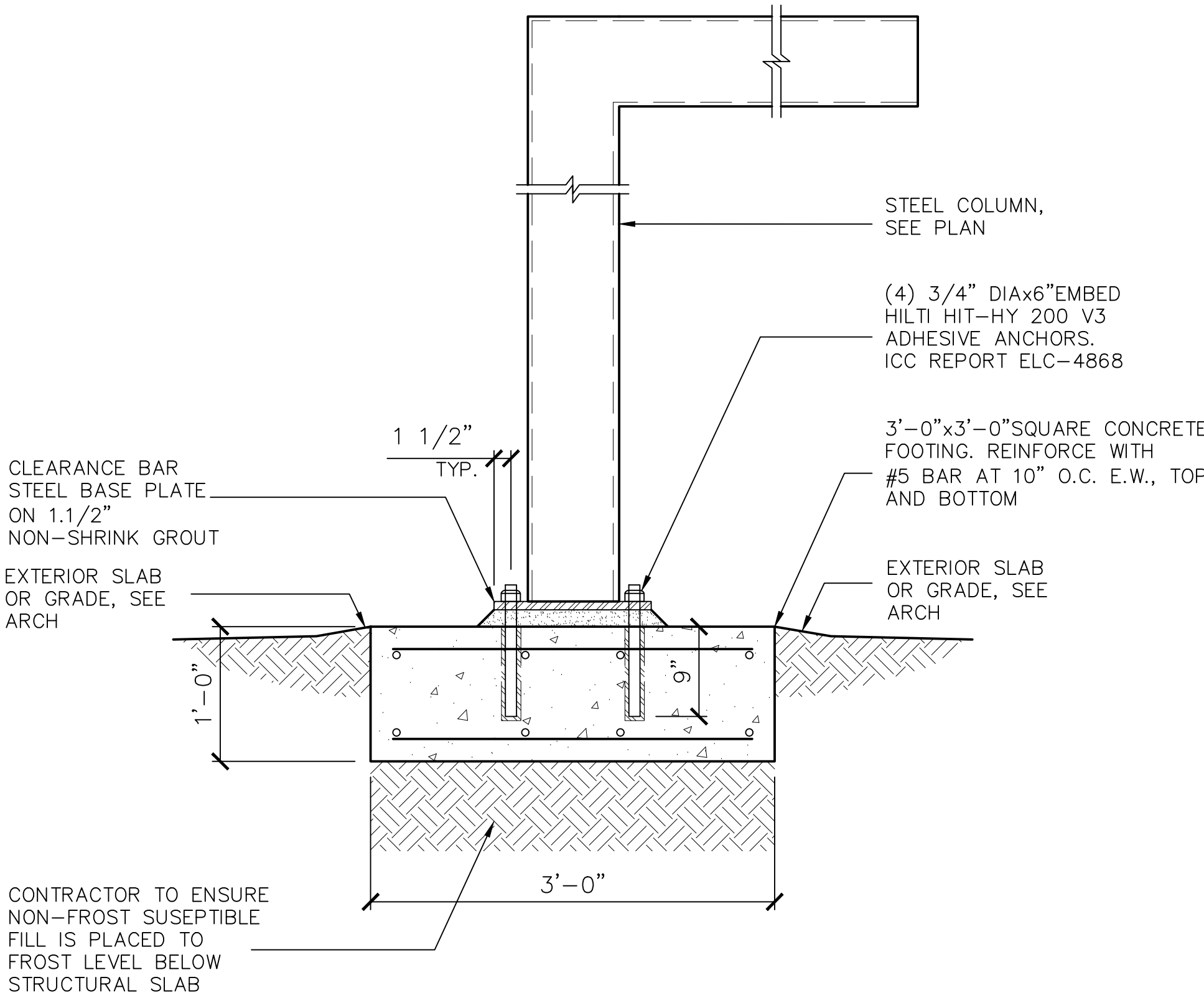
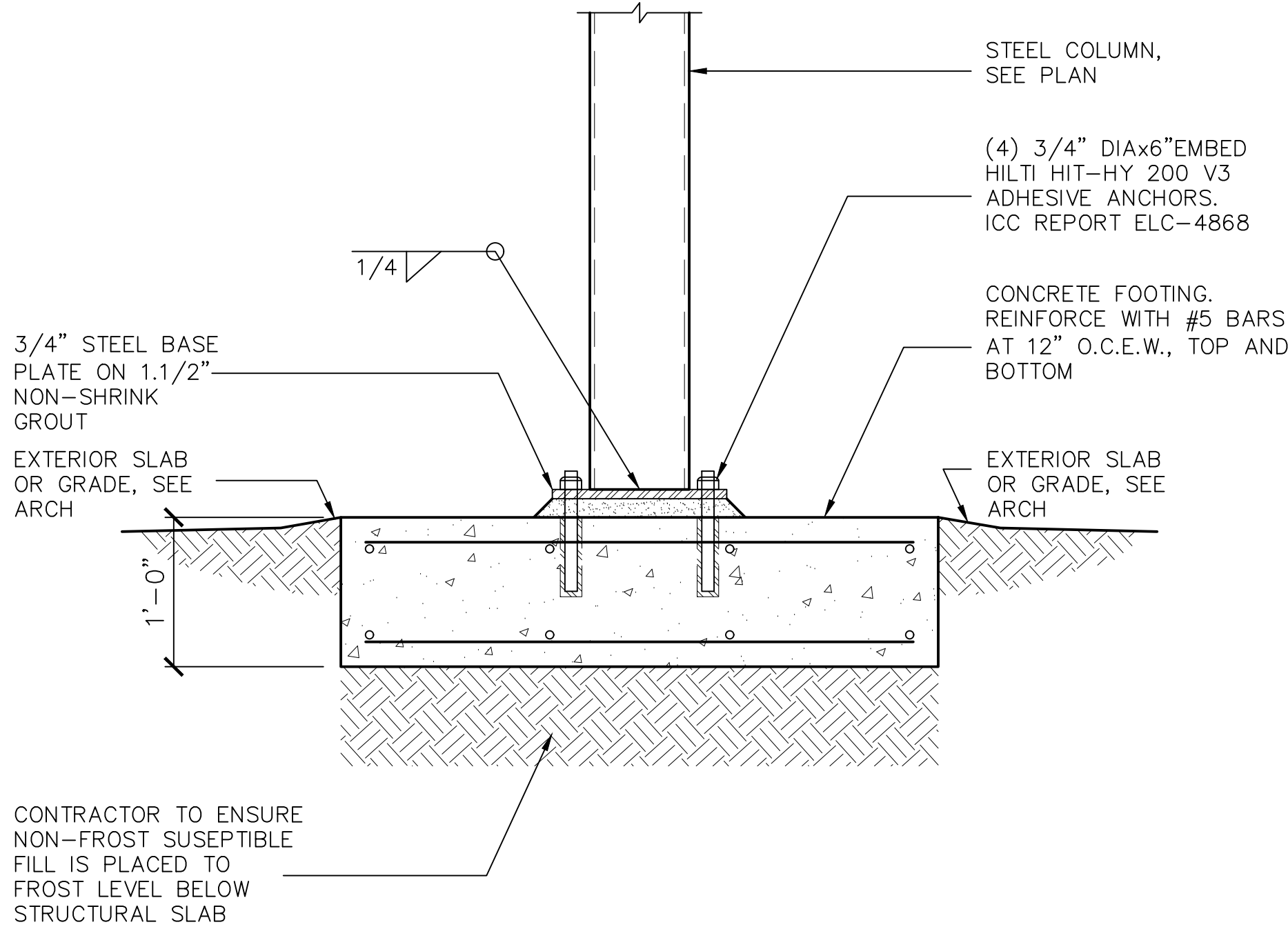
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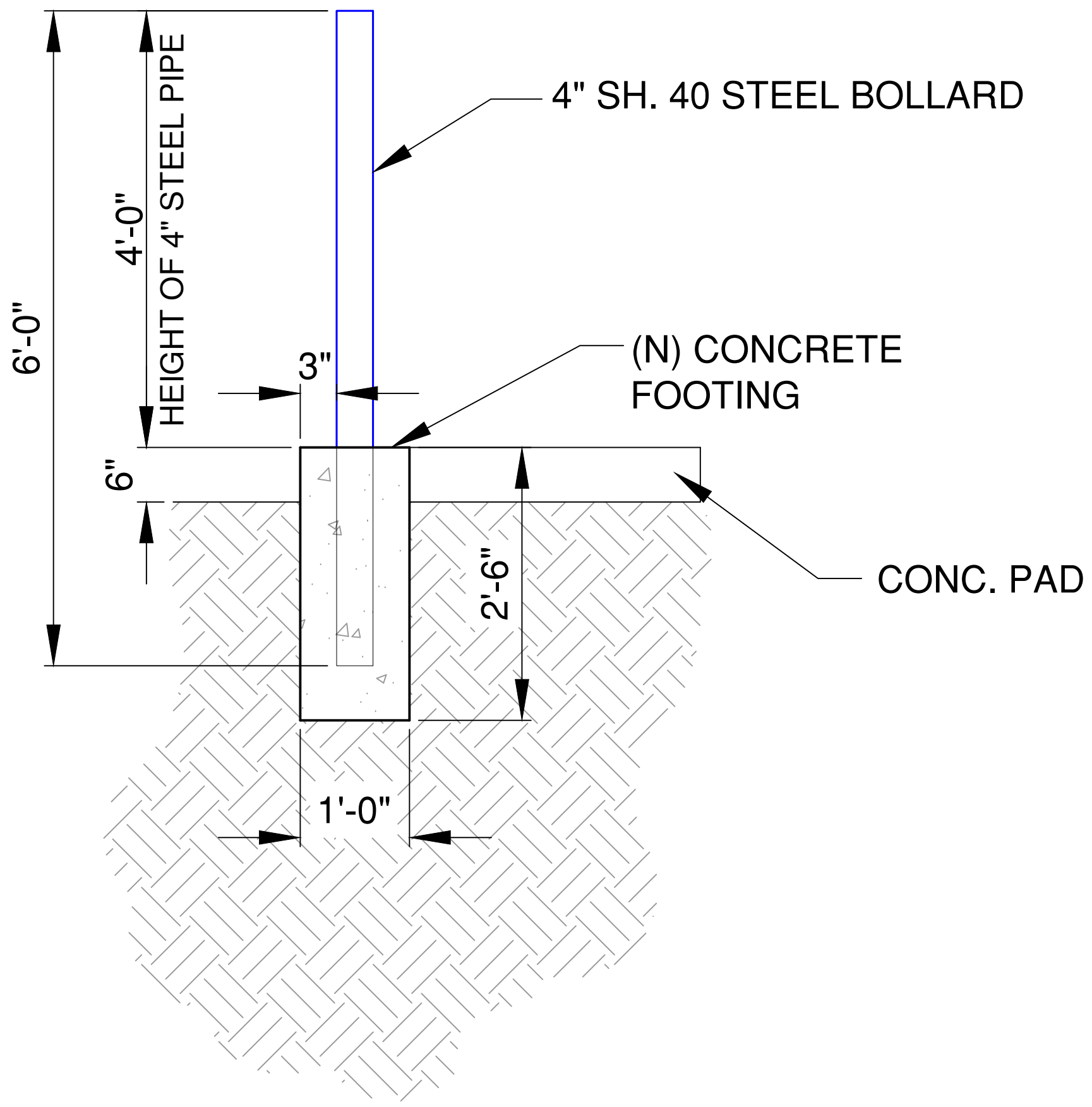
FOUNDATION PLAN & SCTN

SHEET:

A4



NOTE: SEE ATTACHED STRUCTURAL SHEETS FOR ADDITIONAL DETAILS.

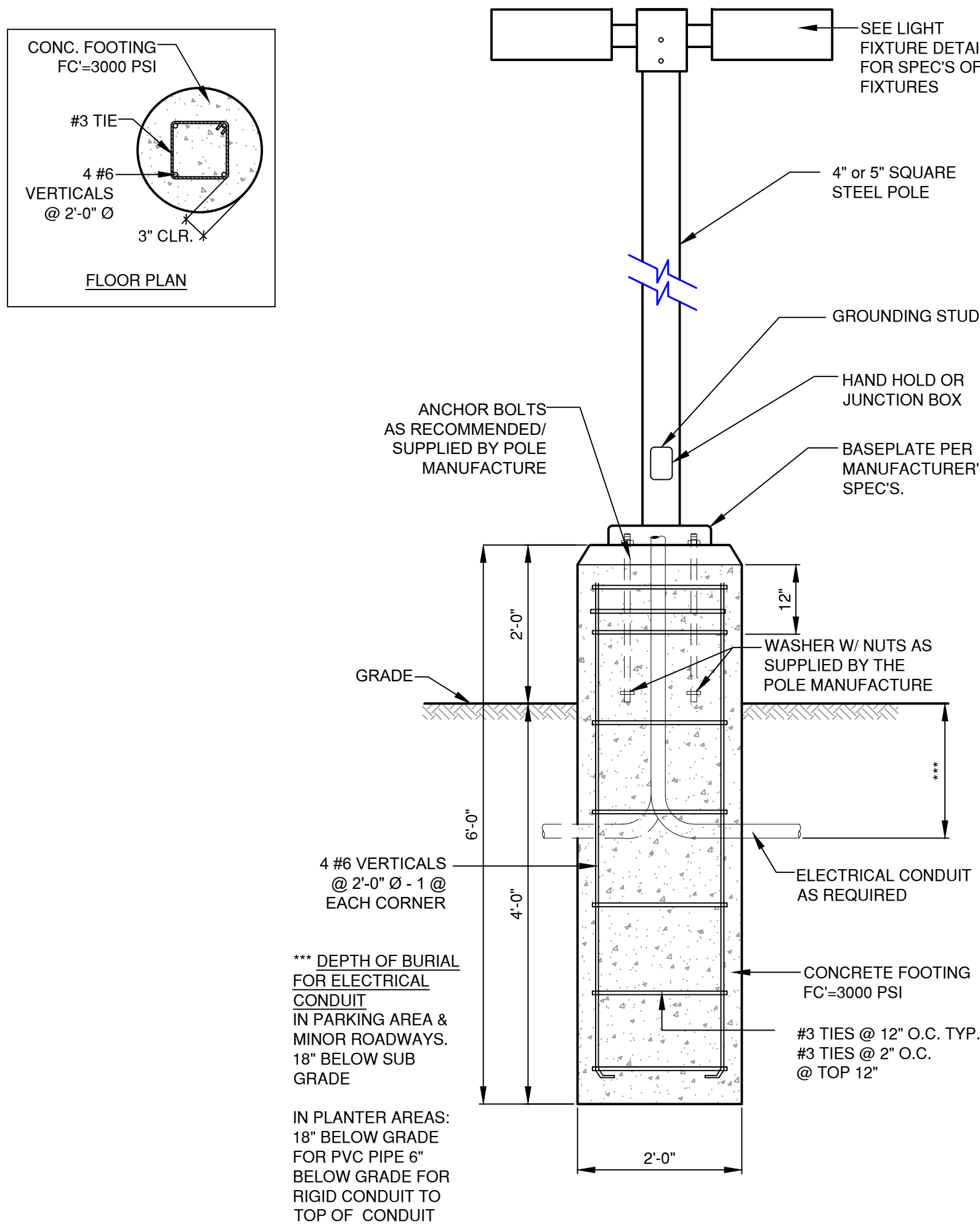


CLEARANCE BAR DETAILS

N.T.S. 2

BOLLARD DETAILS

N.T.S. 1



Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

OVERVIEW	
Lumen Package	8,000 - 20,000
Wattage Range	56 - 147
Efficacy Range (LPW)	122 - 145
Weight lbs(kg)	17.5 (7.9)

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing.
- Low profile 2" luminaire height and lightweight design target a broad range of applications and allow for easy installations.
- Below canopy access to optical chamber and driver housing for serviceability.
- Fixtures are finished with a polyester powder coat to withstand extreme weather changes without cracking or peeling.
- Shipping weight: 17.5 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetrical distribution directs uniform light through a clear tempered glass lens with a diamond pattern on one side and smooth on the other for a soft focus effect.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- High-performance factory programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77 -S Location Category C Low standards. Optional 10kV surge protection meets Category C Medium location as per IEEE.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC)

- Input 50/60 Hz or optional High Voltage (347-480V).
- LM80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces. If mounted to a non-metallic surface, reduce ambient by 10°C.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Localton

- Designed for lighter than air fuel applications. Product is suitable for Class 1, Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
- TS Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.
- Gas Groups A, B, C and D - Group A: Acetylene / Group B: Hydrogen / Group: Propane and Ethylene / Group D: Benzene, Butane, Methane and Propane.



QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)



Scottsdale® Petroleum Canopy Series

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%. See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

SCM-LED-13L-SC-50

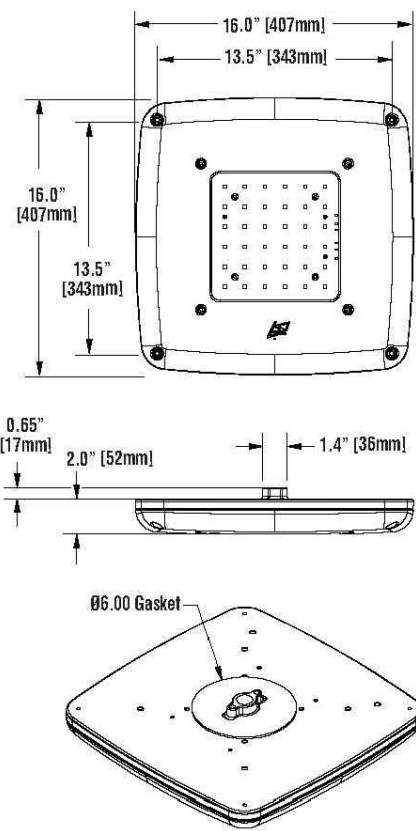
Luminaire Data

Wide Distribution	
Description	5000 Kelvin, 70 CRI
Delivered Lumens	13,039
Watts	84.7
Efficacy	154
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30°)	3479.6	26.7%
Medium (30-60°)	7109.8	54.5%
High (60-80°)	2334.8	17.9%
Very High (80-90°)	114.4	0.9%
Uplight (90-180°)	0.0	0.0%
Total Flux	13038.6	100%

PRODUCT DIMENSIONS



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.
<https://www.lsi-industries.com/documents/datasheets/imsbt-specsheet.pdf>

RETROFIT KITS

LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

Click the link below to see more details on all our Retrofit Kits.

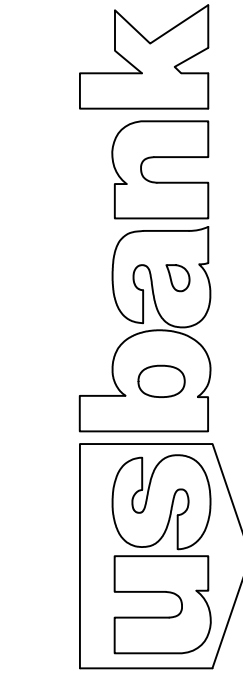
<https://www.lsi-industries.com/documents/datasheets/scm-petro-retrofit-specsheet.pdf>

LIGHT STANDARD DETAILS

N.T.S. 4

LIGHT FIXTURE DETAILS

3



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Murietta, CA 92562

REVISIONS

A	
B	
C	
D	

US BANK

PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY:

A.RIOS

CHECKED:

DATE:

08/29/2025

SCALE:

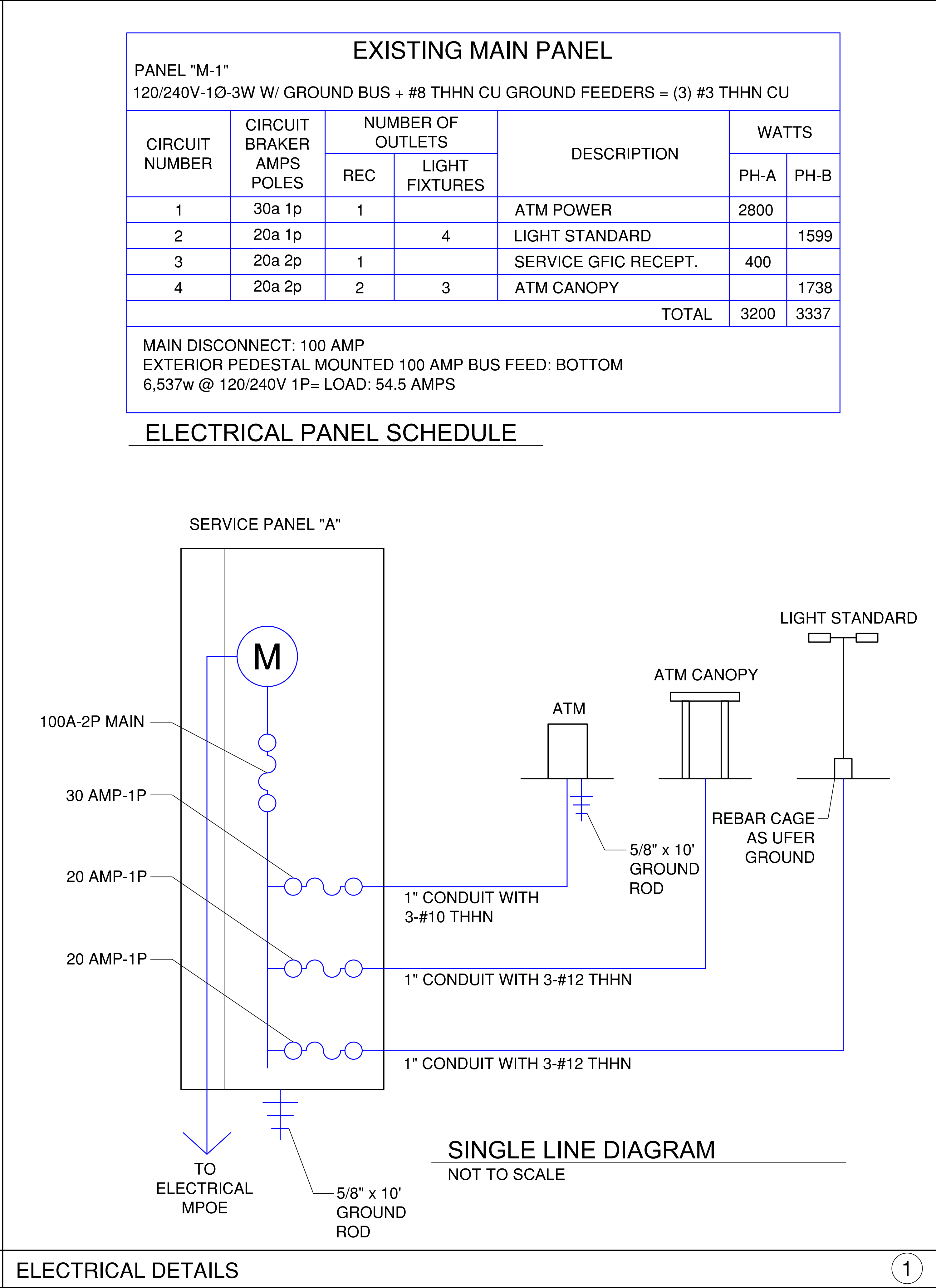
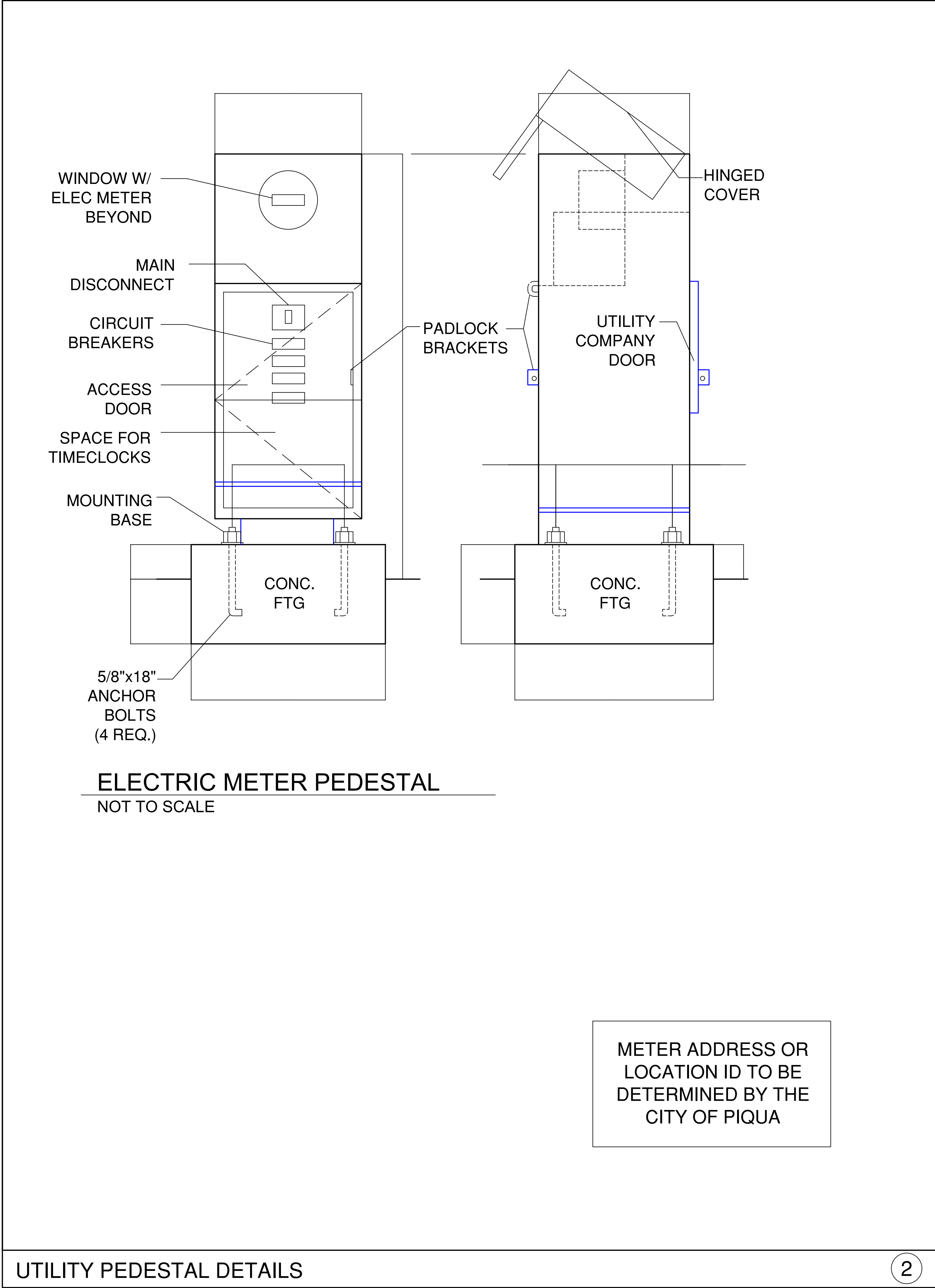
AS NOTED

TITLE:

DETAILS

SHEET:

D2



EXISTING MAIN PANEL						
PANEL "M-1"						
120/240V-1Ø-3W W/ GROUND BUS + #8 THHN CU GROUND FEEDERS = (3) #3 THHN CU						
CIRCUIT NUMBER	CIRCUIT BRAKER AMPS POLES	NUMBER OF OUTLETS		DESCRIPTION	WATTS	
		REC	LIGHT FIXTURES		PH-A	PH-B
1	30a 1p	1		ATM POWER	2800	
2	20a 1p		4	LIGHT STANDARD		1599
3	20a 2p	1		SERVICE GFIC RECEPT.	400	
4	20a 2p	2	3	ATM CANOPY		1738
TOTAL					3200	3337
MAIN DISCONNECT: 100 AMP EXTERIOR PEDESTAL MOUNTED 100 AMP BUS FEED: BOTTOM 6,537w @ 120/240V 1P= LOAD: 54.5 AMPS						

ELECTRICAL PANEL SCHEDULE

Project and Security Solutions
26199 Jefferson Ave
Murrieta, CA 92562

REVISIONS	
A	
B	
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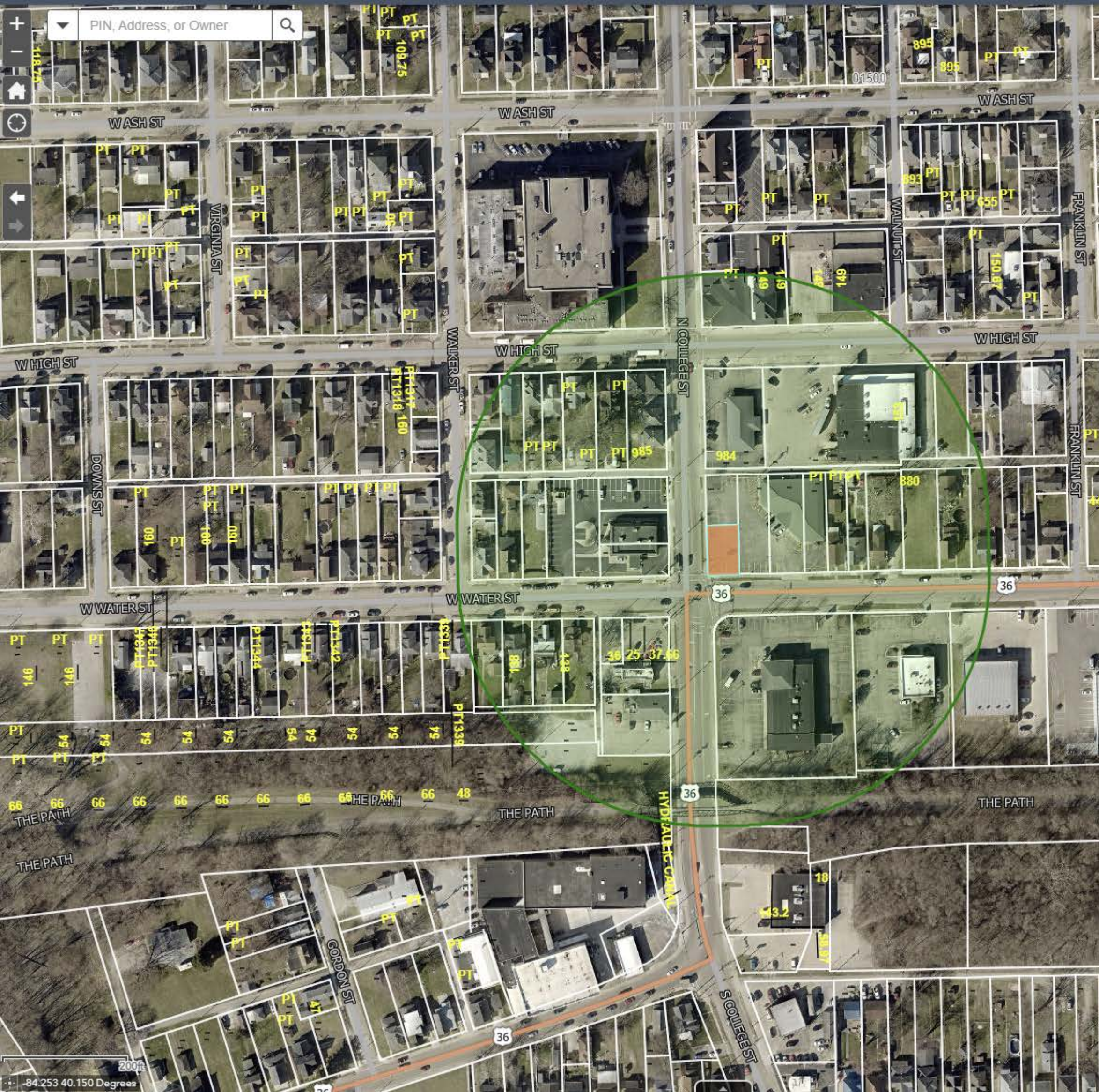
US BANK

PIQUA

645 W WATER ST

PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: ELEC. DETAILS
SHEET: E1

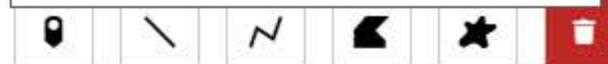


Public Notification

Select or search for a feature in the map

N44-016270

N44-016270



☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)



RESOLUTION No. PC 21-25

A RESOLUTION TO RECOMMEND ADOPTION OF A ZONING MAP AMENDMENT FROM AG - AGRICULTURE TO PD-R – PLANNED RESIDENTIAL DISTRICT AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN WITH DEVELOPMENT STANDARDS FOR THE SHAW FARMS DEVELOPMENT ON PARCEL NUMBER N44-076909.

WHEREAS, the applicant has requested a zoning map amendment from AG to PD-R to adopt a preliminary development plan and development standards for Shaw Farms, a 132 home site development on 34 acres; and

WHEREAS, the City of Piqua Comprehensive Plan reflects the property within a Strategic Growth area, which focuses on Areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities; and

WHEREAS, the proposed planned single-family development has two phases and includes a dense housing product with substantial landscaping and centralized shared open spaces for the residents of the community; and

WHEREAS, the Piqua Planning Commission has reviewed the application and materials and finds that the proposed housing development meets the goals and objectives of the Comprehensive Plan, and will provide a unique housing product in Piqua that is financially attainable for more of the population; and

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission for a final decision, 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 21-25

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bupp

Emily McCulla

STAFF REPORT

Planning Commission

Date: December 8, 2025
Re: PC 21-25 – Zoning Map Amendment – AG to PD-R

Applicant: Brian Henning, Arbor Homes
Owner: Cynthia Garland & Lora French

Address: N. County Road 25A, Piqua, OH
Parcel #: N44-076909 (34.01 acres)

Zoning: AG – Agriculture

Request: The applicant is requesting a zoning map amendment to allow a residential subdivision of 132 homes with an average lot area of 4,000 square feet.

Existing Conditions:

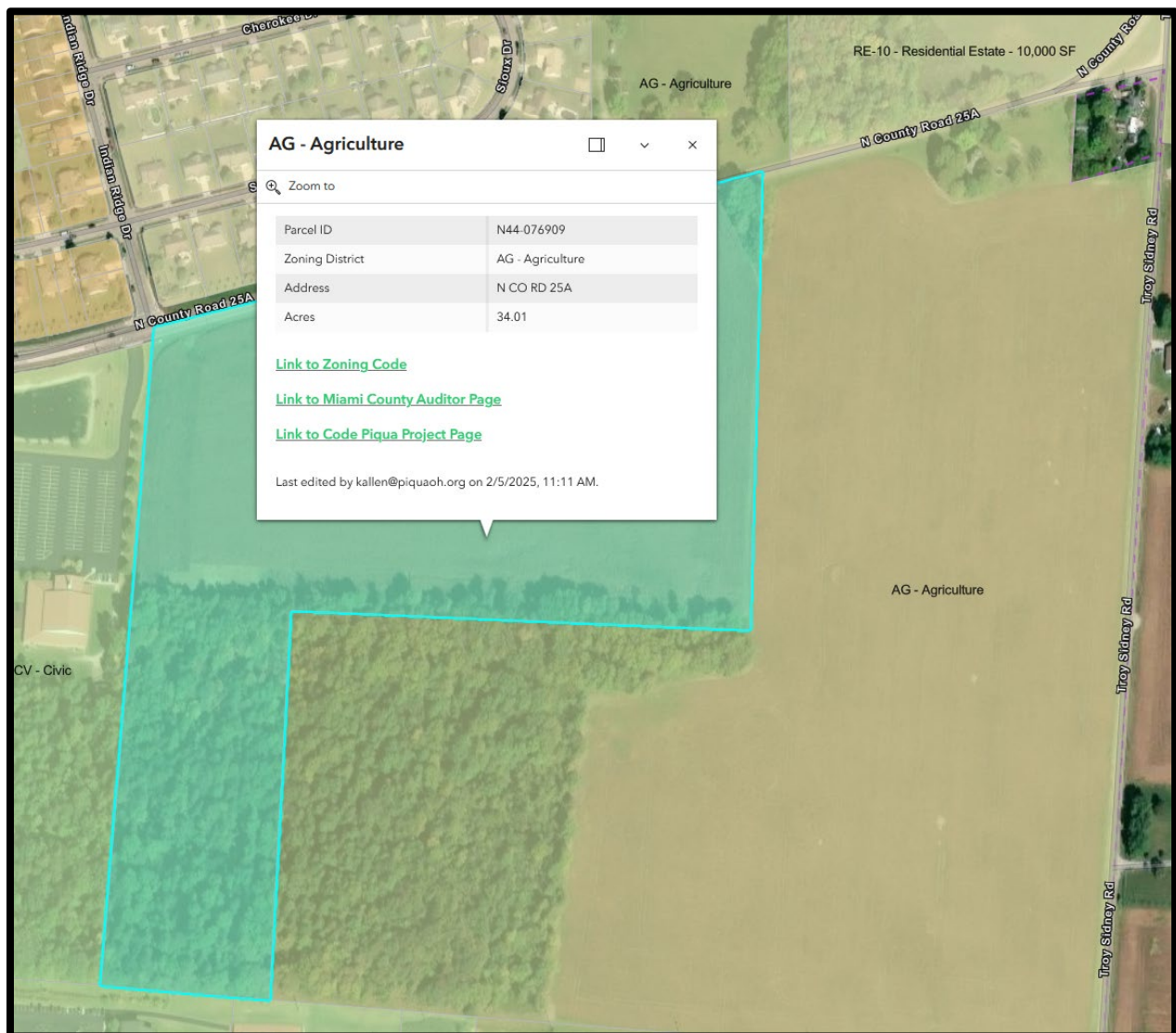


STAFF REPORT

Property is currently undeveloped farmland with access to water and sewer infrastructure.

Property generally is rolling east to west with the low point being within the wooded area on the south of the development.

Zoning Map



Property is zoned AG. Property is adjacent to an existing residential subdivision (Indian Ridge), which has RE-10, RE-20, and S-RA zoning districts.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the wooded part of the property as reserve, and the agricultural portion of the site as strategic growth. The reserve designation is for lands that are not part of the preserve, but due to their environmental constraints and limitations their development potential should be considered for future preservation. The strategic growth designation is for areas that are appropriate for a variety of development types because of their proximity to planned or existing roadways and utilities.

Staff Analysis and Recommendation:

Staff recommends **APPROVAL** of the zoning map amendment and adoption of a preliminary development plan and development standards with the following considerations:

The proposed development includes 132 fee-simple lots, developed by Arbor Homes with their Arrival home product line. This development is designed to provide attainable housing units from 1,100 to 1,900 square feet on 4,000 square foot lots. The proposed density of 3.87 units per acre includes roughly 12 acres of land that is being preserved as woodland.

Within the City of Piqua currently there are multiple housing projects that are underway that will provide a range of housing types and price points, to allow the community to provide more opportunities for those that wish to move up or down in home size, or to those who are new to the market. Arrowhead Subdivision, which is almost complete, has single family homes; Indian Ridge Subdivision, continues to develop with higher range price points for single family homes; the Flats at Lock 9 will provide 30 market rate rental units, which will begin leasing in Spring, 2026; and Piqua Courts, which is also proposed at the December, 2025 Planning Commission meeting, which includes up to 72 rental and fee-simple townhome-style units.

This development fits within the overall goals of the city to provide multiple housing options, including what was once called “starter homes”. The applicant has noted their desire to have this product start under \$200,000, which would be one of the most attainable housing options within the greater Miami County area.

The development also includes substantial efforts to create landscaping and centralized open space, including a five-foot mulch walking trail that will be available to residents and maintained by the HOA, that will wind through the woods.

STAFF REPORT

Staff has provided comments to the Developer related to the site, and such adjustments or clarifications should be incorporated into the final design and approved as part of the final development plan process, and include, but are not limited to:

- Improvements to CR25-A will be required during Phase 1, including a 3-lane section from Indian Ridge Drive to the eastern boundary of the development. This section shall not require sidewalks along the edge of the roadway, but shall include a sidewalk / bike path continuation on the south side of the section behind the required landscaping and back to the street at the eastern boundary.
- Developer will be required to provide all trenching and conduits required for lighting within the development.
- Parking will be permitted on both sides of the roadways, where available.

Planned Development Findings of Fact and Formal Motion

Shaw Farms Planned Development

12.08.2025

PC21-25

Chairperson:

- The Planning Commission is required under Section **§2.10.2.D.** of the City of Piqua Development Code to make specific Findings of Fact based upon the particular evidence presented at this hearing.
 - The Planning Commission will now vote, discuss, and come to a consensus on each of the following standards under Section **§2.10.2.D.**
 - I will not read each of the findings of fact for the record while the recording secretary records the vote of each member.
1. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides pedestrian accessibility and connectivity throughout the design.

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

2. The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-planned development zoning standards.

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

3. The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-planned development zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, water, sewer, power, fire and police protection.

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

4. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

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

5. If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining required setbacks for specific uses within the planned development.

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

Chairperson:

- Do I have a motion on the proposed case?

Any Member:

- I make a motion to recommend (APPROVAL / DENIAL) of PC_____, based on the findings of this public hearing.

IF APPROVED, list any additional comments, stipulations, or conditions from the Planning Commission:

IF DENIED, reference noncompliance standards here:

ANY MEMBER MAY SECOND THE MOTION.

The recording secretary will call the vote:

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

Documented in a public meeting and recorded on this form for PC _____.

Emily McCulla, Recording Secretary

A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR SHAW FARMS, A SINGLE-FAMILY DEVELOPMENT LOCATED AT COUNTY ROAD 25-A, PIQUA, OH 45356.

Date Adopted: *December 9, 2025*

Date Modified: *To be determined*

Shaw Farms is a single-family home development in Piqua, Ohio. There are 132 home sites on 34 acres. 12 acres or 35.2% of the site will serve as detention and retention ponds as well as open space that will be managed and maintained by an HOA.

PRELIMINARY DEVELOPMENT PLAN

This Planned Development Plan (PDP) and Development Standards shall serve as the official regulatory framework for Shaw Farms. It establishes the permitted uses, building placement, circulation, access, landscaping, signage, and phasing standards that govern all subsequent Final Development Plans.

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 residential and public spaces. Open space, frontage conditions, circulation, right of way, pedestrian buffers, gathering areas, and monument signage are illustrated as guiding elements.

Exhibit B: Phasing Plan. The Phasing Plan divides the site into 2 development phases coordinated with project build-out and any City improvements. Phases might change slightly as project is further engineered.

- Phase 1 (2026–2027): Initial development of 76 home sites, landscape buffer along N County Rd 25A, stormwater management and other utility infrastructure
- Phase 2 (2028–2029): 56 additional home sites

Exhibit C: 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 final development plans.

Exhibit D: Connectivity Plan. Outlines the pedestrian and bicycle framework, including bikeway extension to CR25-A, sidewalks on both sides of streets, and

crosswalks. Layouts and routes are approximate, intended to illustrate multimodal connectivity with flexibility for adjustments in final development plans.

Exhibit E: Designs / Material Board. Defines the approved housing designs (with exact square footages, elevations drawings, plan names, and floor plans). Each floor plan has 5 different elevation designs. Premium vinyl siding (0.44) in the horizontal, shake and vertical board and baton styles are the primary exterior materials. These are offered in 13 different colors. Brick siding is available as an option for the customer in 10 colors.

The Concept Plan and Exhibits serve as guiding frameworks for development, 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

The following uses are permitted for the development. These allocations establish maximum lot count by use category, and all Final Development Plans must demonstrate compliance with these thresholds.

- A. Single-Family Residential – 132 units
- B. Home Occupation, as defined within the City of Piqua Development Code (3.7.2.C.8)
- C. All Public Uses not listed as prohibited below.

PROHIBITED USES

The following uses are not permitted within the Shaw Farms Planned Development Plan area:

- Residential
 - Group Homes
 - Manufactured Home Park
- Public Uses
 - Cemeteries
 - PreK-12 schools (standalone facilities)
 - Solar fields
 - Wind turbine fields
- Commercial
 - All Commercial Uses

- Industrial
 - All Industrial Uses.
- Other
 - Adult Oriented Businesses
 - Self-service storage facilities (mini-warehousing)
 - Vehicle repair garages
 - Marijuana Cultivators and Processors
 - Energy / Agriculture Uses
 - Remote Shared Parking Uses
 - Vehicle Sales and Rental
 - Vehicle Repair
 - Car Wash
 - Fueling Station

Any use not expressly listed as permitted is prohibited unless specifically authorized by the Planning Commission under this PDP.

STANDARDS

The project is envisioned as a single-family residential community of 132 Arrival series homes from Arbor Homes. The Arrival series of homes are designed to be attainable in today's environment; affordable to a community's teachers and police officers. Shaw Farms will provide attainable housing while providing a high-quality environment to raise a family. Amenities will include a playground, benches, wooded trail and sidewalk connectivity to the larger Piqua pedestrian network.

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.

1. Building Models

The following models are permitted:

- A. Home Models – Coach, Rockaway, Victoria, Berlin and Gladstone
- B. Options Available – Brick, Siding Color, Upgraded Finishes, Additional Bedroom and Bathroom

2. Accessory Structures

- A. Sheds will have a maximum area of 140 SF. The exterior must match the house's siding color.
- B. Other accessory structures are permitted per the City of Piqua Development Code and must meet the Code's standards.

3. Utilities.

- A. All new utilities shall be located below ground to minimize service disruptions, reduce weather-related impacts, and maintain the visual appearance of the development.
- B. All occupied buildings will connect to municipal water and sanitary sewer systems.
- C. Stormwater facilities will be designed to manage runoff in accordance with applicable regulations and sized to accommodate 100-year storm events.
- D. Service lines for street and site lighting will also be placed underground, consistent with lighting requirements.
- E. Utility routing, easements, and separations will be coordinated with the City of Piqua Community Services Department, Miami County Sanitary Engineering Department, and Ohio Utility Protection Service (OUPS) prior to installation.

4. Fences.

- A. No fences are permitted in the front yard.
- B. Fences used for screening or decorative purposes shall be constructed of durable, high-quality materials such as finished wood, composite, vinyl, ornamental metal, or brick accents. Chain link or similar fencing is prohibited, except where specifically approved for security or temporary public safety purposes.
- C. Electrified fencing, barbed wire, and razor wire are prohibited in all circumstances.
- D. Only ornamental fencing may be placed in front of buildings or along primary street frontages, reinforcing the pedestrian-oriented character of corridors.
- E. 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.
- F. Fence heights shall not exceed six (6) feet in the side and rear yards.

G. 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.

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

5. 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. All lighting shall meet the City of Piqua Development Code.

5. Yard and Bulk Requirements.

A. Front Yard Setback. 25'

B. Side Yard Setback. 5'

C. Rear Yard Setback. 25'

6. 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.

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:

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

B. Trees Required.

- 1) Frontage / Street Trees.

- a. Frontage Trees. Trees shall be planted along CR-25A with other landscaping as noted below. A minimum of one large tree per 25 feet of the linear feet of roadway excluding access drives.
- b. Street Trees. Shade trees shall be planted along street frontages within the tree lawn with consistent plantings along the streets of a minimum of one tree for every lot. Corner lots will receive an additional tree.
- c. Required Street Trees may be grouped in a central open space instead of being planted along the street frontage, but at no time should a residential lot not have at least one tree in each of its frontages.

2) General Landscape Trees.

- a. Overall, the site shall be well landscaped and create a more unique street frontage with varying landscaping design throughout the development.
 - b. Open spaces shall include one large tree per 3,000 square feet of open space, excluding the wooded 7.526 acres on the Southern section of the property which will remain wooded. This is in addition to any street trees that are being grouped into open spaces to meet the required street tree frontage requirements.
- C. Landscaping Adjacent to Rights-of-Way. Landscape buffers shall reinforce the frontage along CR-25A. Buffers should include mounding, shade trees, evergreens, shrubs, and groundcovers. Earth mounds and vegetation can be used in any combination to provide the required screening.
- D. 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.
- 1) Trees located internal to the site will have a DBH (diameter at breast height) of at least 2 inches; Frontage Trees along CR-25A will have a DBH of at least 3 inches and evergreen trees will be at least six (6) feet high at the time of planting. A minimum of 50% of the deciduous trees on the site shall be native trees. Shrubs shall be a minimum of 24 inches high at the time of planting.
 - 2) Landscape design will strive to be creative. The planting design will use massing or groupings of materials to create a stronger visual impact for high speed areas, create dense screening in certain areas, use plant diversity for long term health of the plants, use repetition for continuity, and create visual interest by incorporating spring and summer flowers and fall color.
 - 3) Tree species shall be listed on the City of Piqua street tree list or be approved

by the City of Piqua prior to planting.

7. Signage.

Signage within Shaw Farms 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. Development Entrance Signs. Monument signs shall be permitted at the entrances to the site along CR25-A.

- 1) 50 square feet maximum.
- 2) Must have a 6" brick or stone base and be no taller than six feet (6').
- 3) Substantial landscaping at the base is required. If provided, ground lighting shall be of high quality and flush with the grade or obscured by landscaping.

B. Temporary Signage. Temporary signage shall meet the standards of the City of Piqua Development Code for residential properties, with the following exemptions during construction:

- 1) Each unsold lot is permitted to have up to 6 square feet of temporary signage.
- 2) Each entrance is permitted to have a temporary sign with maximum dimensions of 4' by 8'

8. Parking, Loading, and Access.

Parking and access throughout the development are organized around the internal circulation system: Shaw Farms Drive, Harmar Drive, Visher Court, Armstrong Drive, Randolph Drive and Rossville Way. These function as the project's primary frontages.

A. **On-Street Parking.** On-street parking shall be permitted on both sides of the street.

B. **Access Points.** Two access points will be provided along CR25-A.

9. Bicycle Facilities.

Bicycle circulation within the Development will be supported by the following improvements. These facilities will ensure safe multimodal access between homes and surrounding networks.

- A. Bikeway Connection. A bikeway connection (or oversized sidewalk of 8-10 feet) shall be provided to CR25-A. This pathway shall be located within existing right-of-way where possible and shall have a dedicated easement granted for locations outside of the right-of-way.
- B. Parking. Bicycle parking will be provided near the playground.

10. Pedestrian Amenities and Circulation

Pedestrian facilities will be fully integrated throughout the Development, ensuring safe and comfortable circulation. Amenities include walkways/sidewalks, playground, and gathering areas anchored by seating. These features collectively reinforce the pedestrian realm and support connectivity between community destinations.

- A. Sidewalks. Sidewalks shall be constructed on both sides of all internal streets with a minimum width of 5 feet.
- B. Crosswalks. High-visibility crosswalk shall be provided across N CR 25A at the Northwest of the property, ensuring safe pedestrian crossings of circulation corridors.
- C. Walkways & Access. Each Final Development Plan shall incorporate perimeter walkways, internal pedestrian connections, and emergency access routes consistent with the Connectivity Plan (Exhibit D). Site improvements will demonstrate compliance through coordinated landscaping and accessibility upgrades.

11. Open Space

Open space within the Development will be concentrated in key nodes rather than spread uniformly, as shown in Exhibit A. Open Space shall be incorporated throughout the Development to support pedestrian connectivity, public gathering, and overall site character, while meeting landscaping and screening standards.

- A. Open space includes a playground, landscaped setbacks and other pedestrian-oriented areas. Playground will be located on the cul-de-sac of Armstrong Drive as part of Section 2.
- B. A minimum of 10% of the development shall be open space. This area shall not include required retention or detention ponds or required buffer yards.

12. Site Amenities

The Development will feature a coordinated package of pedestrian-oriented amenities that enhance the overall development. These amenities will be organized as a consistent system, ensuring continuity across phases of development. Amenity elements will be strategically located at community gathering locations.

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

Amenity Type	Standard / Notes
Bike Racks	Located at playground
Benches	Placed at playground and sidewalk in Open Space
Street Signs	Pedestrian-scale, coordinated with project graphics
Playground	Located on cul-de-sac of Armstrong Dr.
Gateway Elements	Mark primary vehicular and pedestrian entries

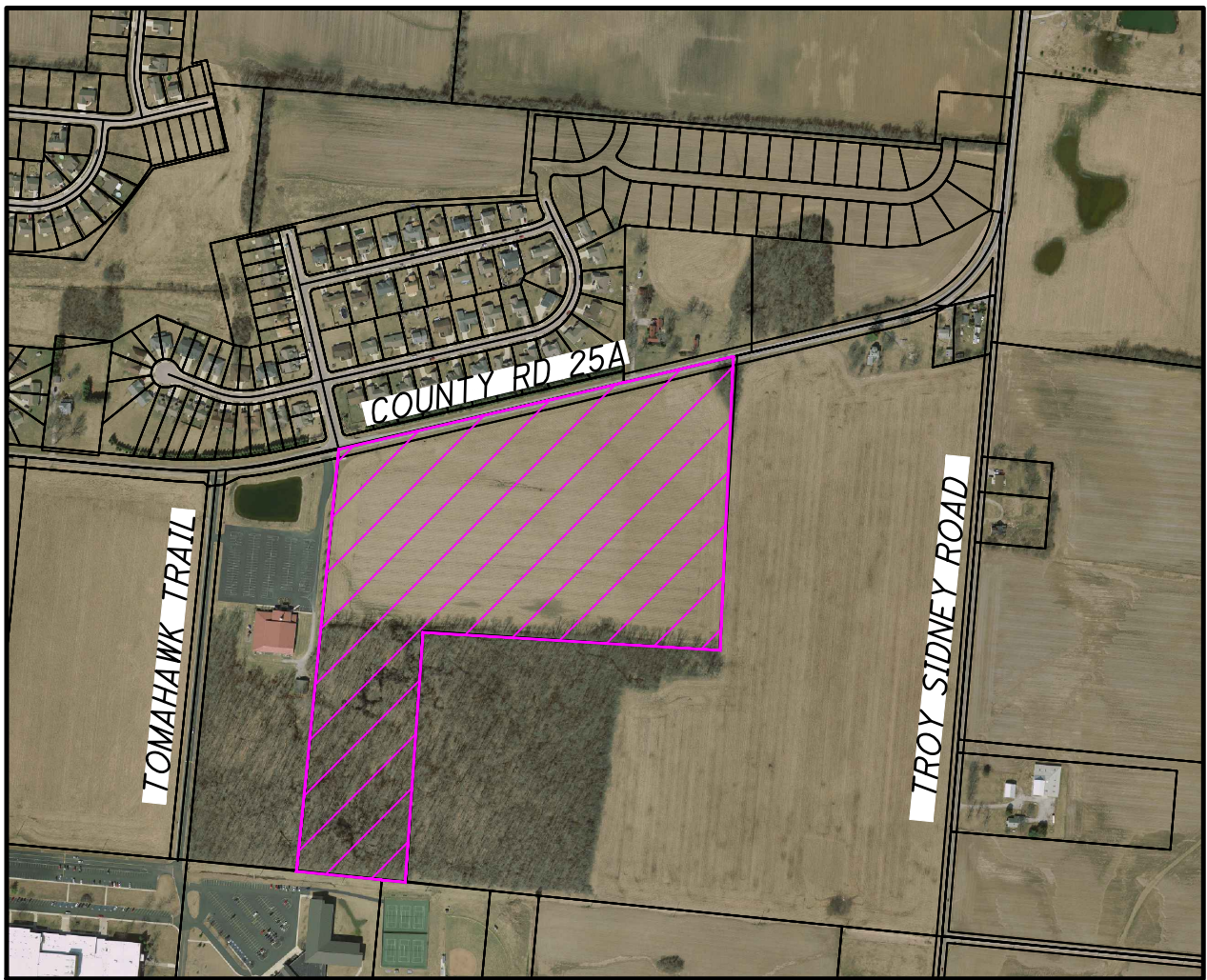
13. Fire Safety

- A. Fire safety within Shaw Farms 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.
- B. 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.
- C. 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 Exhibit B.
- D. Fire lane striping and associated signage shall also comply with the Pavement Markings and Striping standards of this PDP.
- E. All striping, signage, and roadway design shall meet the Engineering Design standards and Fire Code of the City of Piqua.

14. Special Conditions.

- A. Shared Mailboxes. Centralized areas for mail, as required by the United States Postal Service, shall be provided. Groups of 16 mailboxes will be placed throughout the community. These areas shall also include landscaping and screening plantings to create an attractive community.
- B. Emergency Access During Events. Harmar Drive and the cul-de-sac of Armstrong Drive 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. Final Development Plans must demonstrate that any proposed event closure strategies preserve adequate fire and life-safety access.

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VICINITY MAP

PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

DEVELOPMENT DATA

CURRENT ZONING: AG - AGRICULTURE

CURRENT USE: WOODED AND FARMLAND
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

GROSS TOTAL AREA: 34.08 ACRES

AREA IN LOTS: 16.162 ACRES
AREA IN PROP. R/W: 4.902 ACRES
AREA IN EX. R/W: 1.014 ACRES
AREA IN OPEN SPACE: 12.00 ACRES (35.2%)

PROPOSED DENSITY: 3.87 U/AC.

SCHOOL DISTRICT: PIQUA SCHOOL DISTRICT

STORMWATER MANAGEMENT BASIN OPEN SPACE

SETBACK LINE
PROPERTY BOUNDARY
10' SIDEWALK/BIKEPATH
5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)

STREET LIGHTS (PROVIDED BY CITY OF PIQUA)

DEVELOPMENT DATA
PARCEL NUMBERS:
N44-076909

OWNER:
CARLAND CYNTHIA J & LORA L FRENCH
CO RD 25A N
SPRINGCREEK TOWNSHIP, OHIO 45356

APPLICANT:
PAUL METZGER
CLAYTON PROPERTIES GROUP DBA ARBOR HOMES
3050 CENTRE POINTE DR, SUITE 210
WEST CHESTER, OHIO 45386

ENGINEER:
CHOICE ONE ENGINEERING
440 E HOEWISHER ROAD
SIDNEY, OHIO 45365

DEVELOPMENT DATA

TOTAL NO. OF BUILDABLE LOTS 132

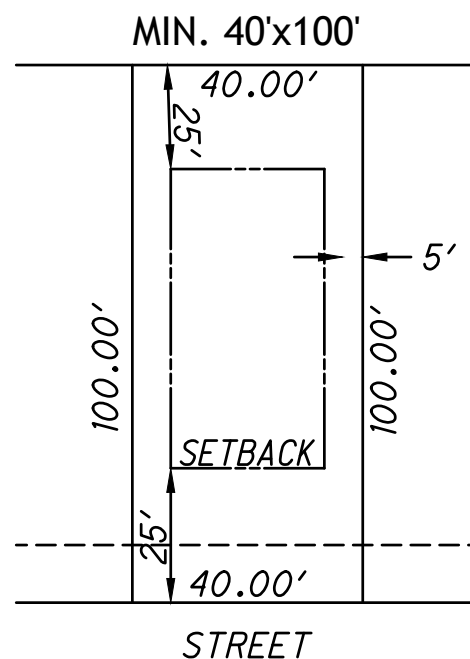
SINGLE FAMILY LOTS

NO. OF BUILDABLE LOTS 132

MIN. LOT AREA: 4,000 FT²
MIN. LOT WIDTH: 40 FEET
MIN. FRONT YARD SETBACK: 25 FEET
MIN. REAR YARD SETBACK: 25 FEET
MIN. SIDE YARD SETBACK: 5 FEET

NOTES:

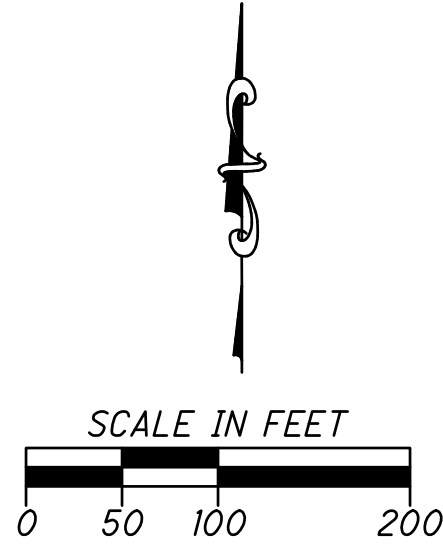
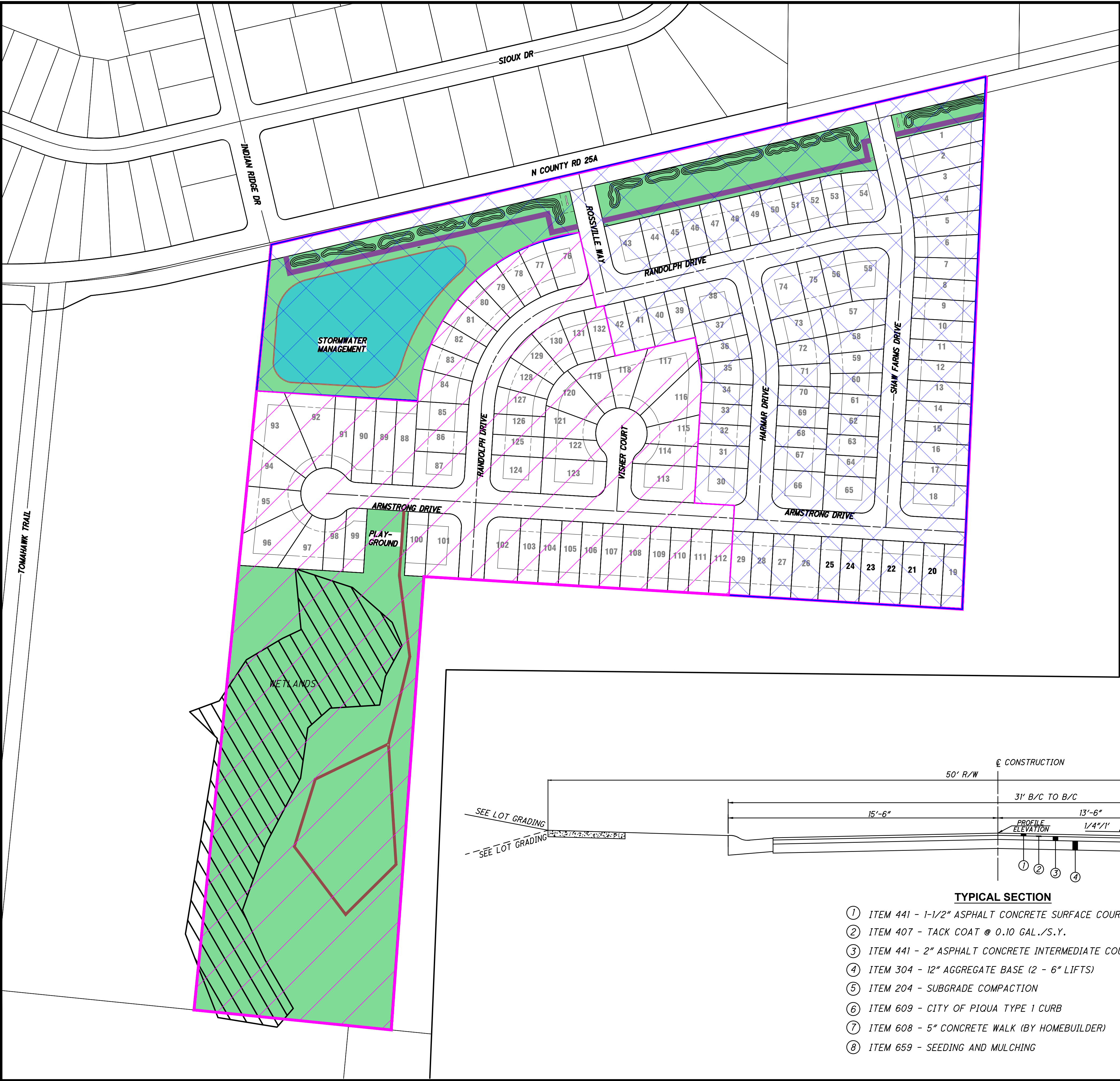
1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
2. STREET LIGHTING TO BE PROVIDED BY CITY OF PIQUA.
3. PARKING SHALL BE ON BOTH SIDES OF THE STREET
4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.



REVISIONS:

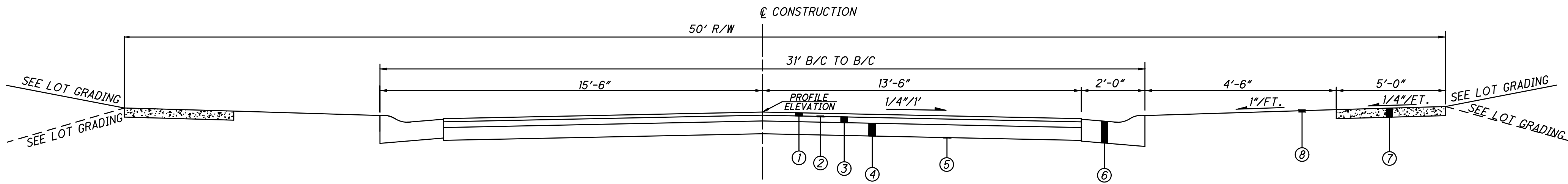
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DATE	11-14-2025
SHEET NUMBER	1 OF 5

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- 10' SIDEWALK/BIKEPATH
- 5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PHASE 1 75 LOTS
- PHASE 2 57 LOTS



TYPICAL SECTION

- ITEM 441 - 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22
- ITEM 407 - TACK COAT @ 0.10 GAL./S.Y.
- ITEM 441 - 2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449)
- ITEM 304 - 12" AGGREGATE BASE (2 - 6" LIFTS)
- ITEM 204 - SUBGRADE COMPACTION
- ITEM 609 - CITY OF PIQUA TYPE 1 CURB
- ITEM 608 - 5" CONCRETE WALK (BY HOMEBUILDER)
- ITEM 659 - SEEDING AND MULCHING



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LOVELAND, OHIO 513.239.8554

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SHAW FARM SUBDIVISION
CITY OF PIQUA
PHASING PLAN

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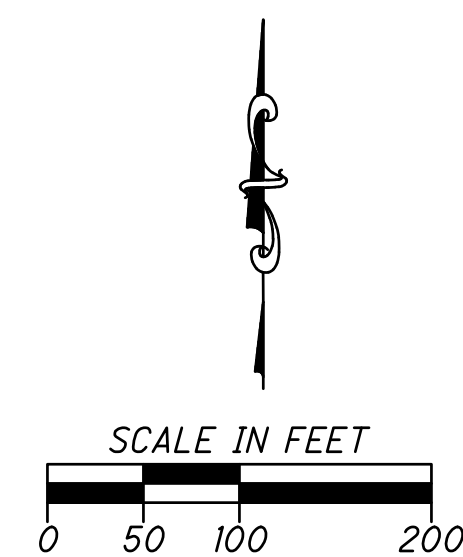
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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)

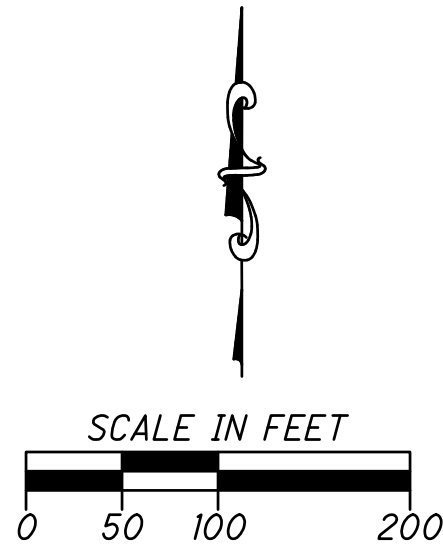


SHAW FARM SUBDIVISION
CITY OF PIQUA
STREET AND UTILITY PLAN

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- 10' SIDEWALK/BIKEPATH
- 5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)
- EVENT-BASED STREET CLOSURES
- TEMPORARY TURNAROUND LOCATIONS FOR PHASE I CONSTRUCTION



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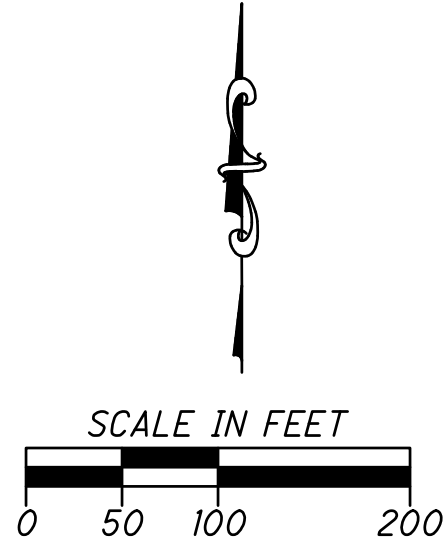
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CITY OF PIQUA
EMERGENCY ACCESS

REVISIONS:

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PRELIMINARY PLAT FOR
SHAW FARM SUBDIVISION
LOCATED IN SECTION 20, TOWN 1, RANGE 12
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- 10' SIDEWALK/BIKEPATH
- 5' MULCH PATH (FINAL PATH DEPENDENT ON WETLANDS LOCATION)
- 5' SIDEWALK



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SHAW FARM SUBDIVISION
CITY OF PIQUA
CONNECTIVITY PLAN

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CHECKED BY	KMM
PROJECT No.	MIPIQ2527
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SHEET NUMBER	5 OF 5

ARRIVAL

BY



ARBOR
H O M E S



BERLIN ELEVATION C

3 BEDROOMS | 2 BATHROOMS* | LOFT | 1,969 SQ. FT.





ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



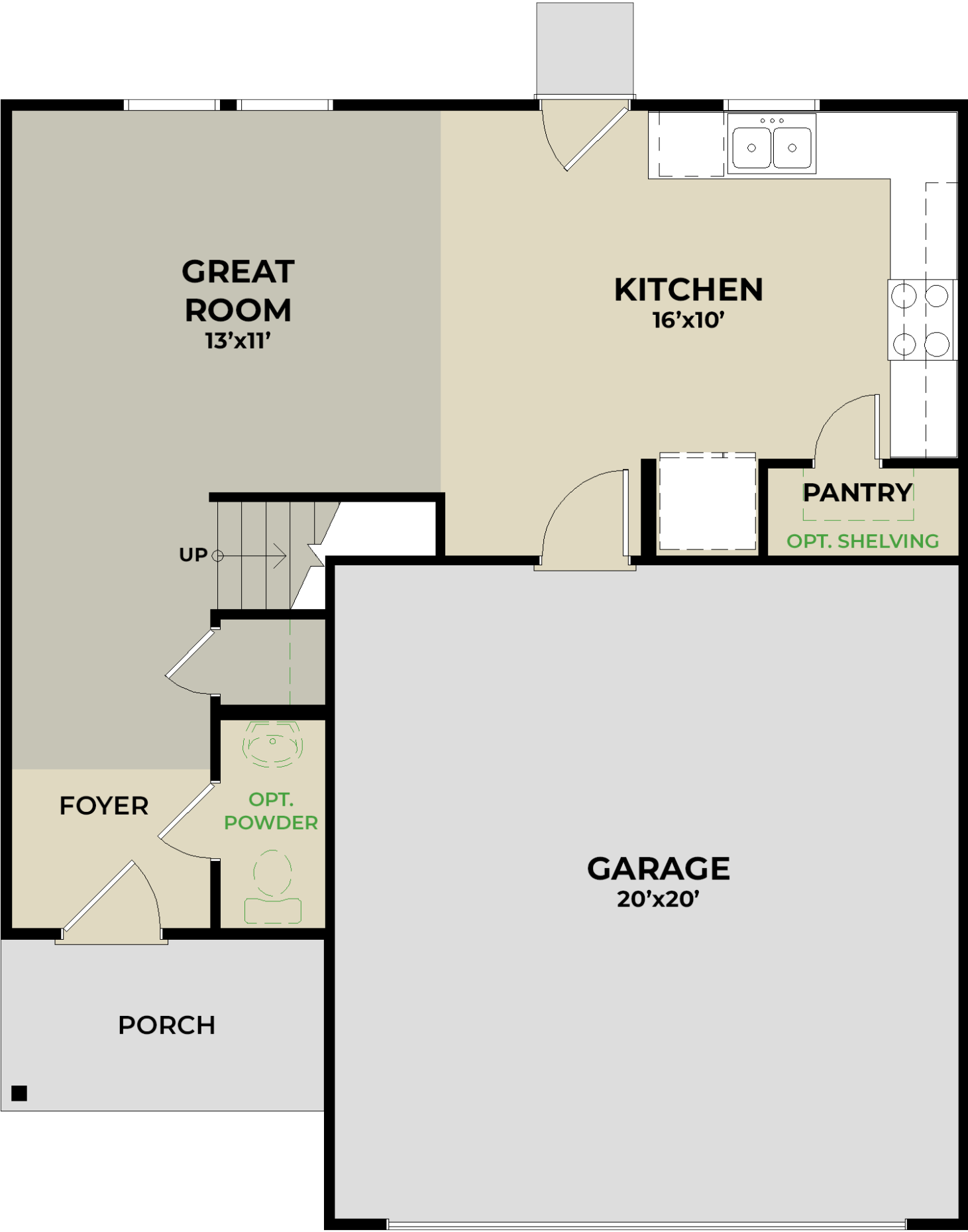
ELEVATION E



ELEVATION E | BRICK A

BERLIN
ELEVATIONS

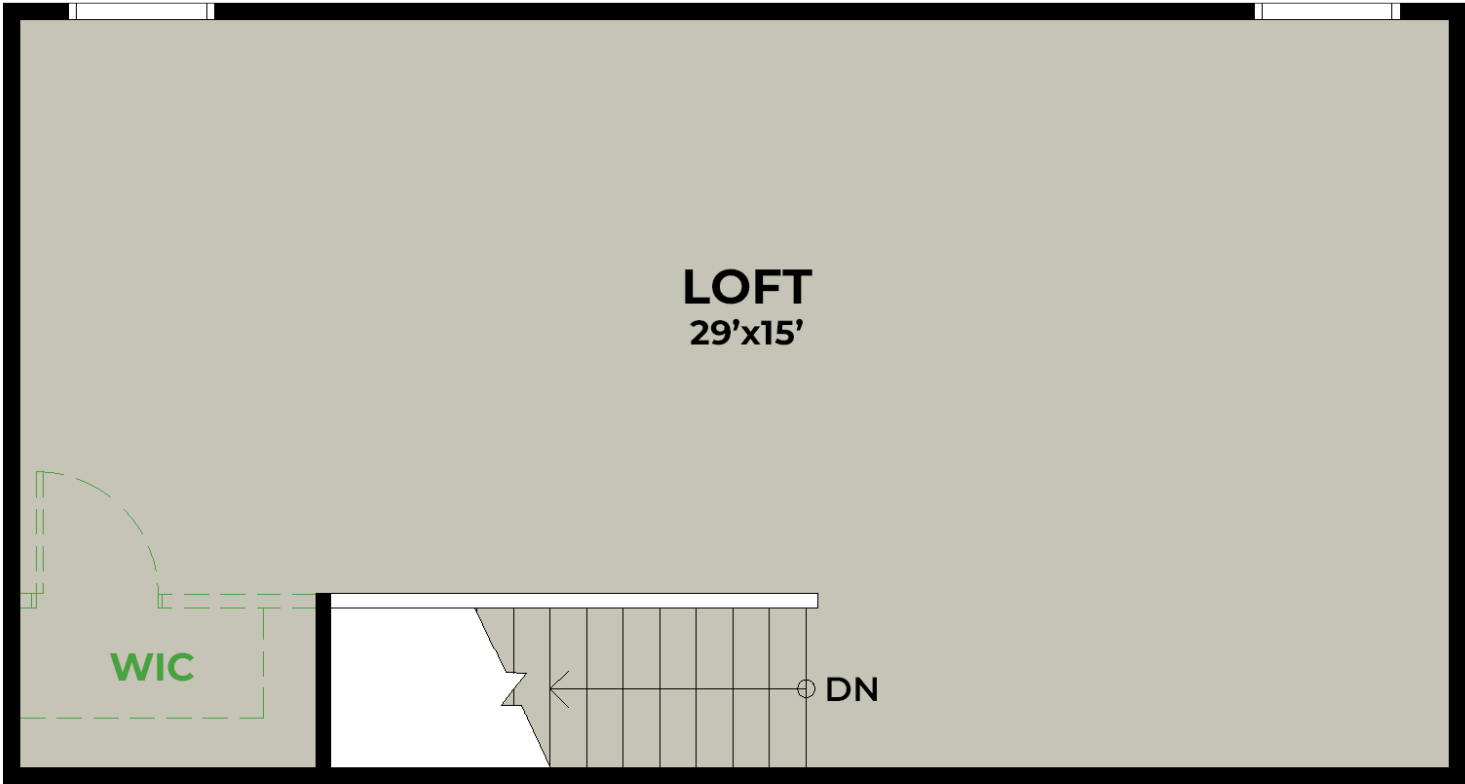
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



OPTIONAL BEDROOM & BATH



COACH ELEVATION C, BRICK A
2 BEDROOMS | 2 BATHROOMS* | 1,158 SQ. FT.





ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



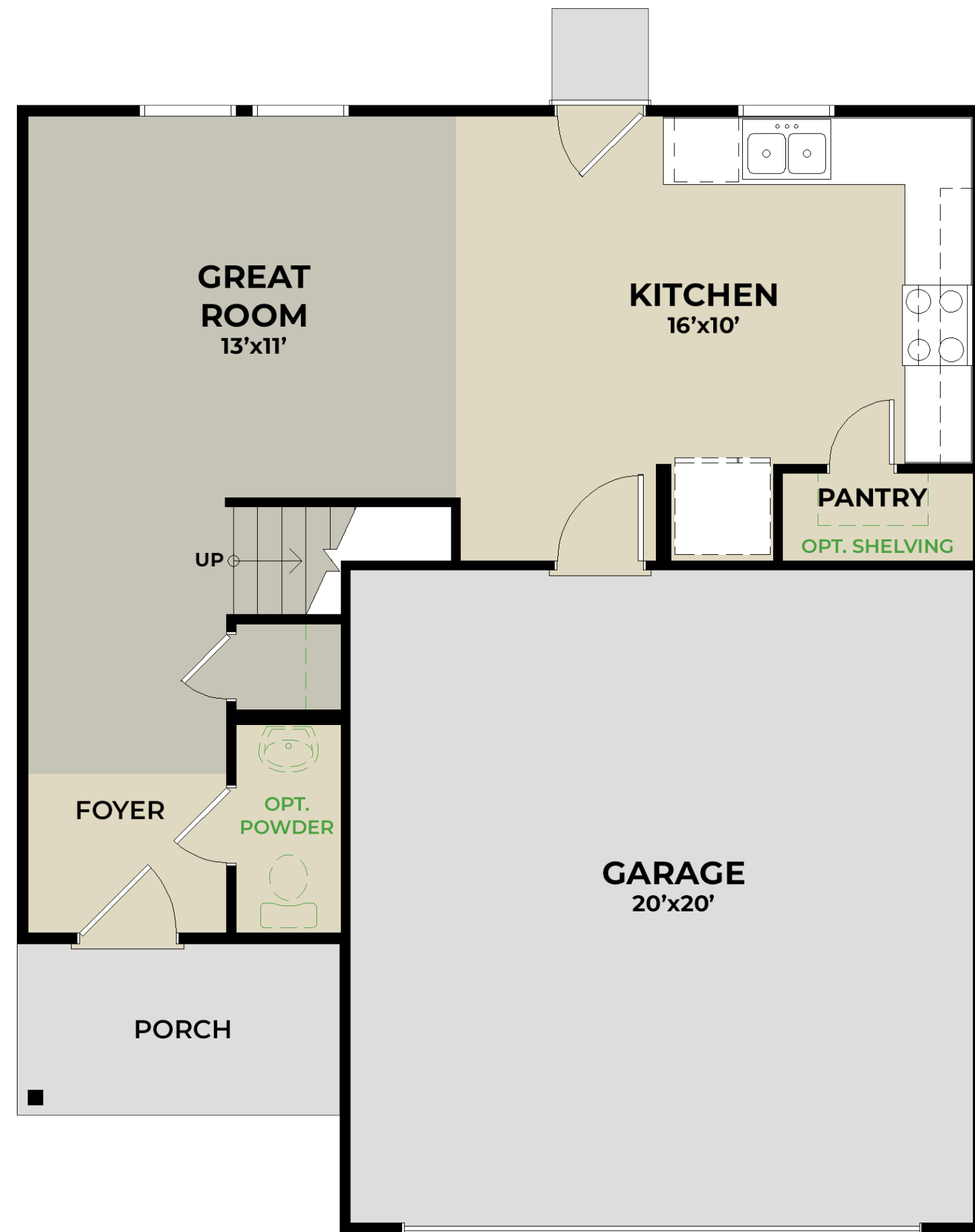
ELEVATION E



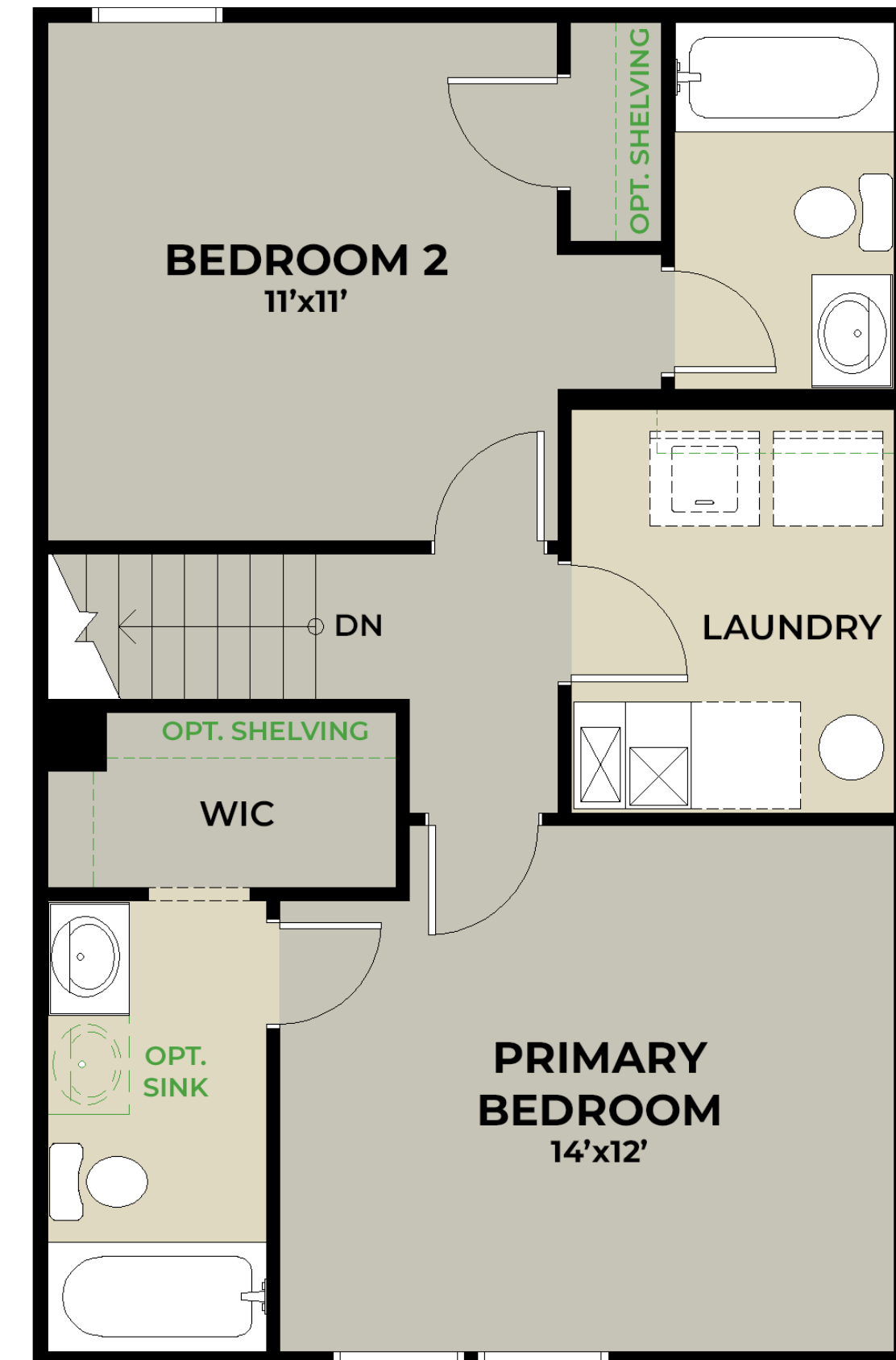
ELEVATION E | BRICK A

COACH
FLOOR PLAN

FIRST FLOOR



SECOND FLOOR





GLADSTONE ELEVATION B, BRICK A
3 BEDROOMS | 2 BATHROOMS* | FLEX ROOM | 1,932+ SQ. FT.



ELEVATION A



ELEVATION A | BRICK A



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

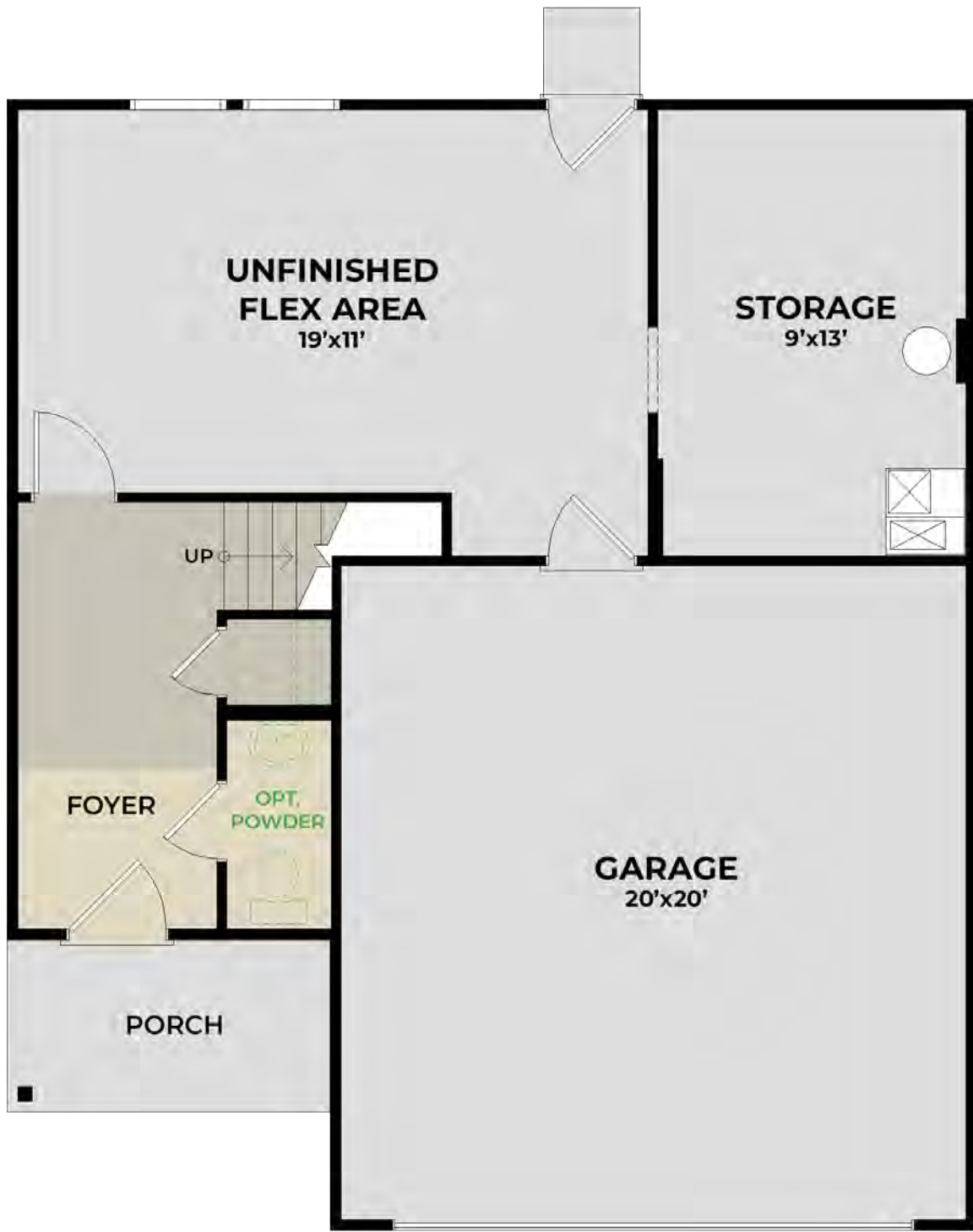


ELEVATION E | BRICK A

GLADSTONE

ELEVATIONS

FIRST FLOOR



OPTIONAL FLEX ROOM

SECOND FLOOR



OPTIONAL
BEDROOM 4 & BATH
ILO STUDY & POWDER



OPTIONAL
ENCLOSED STUDY

THIRD FLOOR





ROCKAWAY

ELEVATION C, BRICK A

3 BEDROOMS | 2 BATHROOMS* | LOFT | 1,375 SQ. FT.





ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

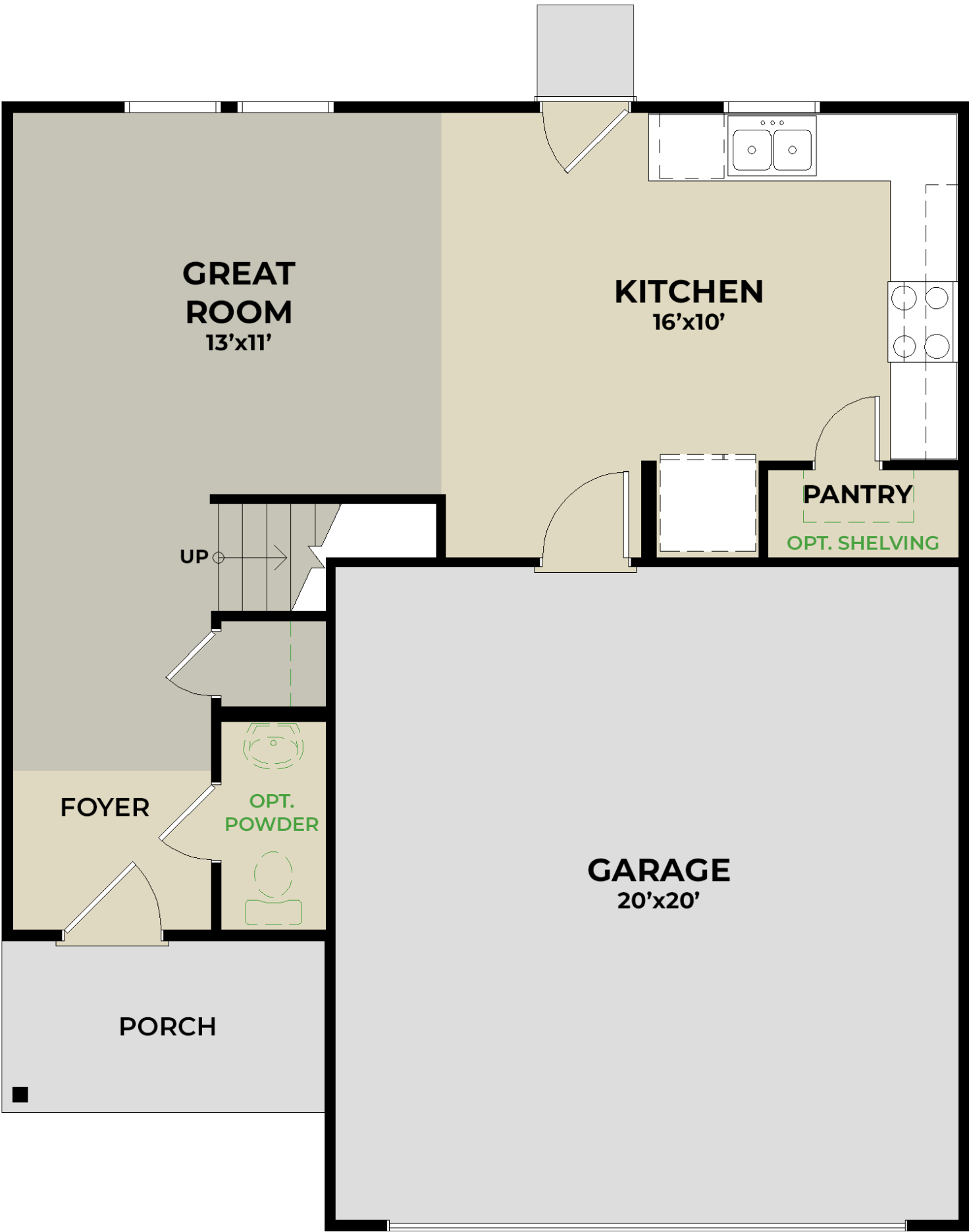


ELEVATION E | BRICK A

ROCKAWAY

ELEVATIONS

FIRST FLOOR



SECOND FLOOR



OPTIONAL BEDROOM 3
ILO LOFT



VICTORIA ELEVATION C, BRICK A
3 BEDROOMS | 2 BATHROOMS* | 1,430 SQ. FT.



ELEVATION A



ELEVATION A | PORCH



ELEVATION A | BRICK A



ELEVATION A | BRICK A | PORCH



ELEVATION B



ELEVATION B | BRICK A



ELEVATION C



ELEVATION C | BRICK A



ELEVATION D



ELEVATION D | BRICK A



ELEVATION E

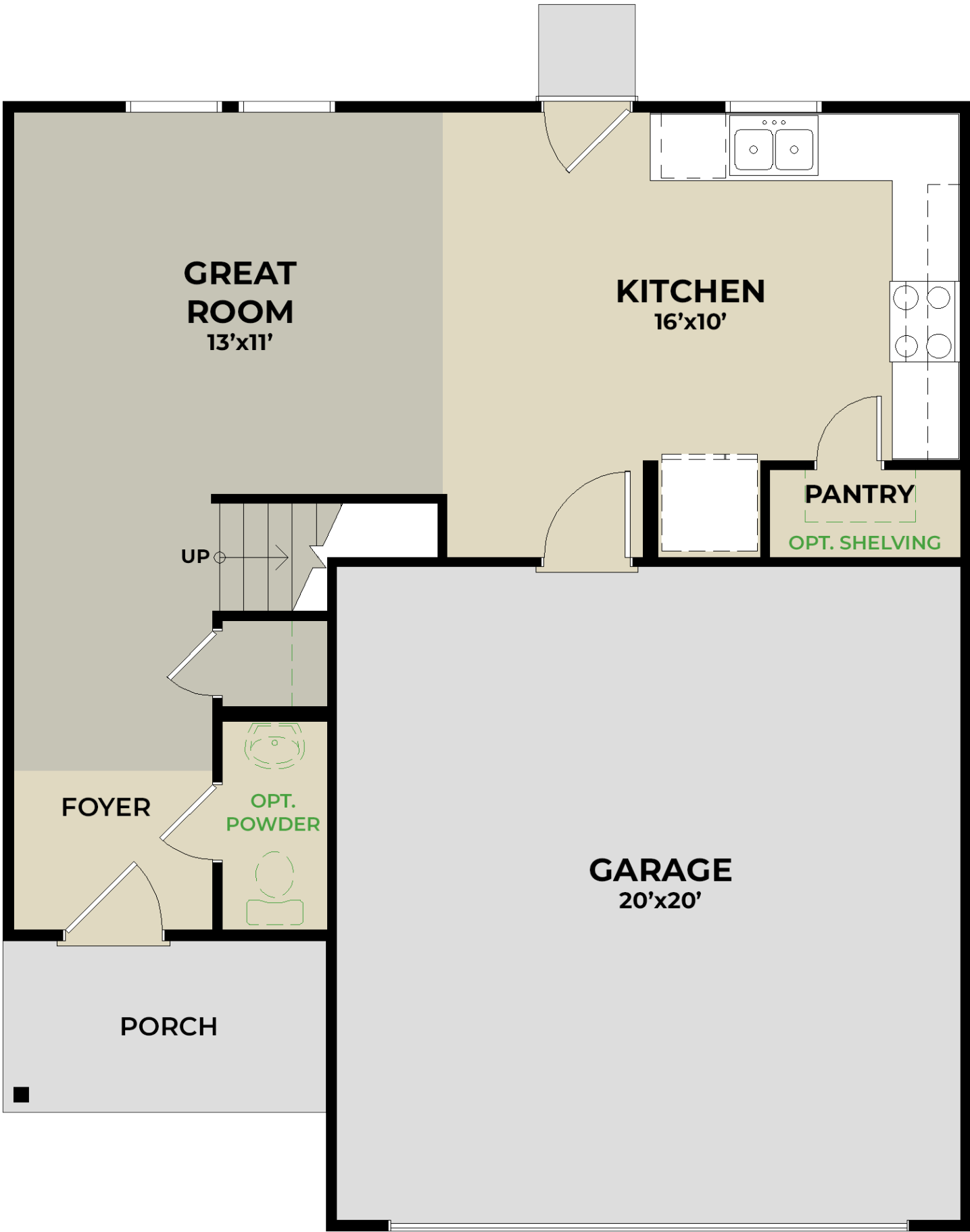


ELEVATION E | BRICK A

VICTORIA

ELEVATIONS

FIRST FLOOR



SECOND FLOOR

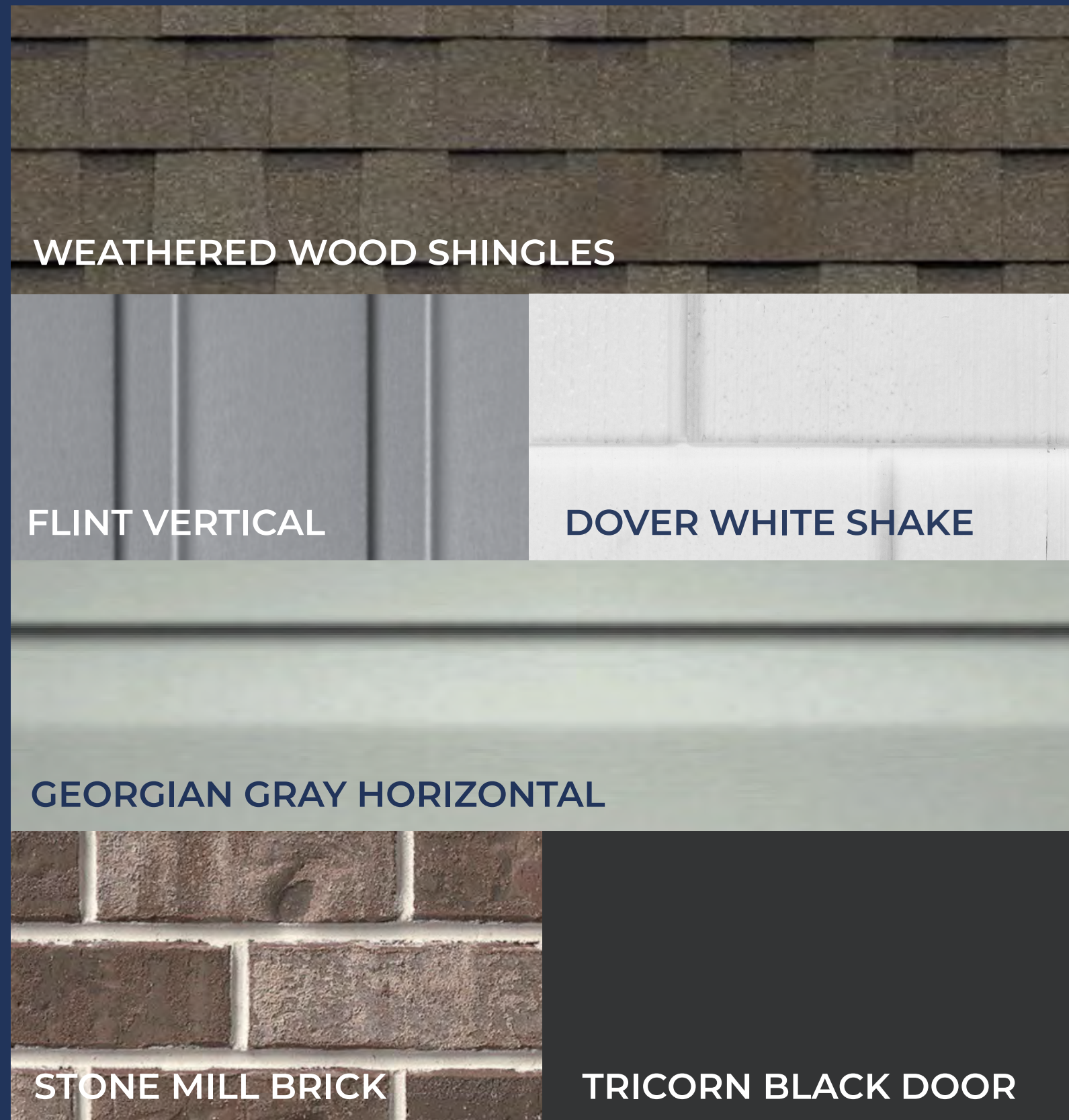




EXTERIOR COLORS

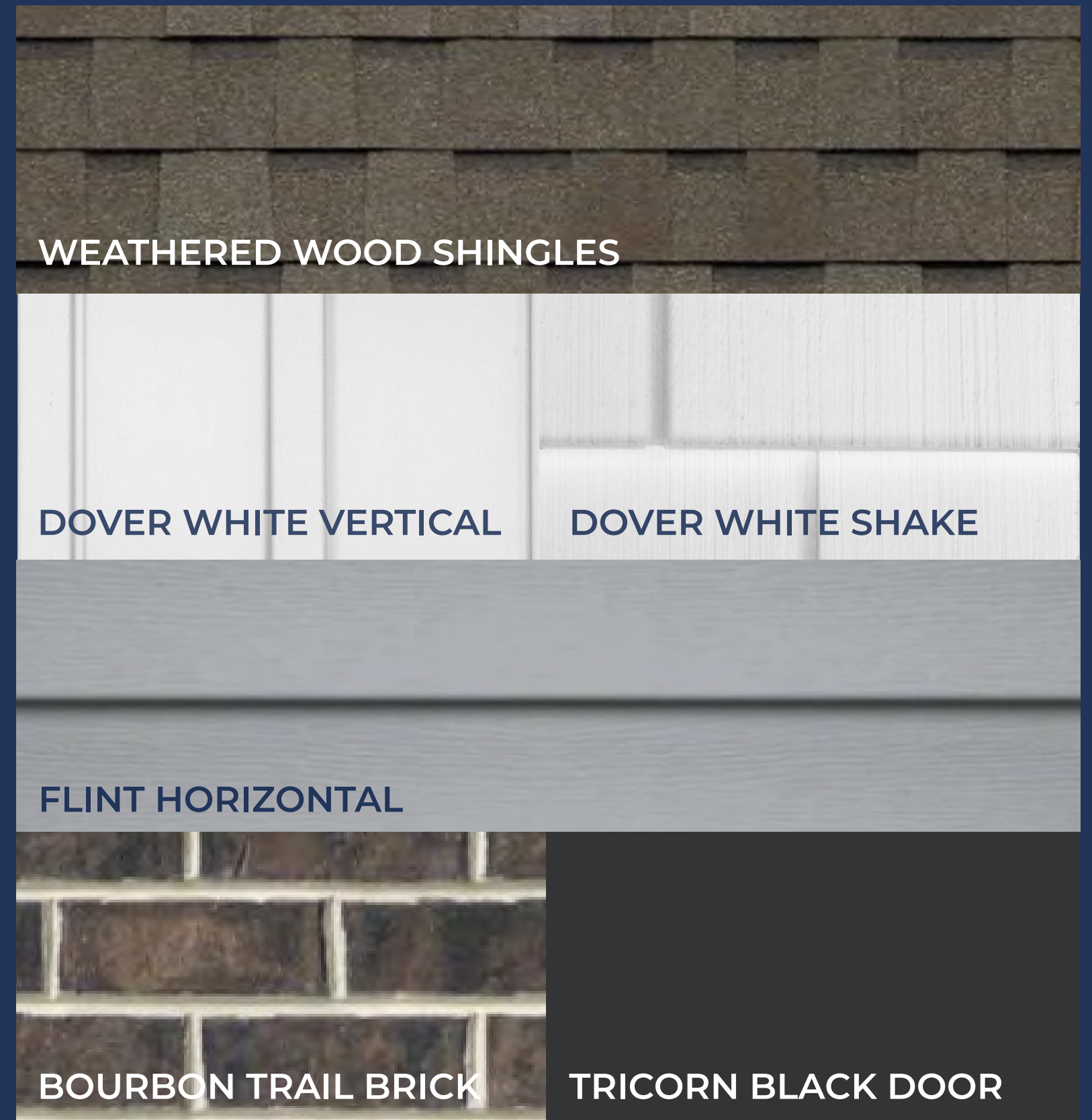
Exterior

color package 1 | included



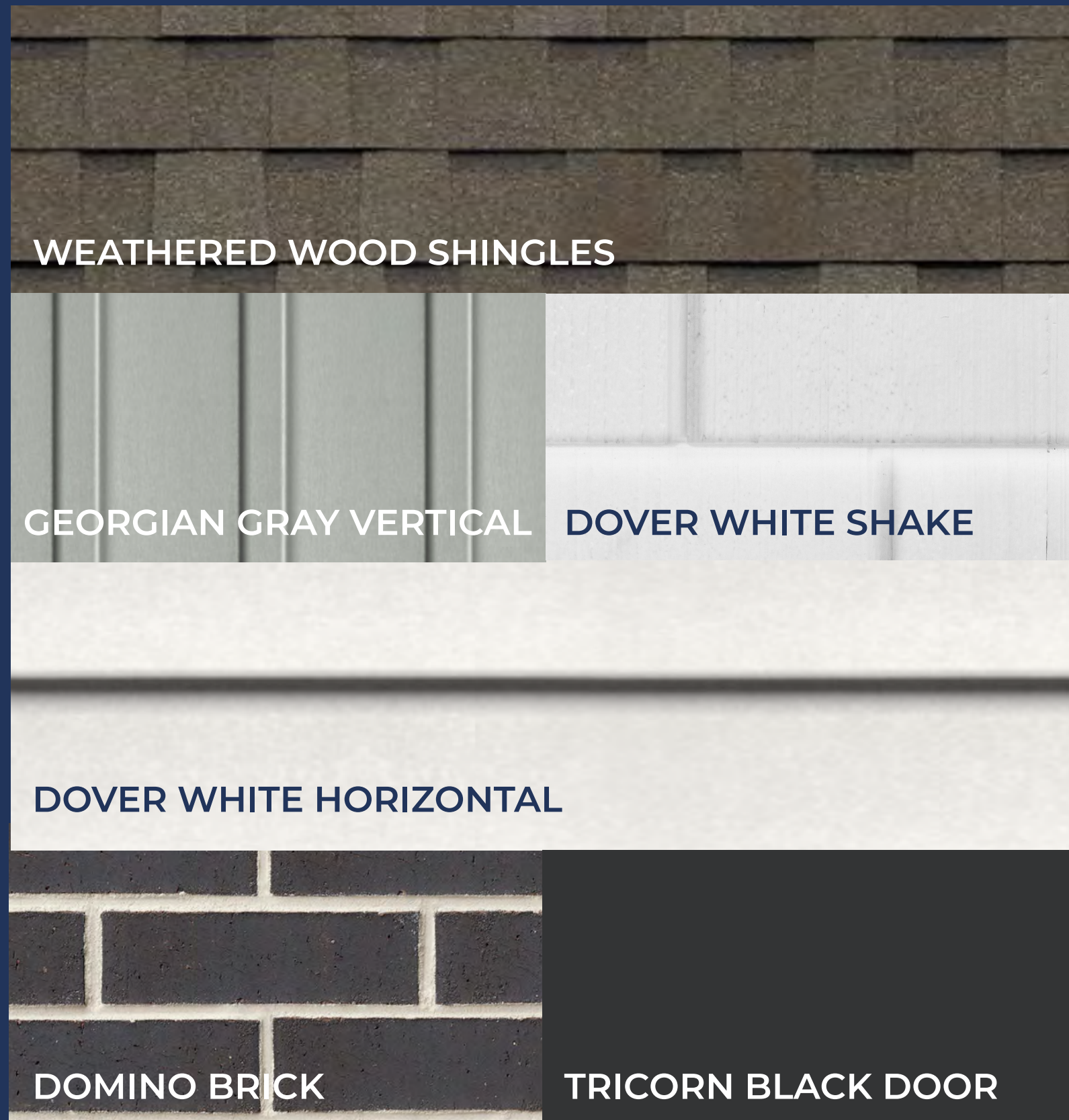
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 2 | included



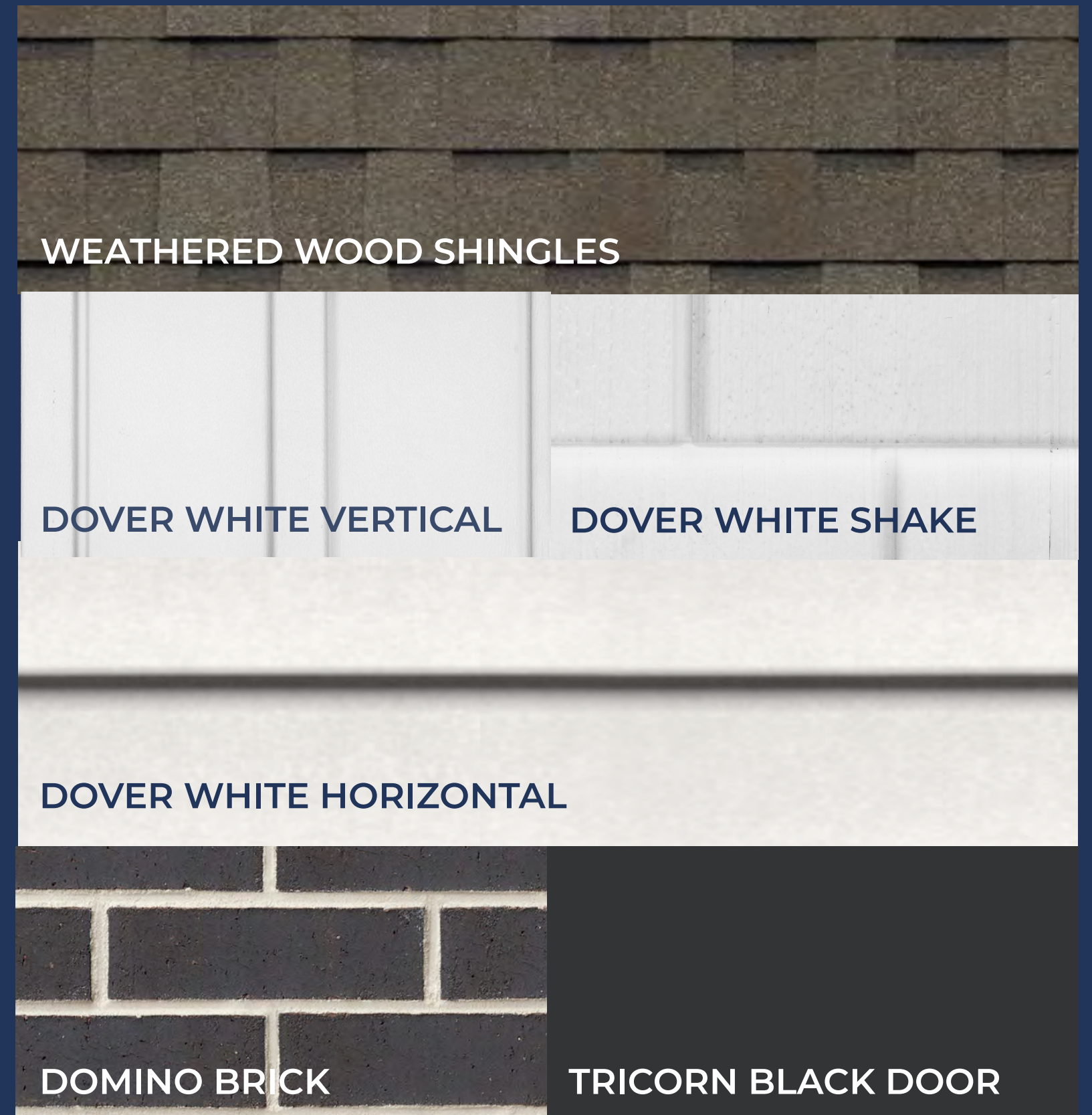
Exterior

color package 3 | included



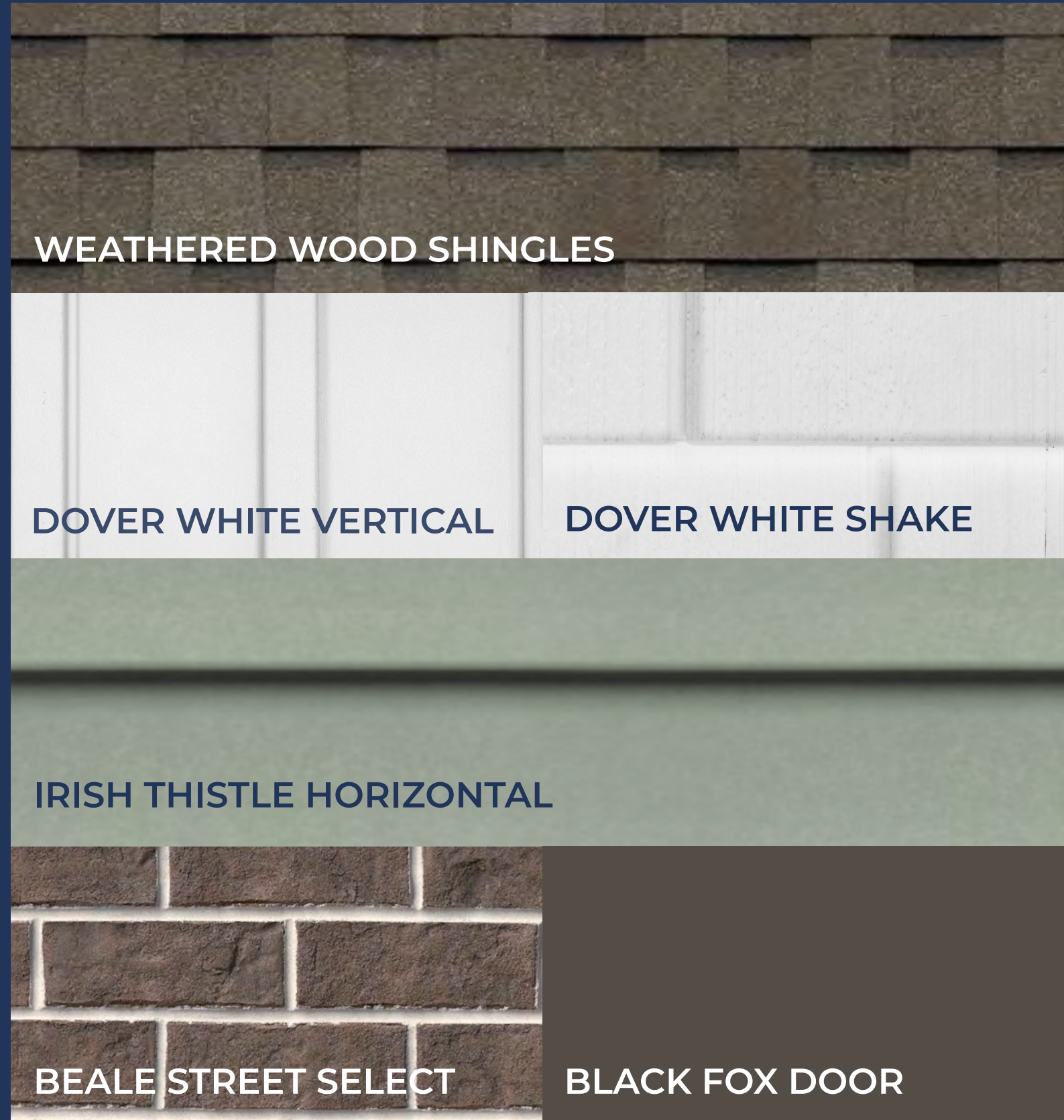
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 4 | included



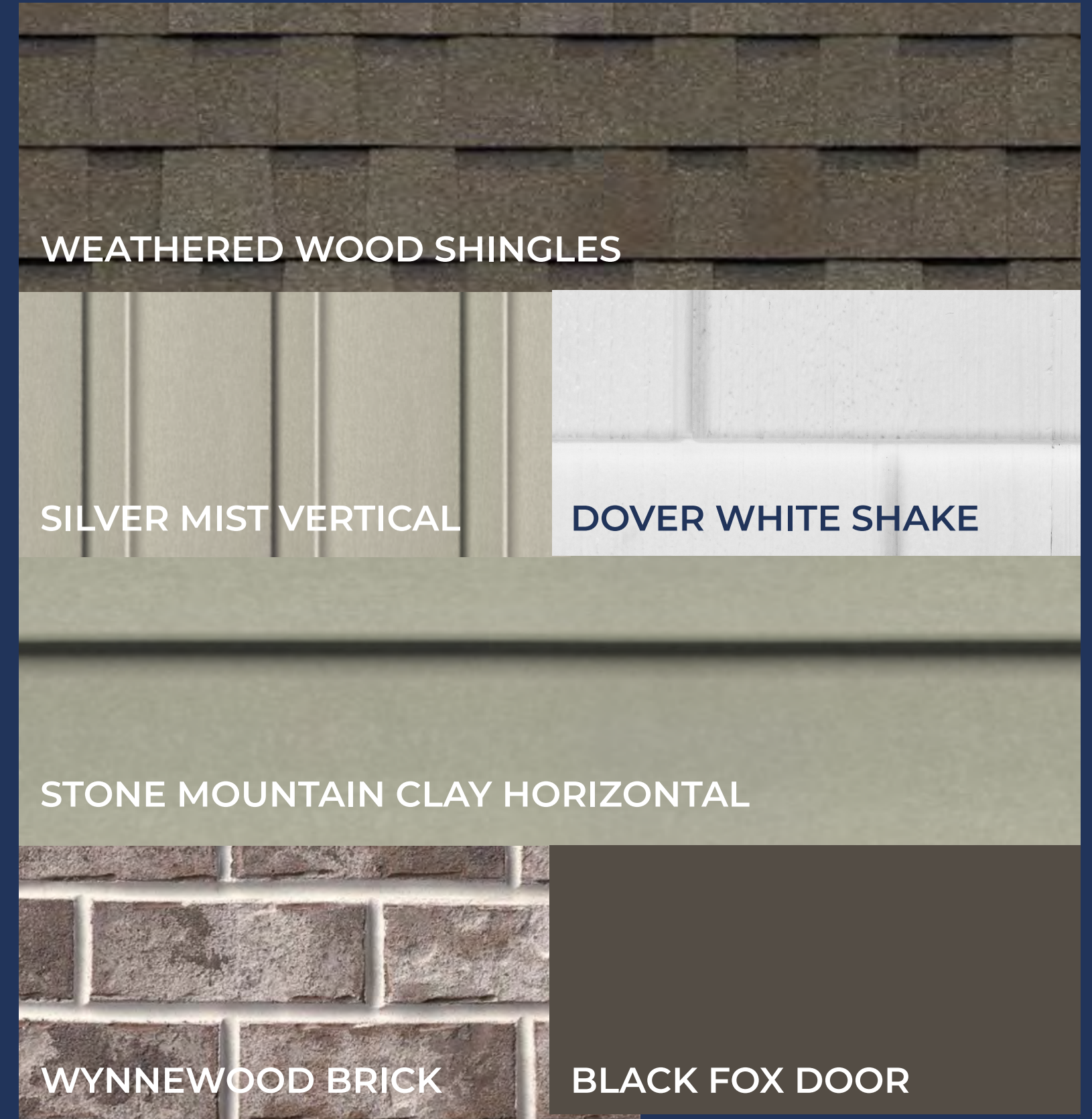
Exterior

color package 5 | included



NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 6 | included



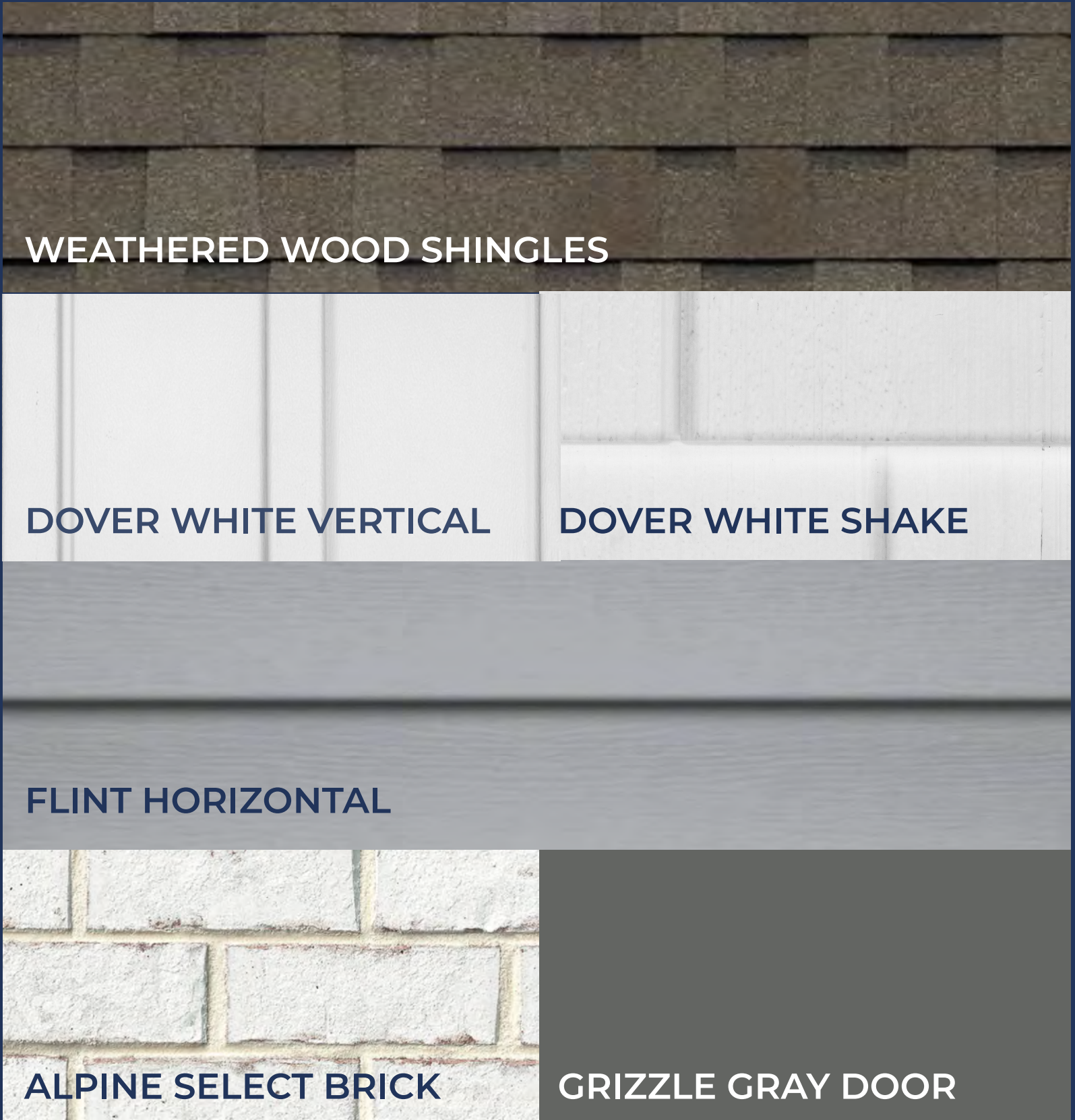
Exterior

color package 7 | included



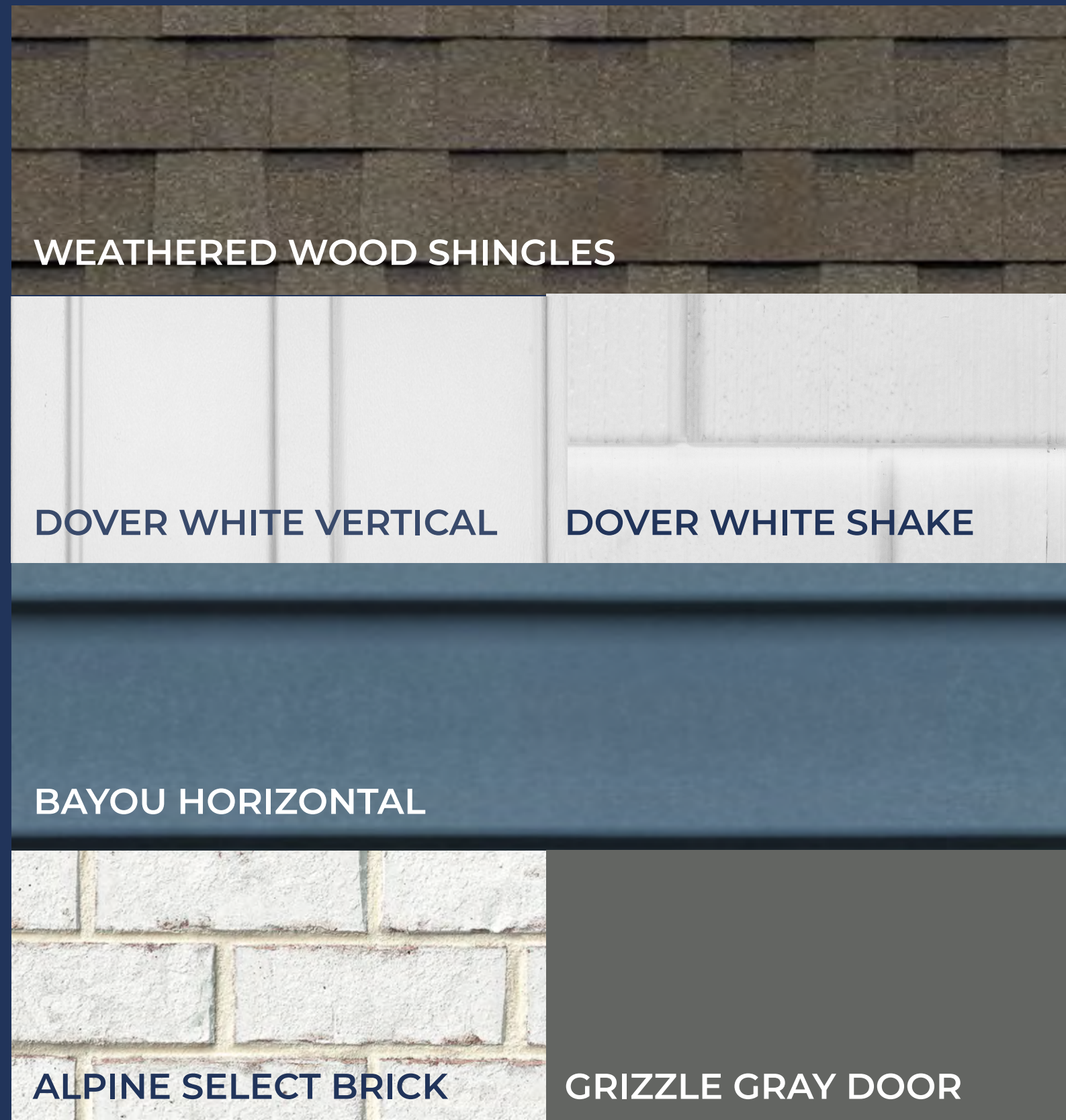
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 8 | included



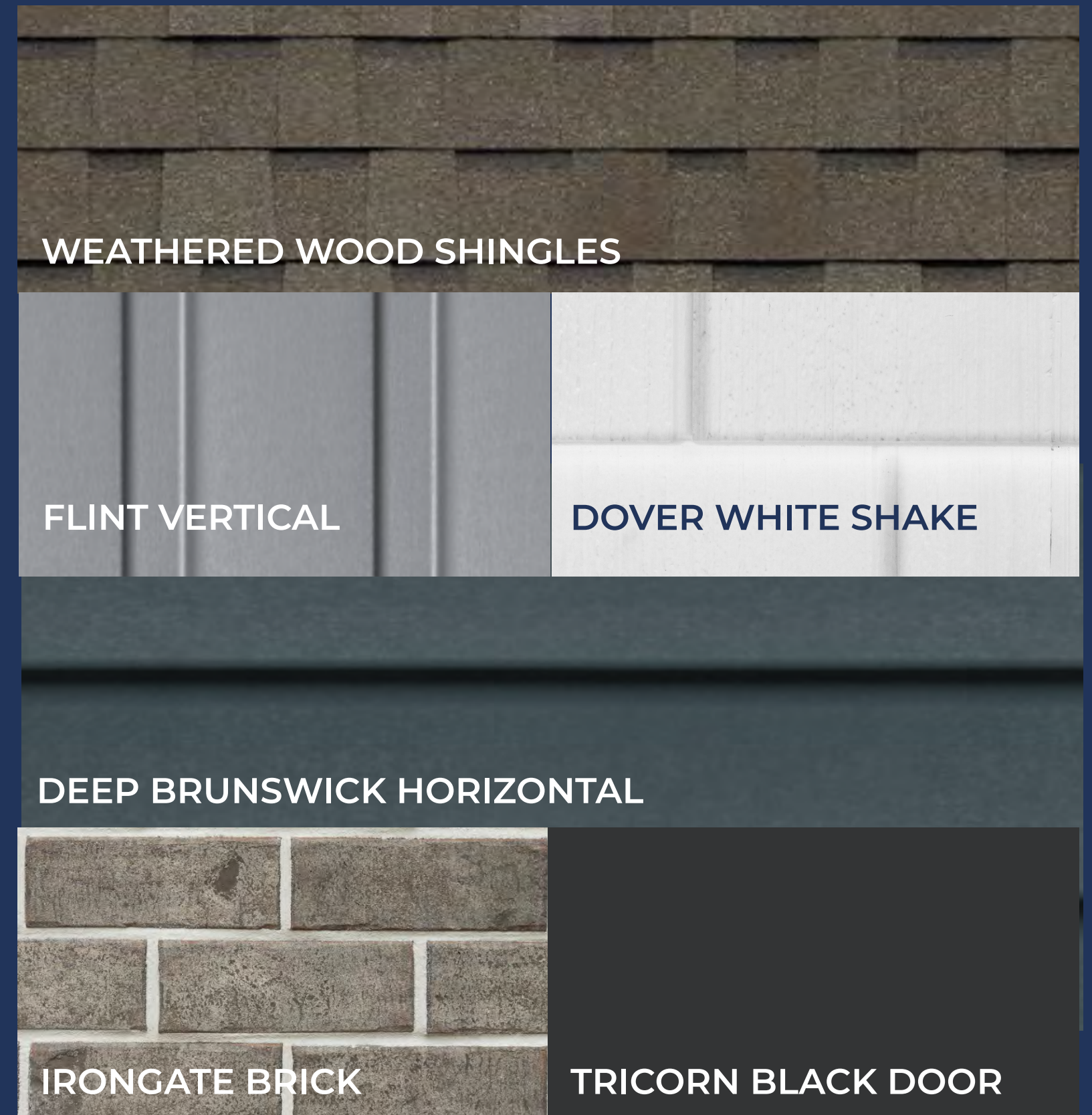
Exterior

color package 9 | upgrade



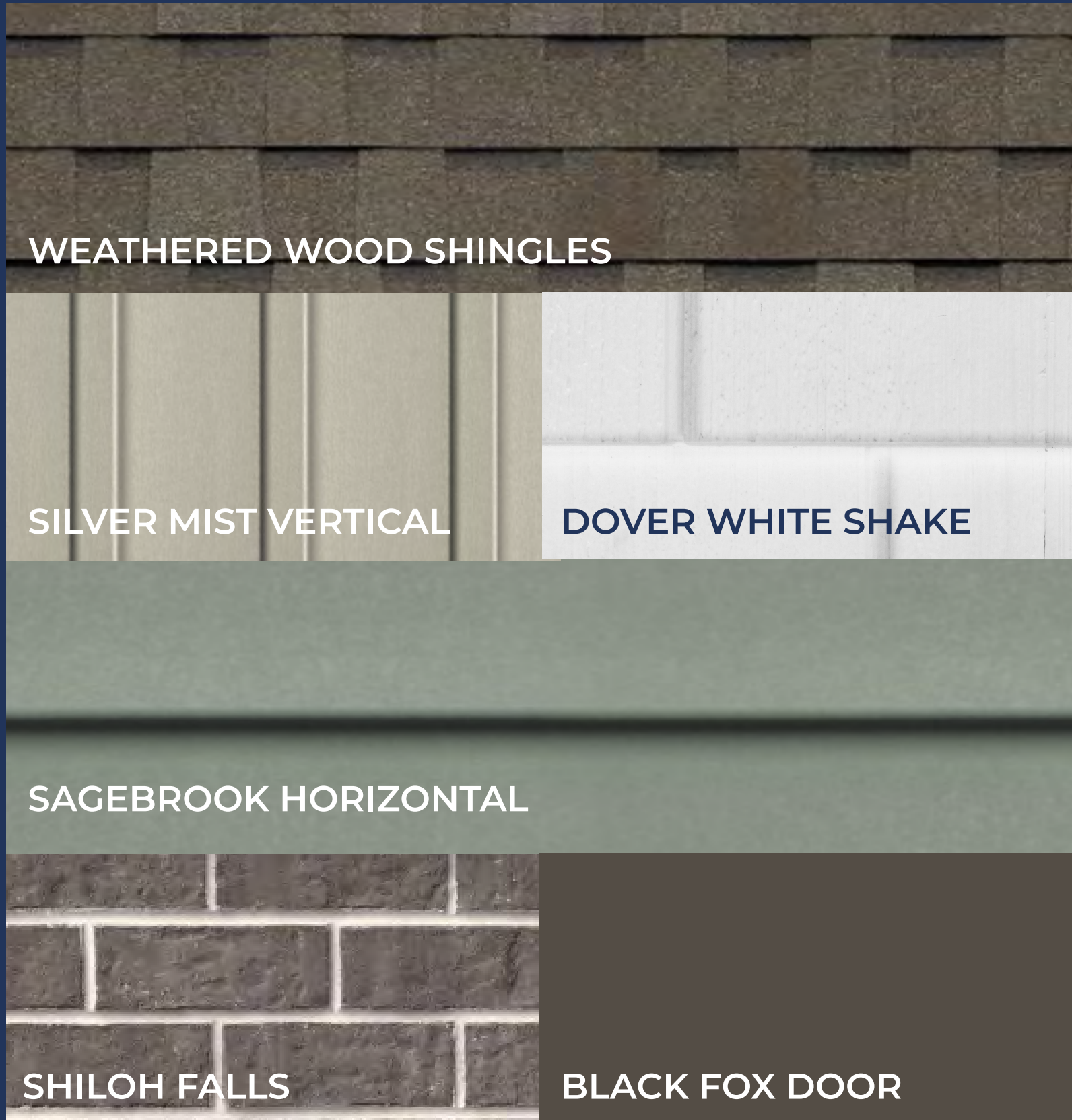
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 10 | upgrade



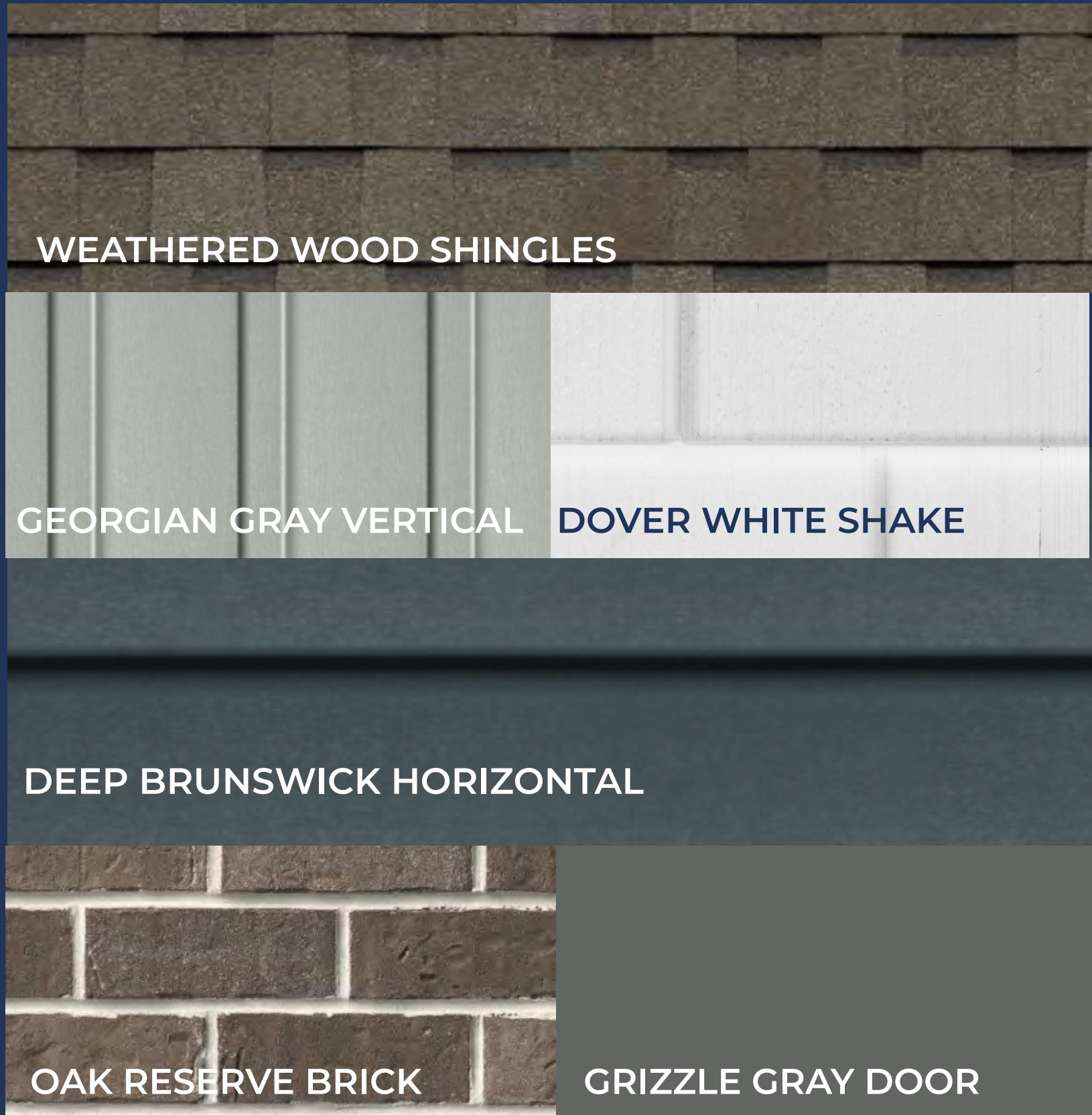
Exterior

color package 11 | upgrade



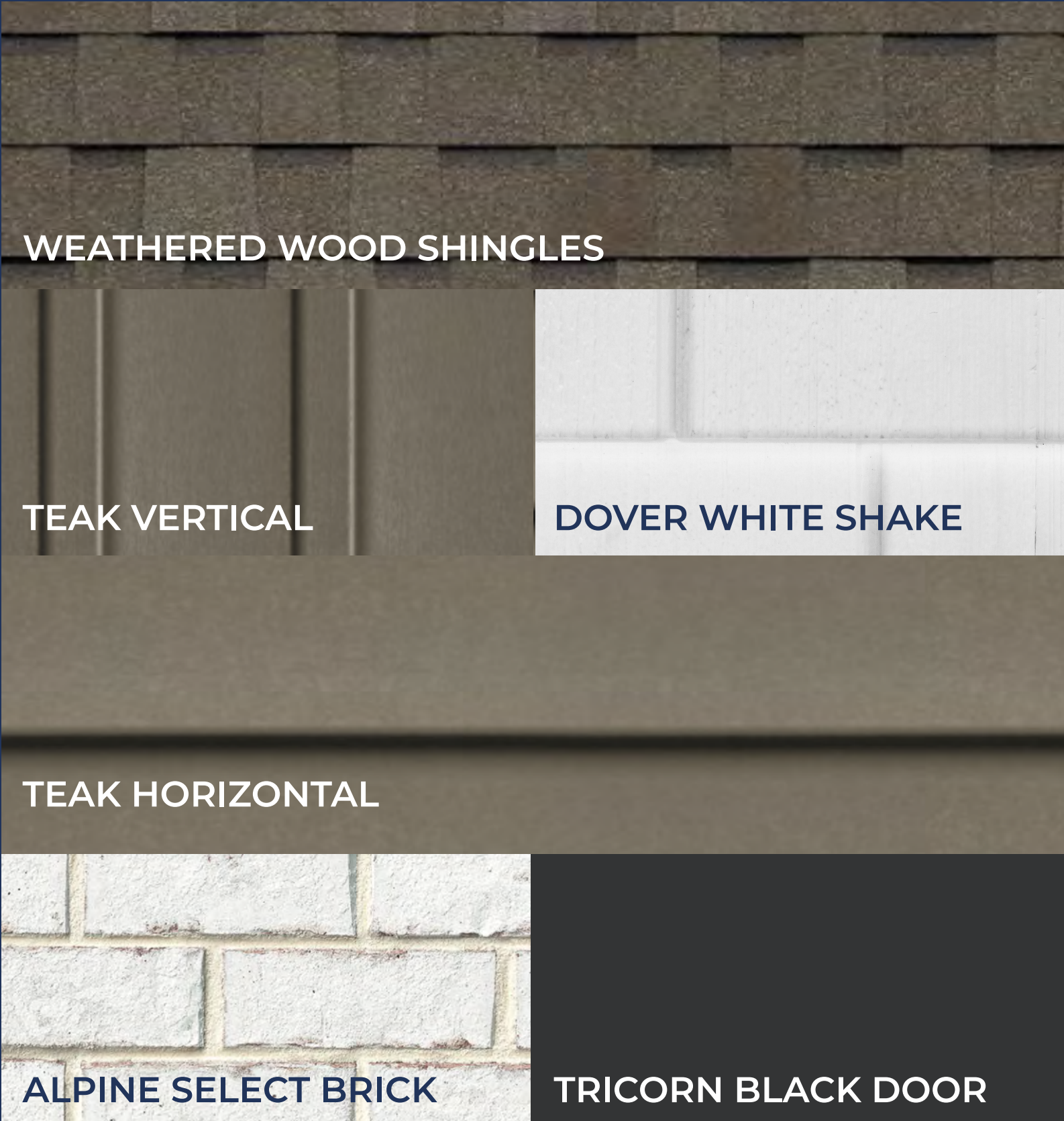
NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

color package 12 | upgrade



Exterior

color package 13 | upgrade



NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.

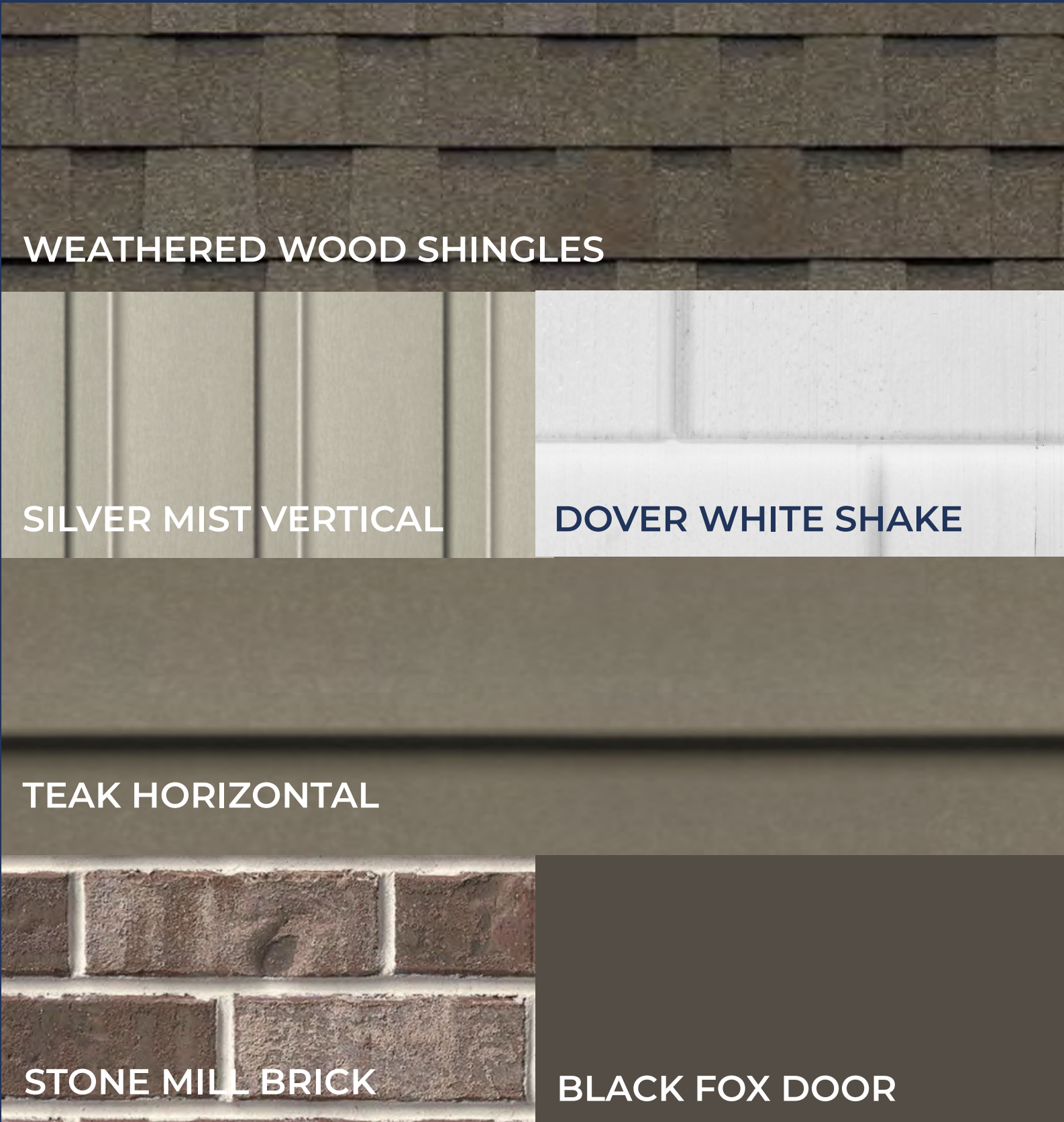
color package 14 | upgrade

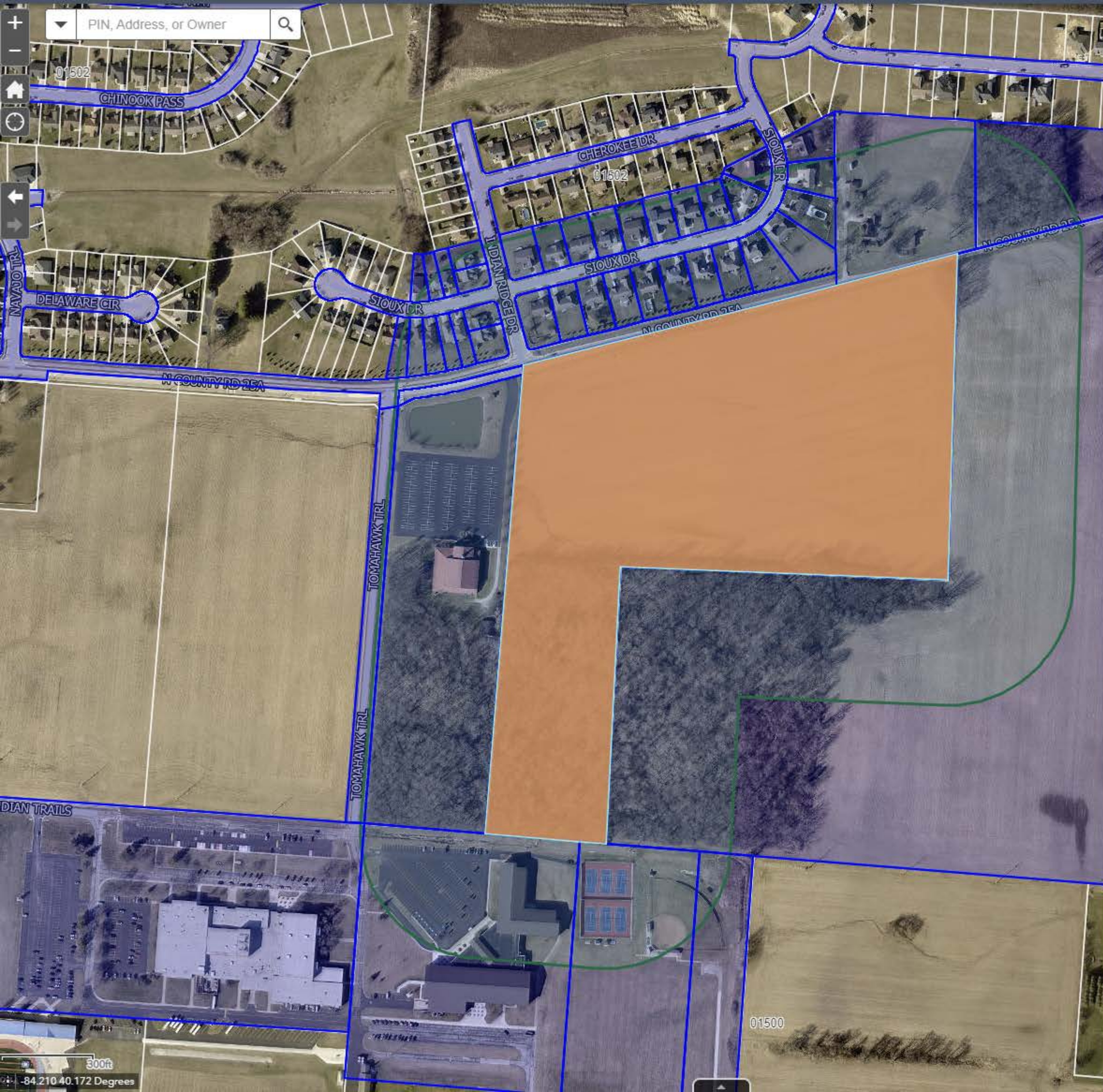


Exterior

color package 16 | upgrade

NOTE: Nearby homes will have unique color packages and may impact available options. Siding types are elevation specific. Contact your sales manager for details.





Public Notification

Select or search for a feature in the map

N44-076909

☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

47 addressees found; do you want to continue?

Review

Download

RESOLUTION No. PC 17-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR A PRELIMINARY DEVELOPMENT PLAN (PDP) FOR THE PIQUA CENTER PLANNED DEVELOPMENT AT 987 E. ASH STREET, PIQUA, OHIO AND TO REZONE THE PROPERTY FROM CX TO PD-MUD

WHEREAS, the property located at 987 E Ash St, Piqua, Ohio, known as the 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 (PDP) for Piqua Center, which includes parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 and has requested adoption of development standards and a rezoning of the property to PD-MUD (Planned Development Mixed-Use District) to accommodate the proposed development; and

WHEREAS, the proposed development standards, 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 voted on findings of fact as required under Section §2.10.2.D. of the City of Piqua Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, 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 Piqua Center, a mixed-use planned development, is expected to enhance general area by providing housing options, creating new retail and commercial opportunities, and maintaining compatibility with adjacent properties and infrastructure;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission of the City of Piqua, Ohio, 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: December 8, 2025
Re: PC 17-25 – Piqua Center Planned Development - PD-MUD Rezoning

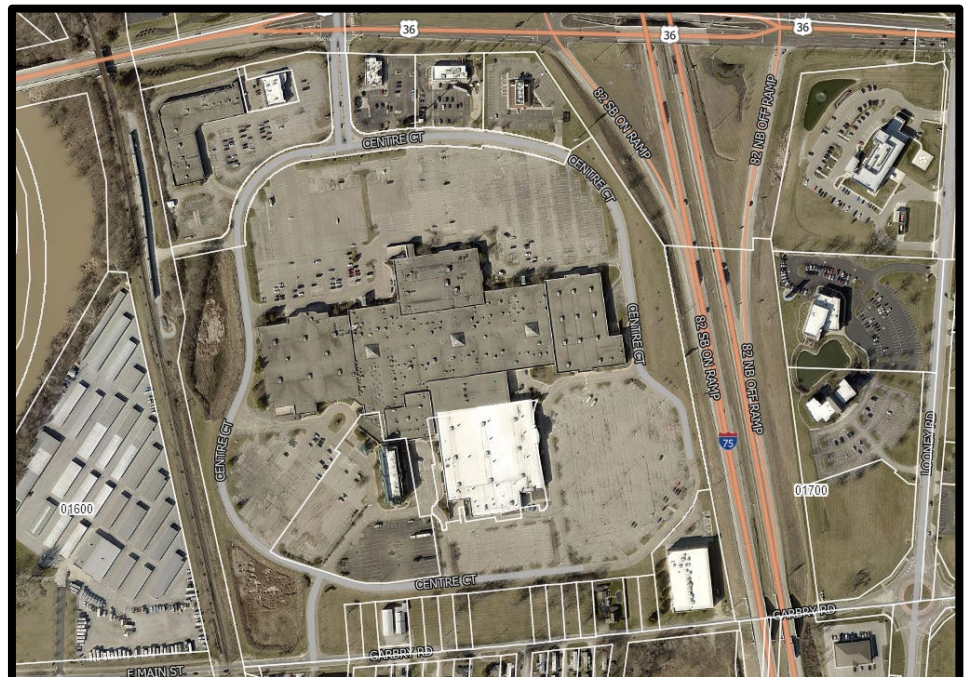
Applicant: James Edmonds, RCS Construction
Owner: Piqua Investment Partners, Celina, OH

Address: 987 E. Ash Street
Parcel #'s: N44-076538, N44-076539, N44-072901, N44- 072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44- 072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916

Zoning: Existing - CX – ‘Corridor Mixed Use’
Requested – PD-MUD – ‘Planned Mixed-Use District’

Request: The application is for adoption of development standards and a preliminary development plan (PDP) for Piqua Center, located at 987 E Ash St, Piqua, Ohio, which will include a mix of residential, commercial, and light industrial / storage uses.

Existing Conditions:



STAFF REPORT

The old Miami Valley Centre Mall site, now called the Piqua Center, includes retail, light industrial, a hotel and the Social, a food hall concept. The developer has made substantial investments into the structure of the building and continues to invest in bringing new tenants to the open spaces.

The property includes substantially more parking than is necessary, and the built environment reflects the 1990-2000 requirements of having enough parking for one day a year. Currently the large parking fields are vacant, with limited events being held within the space throughout the year.

Zoning Map



Property is zoned CX – Corridor Mixed-Use, which is similar to all of the adjacent properties noted in the map above.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the site as corridor mixed-use. This area should include redevelopment of strategic sites along the corridor with a mix of uses with increased intensity at major nodes or intersections, and redesign of existing roadway to calm traffic flow.

Staff Analysis

The applicant has requested a rezoning of the property at 987 E. Ash Street into a Planned Development district, which is one of the first rezonings under the new zoning code language. This request is for the Piqua Center to be rezoned into PD-MUD, which is the mixed-use classification.

The applicant has provided the required Development Standards and Preliminary Development Plan document that are required under the standards for planned developments. Under Section §2.10.2.E. it lays out the required materials for submission.

In reviewing the application, Staff originally provided comments to the applicant, which required the initial tabling of the case. Staff has worked with the applicant to modify the required materials to meet the requirements of the City of Piqua.

Development Standards

The applicant has provided development standards which are attached. These standards cover all of the proposed areas for development and detail all of the specific standards that will be met in each of these areas and phases. The intent of these standards is to provide more flexibility to the developer to accommodate density and unique situations, but to also increase additional opportunities for developments to meet city goals like unique building typology, additional landscaping, and pedestrian and bicycle accessibility.

Preliminary Development Plan

The applicant has provided multiple Exhibits to help understand exactly what they are intended to build and what schedule they intend to build it. As noted within the standards the applicant is showing five areas, with details on the Area 2 phasing plan noted as beginning in 2026 and continuing through 2034.

The site plan shows development of the northern parking lot of the Piqua Center into residential townhome-like attached units. Some of these units are intended to be fee-simple and others are shown as being for lease. The exact breakdown of units will be defined in the final development plan. These areas also show pedestrian scale elements with improved roadway designs and pedestrian crossings. Site elements like bollards, lighting, and unique seating add to the overall design of the project.

STAFF REPORT

The applicant will be required to bring a final development plan (FDP) forward for each phase of development. The FDP will include detailed designs for the buildings, roadways, and all other appurtenances.

Staff Recommendation:

Based on the materials provided, staff recommends **APPROVAL** of the rezoning from CX to PD-MUD and the adoption of development standards and a preliminary development plan for Piqua Center.

Planned Development Findings of Fact and Formal Motion

Piqua Center Planned Development

12.08.2025

PC17-25

Chairperson:

- The Planning Commission is required under Section **§2.10.2.D.** of the City of Piqua Development Code to make specific Findings of Fact based upon the particular evidence presented at this hearing.
- The Planning Commission will now vote, discuss, and come to a consensus on each of the following standards under Section **§2.10.2.D.**
- I will not read each of the findings of fact for the record while the recording secretary records the vote of each member.

1. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides pedestrian accessibility and connectivity throughout the design.

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

2. The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-planned development zoning standards.

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

3. The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-planned development zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, water, sewer, power, fire and police protection.

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

4. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

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

5. If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining required setbacks for specific uses within the planned development.

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

Chairperson:

- Do I have a motion on the proposed case?

Any Member:

- I make a motion to recommend (APPROVAL / DENIAL) of PC_____, based on the findings of this public hearing.

IF APPROVED, list any additional comments, stipulations, or conditions from the Planning Commission:

IF DENIED, reference noncompliance standards here:

ANY MEMBER MAY SECOND THE MOTION.

The recording secretary will call the vote:

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

Documented in a public meeting and recorded on this form for PC _____.

Emily McCulla, Recording Secretary

A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR PIQUA CENTER, A MIXED-USE DEVELOPMENT LOCATED ON CENTER COURT, PIQUA, OH 45356.

Date Adopted: December 9, 2025

Date Modified: N/A

The Piqua Center redevelopment is a mixed-use project transforming a legacy mall site into new residential, hospitality, retail, office, and light industrial spaces, anchored by public amenities and community gathering areas. Large parking fields will be redeveloped into walkable blocks, plazas, and corridors that connect uses across the site. Initial phases focus on Area 2, establishing the first mixed-use buildings and amenities that will anchor future growth. The framework remains flexible to adapt to market demand and community needs, while creating a vibrant new center for the City of Piqua.

PRELIMINARY DEVELOPMENT PLAN

This Planned Development Plan (PDP) and Development Standards shall serve as the official regulatory framework for redevelopment of 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 redevelopment framework, showing buildable zones for residential, hospitality/entertainment, hotel, retail, professional office, medical office, and light industrial uses, together with public spaces and amenities. Building locations, heights, frontage conditions, circulation, parking, pedestrian buffers, gathering areas, and monument signage are illustrated as guiding elements. The plan reflects the entire Piqua Center site and distinguishes between public right-of-way improvements and private circulation drives to provide clear direction for access and permitted uses.

Exhibit A-1: Open Space Plan. Shows plazas, landscaped buffers, and community gathering areas integrated within the circulation and frontage framework. Open space layouts are conceptual, ensuring that each phase delivers usable public realm improvements while allowing flexibility in form and detailing.

The plan also highlights shared sitewide landscape systems such as the main corridor plantings, parking edge, and highway buffers, and parking field enhancements.

Exhibit A-2: Pavement & Crossings Plan. Identifies roadway surfaces and pedestrian crossing types throughout the site. The plan establishes asphalt as the standard surface for existing and new drive aisles, with reinforced concrete at truck and service routes, and optional decorative treatments at key pedestrian areas. It coordinates material differentiation, crosswalk alignments, and bicycle corridor transitions in accordance with the Connectivity Plan. All improvements within the public right-of-way are subject to City and ODOT paving standards.

Exhibit B: Area Plan. The Area Plan breaks the site into areas that have unique and separate regulations. This shows all areas with each potential use.

- Area 1 – Piqua Center
- Area 2 – Piqua Courts
- Area 3 – Hotel (Existing)
- Area 4 – Remaining Property at Piqua Center
- Area 5 – Properties Along Garbry Road

Exhibit B-1: Area 2 Phasing Plan. The Phasing Plan divides the Area 2 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 represent 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 C: Connectivity Plan. Outlines the roadways and pedestrian and bicycle framework, including a continuous bikeway connection that includes portions that are separated and portions that are buffered on-street / edge bikeway from US-36 through the site to Garbry Road, integrated with shared lane and bicycle boulevard routes. The plan coordinates sidewalks on both sides of streets, crosswalks, and plaza links to promote multimodal connectivity and pedestrian comfort. The Connectivity Plan incorporates a separated bikeway along the entrance to the development from US36, a buffered on-street / edge bikeway along the west portion of Center Court Drive and shared lane operation on the east portion, consistent with Exhibit C-1. The plan establishes bicycle boulevards, shared lanes, and buffered bikeway segments detailed in Section 6 (F–I) Pavement and Crossings Standards.

Exhibit C-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. Cross sections, planting verges, on-street parking, and lane configurations are provided to guide multimodal design. The Center Court Roundabout will be designed as a low speed (25 mph) circulation element. The central island may feature public art, monument signage, and an optional archway as gateway elements. Illustrations are approximate, allowing adjustments in future phases while maintaining overall circulation intent.

Exhibit C-2: 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 C-3: Truck Turns WB-50. Demonstrates turning paths for large delivery and service vehicles. Confirms clearances and geometry for truck movements within internal drives, loading areas, and the roundabout.

Exhibit C-4: Truck Turns SU-30. Depicts smaller vehicle turning movements for local service access, ensuring compatibility with internal street geometry and design standards.

Exhibit D: Lighting Plan. Indicates the general distribution of street and site lighting to coordinate with pedestrian and vehicular circulation. The plan illustrates coverage across the full site, with locations shown in an illustrative manner to ensure safety and consistency.

Exhibit E: Utilities & Easement Plan. Illustrates the location and routing of public and private utilities across the site, including water, sanitary sewer, stormwater,

electric, gas, and telecom. The plan identifies existing systems, proposed relocations, and easement needs, showing whether utilities are within public right-of-way or private roadway corridors. Stormwater facilities, underground service lines, and utility screening are conceptually indicated, with final alignments to be determined in later phases.

Exhibit F: Signage Plan – Identification & Wayfinding. Shows the placement and general types of project identification and directional signage, including the 2025 Vantage “Hub Directional” post and panel series. Defines the relationship of monument, area, and tenant signage to the overall site framework, maintaining a cohesive appearance consistent with the project identity. All illumination is to be shielded and non-flashing. Optional archway features and public art within the public right-of-way are subject to City review and approval.

Exhibit F-1: Signage Plan – Functional / Safety. Addresses all regulatory, MUTCD, and fire lane signage. Distinguishes City maintained signs within public right-of-way from those privately maintained on internal drives. Illustrates general placement and coordination of regulatory, fire, and bicycle related signage to ensure consistency, safety, and clear wayfinding throughout the site.

Exhibit G: 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 H: 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.

Exhibit I: Example Building Elevations. Provides sample building elevations to illustrate the concept, character, and scale of structures within the development. These examples are not engineered or fully designed but are intended to reflect the general type and proportion of buildings envisioned for Piqua Courts. The illustrations serve as conceptual references to guide expectations for massing and appearance while maintaining flexibility for refinement in final development plan design stages.

The Concept Plan and Exhibits serve as guiding frameworks for redevelopment, establishing clear direction for massing, circulation, and amenity placement. They provide a basic framework to allow finalization through Final Development Plans, where the overarching design intent and development objectives are preserved.

PERMITTED USES

Based on Exhibit B (Area Plan), the following uses are permitted for each Area of the development. These allocations establish maximum square footage by use category and serve as compliance thresholds for future submittals. Final Development Plans must not exceed these thresholds.

Key Use Types

- Hospitality. Restaurants, cafes, bars, breweries, event halls, and entertainment uses (e.g., duckpin, mini golf, pickleball). Includes both food & beverage and flexible community/entertainment venues.
- Hotel. Overnight lodging such as hotels, inns, or extended stay. May include flexible formats if market demand supports.
- Retail. Shops and services (non-food). Covers a range of small-scale and larger commercial retail formats.

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 (a)
- C. Retail - 10,000 SF
- D. Residential - 200,000 SF
- E. Hotel - 50,000 SF (b)
- F. Medical Office - 25,000 SF

Note:

- (a) Intended to activate the Main Street Corridor (Circulation Corridor A).
- (b) Optional and only included if market demand supports.

Area 3 - Hotel

- Hospitality - Existing hotel

Area 4 - Remaining Properties 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 (a)
- C. Retail - 25,000 SF
- D. Residential - 150,000 SF
- E. Medical Office - 25,000 SF

Note:

(a) Supportive neighborhood scale food & beverage (e.g., cafes, restaurants), not destination venues.

PROHIBITED USES

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

1. Residential
 - A. Single unit detached housing
 - B. Two-unit housing (duplexes)
 - C. Live/work units
 - D. Group Homes
 - E. Manufactured Home Park
2. Public Uses
 - A. Cemeteries
 - B. PreK-12 schools
 - C. Solar fields
 - D. Wind turbine fields
3. Commercial
 - A. Commercial agriculture
 - B. Plant Nursery
 - C. Golf courses
 - D. Shooting ranges

- E. Animal & Care Uses
- F. Outdoor animal care (kennels, runs)
- G. Short-Term Rentals
- H. Medical Marijuana Dispensary
- 4. Industrial
 - A. Moderate-impact industrial uses
 - B. High-impact industrial uses
 - C. Data centers
 - D. Warehouse & Distribution Centers
 - E. Mining
- 5. Other
 - A. Self-service storage facilities (mini-warehousing)
 - B. Vehicle repair garages
 - C. Marijuana Cultivators and Processors
 - D. Place of Worship
 - E. Energy / Agriculture Uses
 - F. Remote Shared Parking Uses
 - G. Vehicle Sales and Rental
 - H. Vehicle Repair
 - I. Car Wash
 - J. Fueling Station
 - K. Warehouse & distribution centers

Any use not expressly listed as permitted 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 current redevelopment primarily focused on the north parking lot. The project is envisioned as a high-density mixed-use district that transforms underutilized areas into a connected, multi-phased framework. Future development is contemplated in the south parking lot and properties along Garbry Road.

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. Basic requirements are provided as the minimum such standard that will be provided, recognizing that adjustments may be made in future submittals so long as the overall character, connectivity, and development objectives are preserved.

1. 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 ensure a balance of uniformity and character.

- 1) 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.
- 2) 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.
- 3) Office/commercial facades longer than 40 feet must incorporate plane changes, detailing, or fenestration to maintain pedestrian scale.
- 4) 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. Reflective glass greater than 30% is prohibited.

E. **Main Building Entrances.** Primary entrances will project or recess from main massing to create emphasis 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.** Each facade will use a limited color scheme of two to three colors. Allow the natural color of materials such as stone and metal to dominate the majority and the use of trim and accents for the secondary color. This complementary color will be rich and understated but have an impactful presence. All colors will be historic in palette.
- 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.

2. Utilities.

- A. **Underground 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.
- B. **Water and Sewer Connections.** All occupied buildings will connect to municipal water and sanitary sewer systems. Private wells or septic systems are not permitted.

- C. **Stormwater Management.** Stormwater facilities will be designed to manage runoff in accordance with applicable regulations and sized to accommodate 100-year storm events.
- D. **Equipment Screening.** Transformers, switchgear, and similar equipment shall be screened from streets and pedestrian areas with architectural enclosures or evergreen plantings.
- E. **Lighting Service Lines.** Service lines for street and site lighting will also be placed underground, consistent with lighting requirements.
- F. **Utility Coordination.** Utility routing, easements, and separations will be coordinated with the City of Piqua Community Services Department, Miami County Sanitary Engineering Department, and Ohio Utility Protection Service (OUPS) prior to installation.

Utility locations illustrated in the Preliminary Development Plan are conceptual and may be adjusted during final engineering, subject to coordination with applicable City departments.

All new or rerouted utility lines and service routes shall be located underground and may be modified during final engineering to accommodate stormwater, screening, lighting, and fire protection infrastructure, subject to City coordination.

- G. **Fire Protection.** All buildings shall be designed and constructed with fire protection systems appropriate to their use and classification, in accordance with the Ohio Building Code. Commercial, hospitality, entertainment, and mixed-use buildings within Piqua Courts will utilize NFPA 13 systems, while residential or lodging buildings may utilize NFPA 13R systems where permitted by code. Should future phases or tenant changes introduce additional residential occupancy, the applicable NFPA 13R provisions may be extended accordingly, subject to building code review. The final system type for each structure will be confirmed during Final Development Plan and building permit review.

3. Public Right-of-Way (ROW) Improvements.

Certain improvements adjacent to the project site are located within the public right-of-way and are anticipated to be delivered by the City of Piqua in coordination with project phasing. These improvements may include roadway approaches, landscaped medians, pavement markings, utilities (above and below ground), lighting, and related circulation features. Final design, timing, and funding responsibilities will be determined through subsequent agreements with the City.

Key aspects tied to ROW include:

- A. **Roadways.** Approach lanes, roundabout geometry, and circulation corridors within ROW are City led improvements.
- B. **Utilities.** Extensions or relocations within the ROW will be coordinated with the City.
- C. **Lighting.** Street and intersection lighting in ROW will follow City standards.
- D. **Connectivity.** Sidewalks and bikeways crossing into ROW require coordination with the City.
- E. **Landscaping.** Median and frontage plantings in ROW are anticipated to be installed by the City.
- F. **Signage.** Monument or directional signs within ROW will be coordinated with the City.
- G. **Public Art.** Any roundabout installation in ROW will require City approval regarding design, ownership, and maintenance

4. 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 right-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.

5. 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.

1. All non-decorative fixtures shall be full cutoff (fully shielded) to prevent upward light.
2. Cobra-head fixtures, searchlights, and moving light beams are not permitted.
3. Decorative pedestrian-scale fixtures are encouraged in walkable areas; fixtures above 15 feet must be shielded to prevent spill.
4. LED technology shall be used for all fixtures, with color temperatures generally near 4000K.
5. 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

C. General Standards (apply to all fixtures):

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

D. Illumination Levels.

1. At street right-of-way: maximum average 2 footcandles, uniformity ≤4:1 (standard).
2. At residential property lines: ≤0 footcandles. At non-residential property lines: ≤1 footcandle.
3. Site lighting: not to exceed 6 footcandles on average. Drive-through areas may reach 10 footcandles, localized for safety.

E. Building & Wall Lighting.

1. Wall packs must be full cutoff and directed downward, not used as architectural attention devices.
2. Accent lighting may highlight architectural details or landscaping, provided spill into the night sky is minimized.
3. Neon or continuous tube accent lighting is prohibited.

F. Poles & Bases.

1. Parking lot poles shall not exceed 25 feet in height; pedestrian poles shall not exceed 15 feet.
2. Bare metal poles and exposed “sonotube” bases are prohibited.
3. All poles must use coordinated finishes consistent with the approved fixture schedule.

G. Canopies & Special Areas.

1. Under canopy lighting must be recessed or shielded flat lens LED fixtures.
2. Illumination beneath canopies must not exceed 24 footcandles.

H. Energy & Sustainability.

1. All fixtures shall be LED with ~4000K color temperature (warmer CCT permitted at residential edges).
2. Fixtures at residential edges of the site shall use warmer color temperatures and reduced pole heights to minimize impacts.
3. All service lines for lighting shall be placed underground.

I. Integration with Site Plan.

1. Lighting placement, types, and routing shall comply with the approved Lighting and Utility Plan.
2. Final Development Plans must submit a photometric plan demonstrating compliance with these standards and code requirements.

6. Pavement Markings and Stripping.

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

- A. **Crosswalks.** High visibility striping at all internal intersections and drive crossings.
- B. **Bicycle Facilities.** Sharrows, lane markings, and signage per MUTCD and ODOT standards, installed at regular intervals. Buffered On-Street / Edge Bikeway segments (Center Court Drive, West Portion) shall be surfaced in asphalt with 2' painted standard buffers (wide solid white lines or diagonal markings consistent with ODOT bicycle facility standards) and green pavement at crossings, consistent with PDP Connectivity Standards.
- C. **Parking.** On-street spaces striped consistent with the Circulation Commitments

Plan (parallel, angled, and 90-degree).

- D. **Fire Lanes.** Red curb striping and stenciled text every ± 50 feet, coordinated with the Fire Department.
- E. **General.** All markings shall comply with MUTCD and City of Piqua standards. Detailed layouts will be provided at the Final Development Plan stage.

The following enhanced paving and surface treatments (F-I) apply specifically to Area 2 Piqua Courts (Center Court Drive and associated internal circulation areas). These standards address the primary gateway, roundabout, plaza interfaces, and shared truck access zones within that development area. Other areas of the Piqua Center site shall continue to follow general City and ODOT paving standards unless separately defined in a future Final Development Plan.

- F. **Enhanced Paving Treatments.** Pedestrian crossings, activity zones, and plaza edges shall incorporate stamped asphalt or colored concrete in a herringbone brick pattern or equivalent. These decorative treatments are intended to reinforce pedestrian priority and complement the overall brick and masonry character of the Development. Paving tones shall be muted clay or earth hues consistent with the overall material palette described in Section 1. All other roadways and drive aisles shall remain or be resurfaced in asphalt (ODOT mix) by default. Final texture, color, and pattern selections shall be coordinated and verified during Final Development Plan review. Finish locations shown are conceptual and may shift or be omitted as engineering or phase refinements occur.
- G. **Roundabout Treatment.** The City shall provide a design that is complementary to the overall design of the project with the Center Court Roundabout shall function as a low speed (25 mph) multimodal circulation element. The design shall complement the overall project character and may include public art, monument signage, and/or an optional archway as gateway features. Crosswalks shall utilize high visibility markings and materials consistent with enhanced paving treatments.
- H. **Service Drive and Plaza.** Drive aisles adjacent to the existing dock and plaza frontage shall utilize reinforced concrete paving designed for truck and service loading. Where these aisles interface with pedestrian plazas or crosswalks, an optional decorative paver band or border shall be incorporated to visually tie to adjacent finishes.
- I. **Buffered On-Street / Edge Bikeway.** The portion of on-street bikeway located along the west frontage shall utilize asphalt paving with 2 feet painted standard buffers (wide solid white lines or diagonal markings) and green pavement at crossings. Final pavement section thicknesses shall follow ODOT shared use path

standards, providing an overall width of approximately 12 feet (8 feet paved plus 2 feet buffers each side). The design intent is consistent with ODOT bicycle facility and MUTCD marking standards.

- J. **Mid-East Parking Field and Shared Truck Drive.** This includes a truck compatible drive aisle shall use heavy duty asphalt or reinforced concrete paving designed for truck loading while maintaining visual consistency with surrounding asphalt areas. Decorative crosswalk and/or band treatments shall be incorporated using brick pattern stamped asphalt or colored concrete to reinforce connectivity.

7. **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.

- 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). The frontage zone may be utilized for stoops, patios, or terraces, with a minimum 8 feet clearance for balconies above.

B. **Building Envelopes.**

- 1) 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.
- 2) 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.
- 3) Area 3 - Existing Hotel.
- 4) Area 4 - Piqua Center Remaining Parcels. Pads may be developed for office, retail, or residential infill. Setbacks shall follow the 10-foot minimum. Height shall be no greater than three (3) stories or sixty (60) feet, whichever is less.

- 5) 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 three (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.

- 1) Open space may include plazas, courtyards, landscaped setbacks, walkways, fountains, and other pedestrian oriented areas.
- 2) 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.

- 1) Circulation Corridor A shall include parallel parking (8 feet by 22 feet) on both sides, striped where applicable.
- 2) Circulation Corridor B shall include 60 degree angled parking on the north side only, with curbed shoulders on travel lanes.
- 3) Court Drive shall include 90 degree parking on both sides.
- 4) 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.

8. Landscaping.

All Final Development Plans 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:

- 1) Be hardy to the Piqua region (Zone 6a), non-invasive, and capable of thriving on natural rainfall once established or with supplemental irrigation.
- 2) Follow Development Code requirements: no artificial plants; minimum sizes at planting; and standards for maintenance and replacement.
- 3) Integrate with existing vegetation and topography, using earth mounds and plant groupings to create naturalistic and visually varied landscapes.
- 4) Screening for existing service and loading areas, including the dock along the north face of the existing mall, shall be addressed through a combination of retained masonry walls and supplemental evergreen landscaping to soften visibility from adjacent drives and plazas.
- 5) Large Tree Definition. Deciduous trees greater than or equal to 40' tall at normal full-grown height, with a canopy of 30' spread at maturity.
- 6) Ornamental Tree Definition. Deciduous tree that normally attain a full-grown height of less than 30' with a 15-30' canopy spread at maturity.
- 7) Landscaping illustrated within public right-of-way on Exhibits is conceptual only and reflects the Developer's intended streetscape improvements. Final design and installation shall be done by the Developer, and maintenance shall be by the City.

B. Trees Required.

- 1) Frontage Trees.
 - a. A tree shall be planted at a rate of one large tree for every 35' of road frontage (public or private) or one ornamental tree for every 15' of road frontage (public or private).
 - b. Trees shall be planted along primary street frontages at regular intervals to establish a consistent canopy, but up to 25% (one quarter) of the required frontage trees for each frontage may be grouped together, provided each tree has adequate space to reach full maturity.
 - c. Landscaping Adjacent to I-75. To preserve visibility into the site while meeting screening objectives, the I-75 frontage will include a combination of ornamental trees, low evergreens, and shrubs arranged in clustered groupings rather than a continuous tree line. Existing earthen mounding will be maintained and supplemented with new plantings to enhance texture and seasonal interest. Plant species will emphasize lower growth ornamental varieties (mature height approximately 15 to 20 feet) to avoid blocking views of internal development. Final species, spacing, and cluster

patterns will be detailed at the Final Development Plan stage.

- d. Frontage trees and streetscape landscaping along Center Court shall be installed with Phase 1 (2026–2028) to allow early establishment of street trees and a consistent district edge as future phases build out. Implementation will be coordinated with Phase 1 roadway construction, including curbing, tree pits, and related streetscape improvements, subject to development team feasibility review prior to final design.

2) General Landscape Trees.

- a. A large tree shall be planted at a rate of one large tree for every 2,000 square feet of impervious surface, inclusive of building coverage, impervious pavement and roadways, and impervious parking areas. Existing island and perimeter trees may satisfy this requirement where feasible. Required trees may be placed in existing islands or along perimeters and pedestrian corridors.

While existing landscaping conditions may remain until improvements occur, the overall site shall come into full compliance with all applicable landscaping requirements over time as parking fields, roadways, and site areas are resurfaced, reconstructed, or redeveloped in phases.

- b. Up to 50% of the large trees required to meet the General Landscape Tree requirement may be substituted with an ornamental tree, provided the number of trees provided is increased at a rate of 1.5 ornamentals per large tree with all substitutions rounded up to the next whole tree.

- C. **Parking Lot Screening.** A combination of trees, shrubs, and screening plants shall provide at least 36 inches of height to screen parking lots from adjacent streets and internal circulation drives. Where parking edges face a public or shared lane street, a minimum 6 feet wide landscape strip planted with shrubs (36”), ornamental grasses, and ornamental trees (1 per 40 feet typical) shall be required. This buffer softens the view of parked vehicles while maintaining visibility for bicyclists and drivers, and applies primarily to the northeast frontage of Area 2 Development between Center Court Drive and the adjacent parking aisle. Earth mounds with vegetation, decorative masonry walls and landscaping may be used to enhance the perimeter.
- D. **Impervious Surface & Parking Lots.** Continuous landscape islands should be incorporated at regular intervals within parking fields such as at the ends of aisles, between every fourth double row, and every tenth (10) parking space to break up expanses of paving and provide shade. Trees will be planted at locations protected

from vehicular encroachment. Landscape islands will be designed to separate parking aisle, direct traffic, and break large expanses of asphalt.

Existing parking lot configurations may remain until resurfacing, curb replacement, or reconstruction occurs. At that time, the lots shall be brought into conformance with the continuous landscape island requirements outlined in this section.

- 1) Required trees placed in landscape islands shall be placed in a space containing at least 170 square feet of pervious surface area per tree, with the smallest dimension of pervious surface area being 6 feet, to allow for adequate root aeration and expansion. Islands may contain areas of less than 6 feet outside of the area required for tree plantings.
- 2) Islands should also include shrubs and/or ground cover, with measures to protect landscaping from vehicle encroachment.
- 3) No parking space shall be more than 80 feet from at least two large trees or equivalent number ornamental tree substitutions.
- 4) Existing landscape islands will remain in place and be maintained with appropriate tree and shrub plantings. Where resurfacing or restriping occurs, parking lots shall come into conformance with this code language.
- 5) The Northwest (Dunham's) and Southwest (between the existing hotel and stormwater basin) parking fields are included in Phase 1 for general surface retouching only, paving repair, curb maintenance, and minor landscape refreshes and shall be required to come into conformance with this code only if any paving or curb maintenance is completed in these lots after Phase 1 is completed.
- 6) The South and Southeast (shared with Cinemark) parking fields shall be required to come into conformance if any paving or curb maintenance is completed in these lots. Flexibility shall be granted to allow required parking lot islands to be moved to create truck lanes and access to the light industrial uses, but the overall number and size of required islands shall be met.
- 7) The northeast parking edge along Center Court Drive shall incorporate a minimum 6 feet wide landscape strip planted with shrubs (36"), ornamental grasses, and ornamental trees (1 per 40 feet typical) as shown on the Open Space Plan.

E. **Planting Standards.** Plant selections shall comply with minimum code standards while allowing for additional 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.

- 1) All General Landscape Trees shall have a DBH (diameter at breast height) of at least 2.5 inches and be at least 8' tall at planting;
- 2) Frontage Trees will have a DBH of at least 3 inches and be at least 8' tall at planting;
- 3) Evergreen trees will be at least six (6) feet high at the time of planting.
- 4) A minimum of 50% of the deciduous trees on the site shall be native trees.
- 5) To reduce the potential for the spread of diseases and to reduce monotony of design, no more than 40% of trees planted shall be from the same genus.
- 6) Shrubs shall be a minimum of 36 inches high at the time of planting.
- 7) Existing trees that are damaged or destroyed due to natural conditions or other natural causes and are part of the approved landscape plan shall be replaced at a rate of 1 large native tree per tree removed or lost due to such natural causes. Trees removed other than due to natural causes shall be replaced at a rate of 1 large native tree for every 2" caliper of trees removed. Trees planted as part of a landscape plan that are damaged, diseased, and/or otherwise in need of removal shall be replaced with an equivalent tree meeting the requirements above.
- 8) Trees planted to meet the minimum requirements of these standards shall not be topped or otherwise prevented from attaining a natural mature canopy. This provision is not intended to prevent the necessary removal of dead or damaged limbs or prevent the removal of limbs near intersections and driveways that are causing a traffic visibility hazard.
- 9) Landscape design will strive to be creative. The planting design will use massing or groupings of materials to create a stronger visual impact for high speed areas, create dense screening in certain areas, break up the large parking areas, use plant diversity for long term health of the plants, use repetition for continuity, and create visual interest by incorporating spring and summer flowers and fall color.

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

9. Screening Standards.

Ground and roof mounted mechanical equipment, trash receptacles, and loading areas shall be screened from public view through evergreen plantings (minimum of 6' at planting), 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.

The existing service dock located along the north face of the existing mall shall remain. Existing masonry wing walls on the north and south sides will be retained as structural screening. A supplemental landscape buffer will be provided along the west approach drive to reduce visual impact toward the adjacent plaza and drive intersection. The buffer will consist of evergreen shrubs and ornamental or shade trees planted at regular intervals to maintain a continuous visual screen. The dock will remain open to allow truck access, and no gate is required unless used for waste or mechanical enclosures.

10. 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**

- 1) Enclosures must include three (3) sides of durable wall or fence at least six (6) feet high.
- 2) Materials must match or complement the principal building (brick or stone finishes, no split faced CMU is permitted).
- 3) The fourth side must include a solid opaque gate at least six (6) feet high, designed with a lockable latch assembly.

C. **Safety and Access**

- 1) Bollards must be provided to protect vehicles from gate overswing.
- 2) Receptacle areas must be designed to accommodate service vehicle access without obstructing circulation drives or pedestrian walkways.
- 3) 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.

- D. **Integration with Landscaping.** Where visible from pedestrian areas or parking lots, enclosures must be softened with evergreen landscaping that includes plantings that are at least six (6) feet a planting.

11. Signage.

Signage within Piqua Center 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. Signage

quantities for each development area correspond to the number of tenant spaces with exterior entrances identified in the Land Use and Block Commitments table.

A. **General Standards**

- 1) **Location.** Tenant signs must be placed on private property within designated tenant or project frontages. Site signage or Wayfinding signage and directional signage may be placed throughout the site based on a Final Development Plan approval.
- 2) **Visibility.** No sign shall obstruct sight triangles at intersections or block ADA required clearances.
- 3) **Illumination.** Flashing, blinking, bare bulb, and animated light sources are prohibited. Lighting must be shielded and subdued.
- 4) **Prohibited Types.** Roof signs, pole signs, pylon signs, billboards, electronic message centers, 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.

- 1) **Development Entrance Signs.** Monument signs shall be permitted at the entrances to the site along US Route 36 (E. Ash Street) and Garbry Road
 - a. 100 square feet maximum.
 - b. Must have a 6" brick or stone base and be no taller than 8'.
 - c. May be used to advertise the designated areas of the development "Piqua Center" and "Piqua Courts".
 - d. High quality lighting and substantial landscaping at the base are required. Ground lighting shall be flush with the grade or obscured by landscaping.
 - e. No more than four (4) entrance signs. Two for each entrance, shall be permitted within the development.

- 2) **Area Entrance Signs.** One monument sign is permitted per designated area (five total).
 - a. 50 square feet maximum
 - b. Must have a 6" brick or stone base and be no taller than 8' tall
 - c. High quality lighting and substantial landscaping at the base are required. Ground lighting shall be flush with the grade or obscured by landscaping.
 - d. No more than five (5) area entrance signs. One in each designated area shall be permitted within the development.
- 3) **Ground Signs.** No additional ground signage is permitted.
- 4) **Wall Signage.** Only retail or commercial tenants with an exterior primary entrance dedicated to their tenant space are permitted to have one primary wall sign and one secondary wall sign. Tenants without exterior primary entrances are not permitted to have exterior wall signage. In Area 1, one additional wall sign with no tenant specified, is permitted up to 150 square feet on one facade of the building.
 - a. **Primary Signage.** Based on linear feet of façade. Two square feet per linear foot of façade up to 75 linear feet of façade with a maximum of 150 square feet.
 - b. **Secondary Signage.** Based on linear feet of façade. 0.75 square feet per linear foot of façade with a maximum of 50 square feet.
- 5) **Projecting Signage.** In lieu of a secondary wall sign, each tenant with an exterior primary entrance dedicated to their tenant space may have a projecting sign. Shall meet all standards of the City of Piqua Development Code for projecting Sign.
- 6) **Shingle Signage.** All retail and commercial tenants with an exterior primary entrance dedicated to their tenant space may have a shingle sign. Shall meet all standards of the City of Piqua Development Code for shingle signs.
- 7) **Awning / Canopy Signage.** All retail and commercial tenants with an exterior primary entrance dedicated to their tenant space may have an awning / canopy sign. Shall meet all standards of the City of Piqua Development Code for Awning signs.

- 8) **Window Signage.** Ground floor retail and commercial tenants shall be permitted to have window signage. Shall meet all standards of the City of Piqua Development Code for Window signs.
- C. **Temporary Signage.** Temporary signage shall meet the standards of the City of Piqua Development Code for Large Temporary Signs. Additionally, one sidewalk (A frame) sign is permitted for each retail and commercial tenants with an exterior primary entrance dedicated to their tenant space with up to 6 square feet, with a maximum of 3' tall.
- D. **Functional Signage.** Functional signage within Piqua Center 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.
- E. **Bicycle Boulevard Signage.** MUTCD/ODOT compliant "Bike Boulevard" route and wayfinding signage shall be installed. To be located along designated low speed corridors and paired with sharrows and directional arrows.
- F. **Shared Lane Signage.** MUTCD compliant "Share the Road" signage with sharrow pavement markings shall be provided. Used where cyclists and vehicles share the same lane; located at conflict points and intersections.

12. Parking, Loading, 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.

- A. **Share Parking Structures / Lots.** Parking structures and lots located on adjacent properties will be connected by pedestrian access aisles. Access easements will be shown on Development Plans and recorded with the Miami County Recorder's Office. The number of required parking spaces for a given use may be reduced if shared parking is provided in conjunction with uses that have different peak hour parking demand. Additionally, parking availability through public parking areas/structures may be considered in determining whether the off-street parking requirements are satisfied.

- B. **Parking Placement.** Parking along internal drives will respect a minimum 10 foot setback, avoiding lots directly between buildings and primary frontages.
- C. **Access Points.** Only one access point will be provided along US36 and two access points will be permitted off of Garbry Road.
- D. **Pedestrian Circulation.** A safe transition will be provided for people walking from their vehicles to the building, or for pedestrians or bicyclists using a public pathway to the building entrance. The design of the parking lot shall minimize areas where vehicular traffic moves in the same space with pedestrians.
- E. **Loading Bays.** Loading bays should not be visible from any major thoroughfare or residential district. In the event a loading bay does face a major thoroughfare or off-site residential district, it will be screened from view by an opaque barrier consisting of a decorative screen wall consistent in appearance and materials with that of the principal building, continuous evergreen planting, or some combination thereof.
- F. **Bicycle Parking.** Bicycle parking should be provided next to primary building entrances or at safe and convenient locations within parking lots to service each building. 2 spaces per primary entrance or 1 per 10 vehicle spaces; racks within 50' of entries where feasible; nearby public corrals may count.

13. 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.

- A. **Bikeway Connection.** A bikeway connection shall be provided to the existing path along US36 and to Garbry Road, where the existing path ends. This pathway shall be located within existing right-of-way where possible and shall have a dedicated easement granted for locations outside of the right-of-way.
 - 1) A separated bikeway connection with a raised concrete curb shall be provided from US36 along Centre Court west to the unnamed roadway section that leads to the railroad tracks. The roadway section in this area shall include a 12 foot two-way shared asphalt pathway, with a five foot median separating it from the roadway.

- 2) A buffered on-street / edge of pavement bikeway shall be located along the west portion of Center Court Drive from the unnamed roadway to Garbry Road. The section of bikeway will maintain an eight (8) foot paved width with two (2) feet painted buffers on each side (12 feet total). Buffers will follow ODOT's standard configuration (2–4 feet) incorporating green pavement at intersections and crossings for visibility and safety, consistent with MUTCD and ODOT marking guidance.
 - 3) The east portion of Center Court Drive functions as a shared lane street, where bicycles may use the full lane (maximum speed 25 mph). Bicycle chevrons and other standard MUTCD shared road markings will be required.
- B. **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, sharrows, pavement markings, and traffic calming treatments to reinforce bicycle priority.
- C. **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.
- D. **Connections.** Bikeways will connect to US 36 and surrounding networks, with continuity provided across each phase of development.

Center Court Drive includes three conditions. The northern connection from US-36 to the unnamed access road provides a separated bikeway located within the public right-of-way. From the unnamed access road south to Garbry Road, Center Court Drive features a two-way buffered on-street/edge bikeway designed in accordance with ODOT and MUTCD standards. The east portion of Center Court Drive functions as a shared lane street where bicyclists may use the full lane (maximum speed 25 mph).

- E. **Parking.** Bicycle parking will be provided near building entrances and at shared public nodes, consistent with the Parking and Access standards.

14. 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.

- A. **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.
- B. **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.
- C. **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.

15. Open Space

Open space within the Development will be concentrated in key nodes rather than spread uniformly, as shown in Exhibit A-1 (Open Space 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-1 (Area 2 Phasing Plan).

16. 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 Center. The table below summarizes the required amenity types, minimum standards, and intended locations.

- A. **Bike Racks.** Located near building entries and plaza nodes.
- B. **Benches.** Placed in plazas, sidewalks, and open space nodes.

- C. **Trash Receptacles.** Consistent with overall site furnishings.
- D. **Street Signs.** Pedestrian scale and coordinated with project graphics.
- E. **Pergolas / Trellises / Arbors.** Provided for shade at plazas and gathering spaces.
- F. **Gateway Elements.** Mark primary vehicular and pedestrian entries.
- G. **Bollards.** Provide traffic control and safety at crosswalks and plazas.
- H. **Outdoor Seating.** Chairs, tables, and moveable furniture provided in plazas and courtyards.
- I. **Umbrellas / Weather Protection.** Weather protection elements consistent with the overall design style.

17. Fire Safety

- A. Fire safety within Piqua Center 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.
- B. 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. Court Drive (Restricted Multi Use / Apartment Access) shall function as a designated emergency access route. One-way segments of Court Drive shall maintain a minimum 20 feet of unobstructed aisle width, and any two-way emergency access segments shall maintain a minimum 24 feet of unobstructed width, consistent with Fire Code requirements. Hydrant spacing and water supply will be designed to provide redundancy, looping, and sufficient pressure to meet firefighting needs.
- C. 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 emergency access and hydrant coverage to meet Fire Code requirements.
- D. Fire lane striping and associated signage shall also comply with the Pavement Markings and Striping standards of this PDP.
- E. All striping, signage, and roadway design shall meet the Engineering Design standards and Fire Code of the City of Piqua.

18. 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 turnaround requirement identified in Exhibit C-2 shall be maintained. Final Development Plans must demonstrate that any proposed event closure strategies preserve adequate fire and life / safety access.

PIQUA CENTER

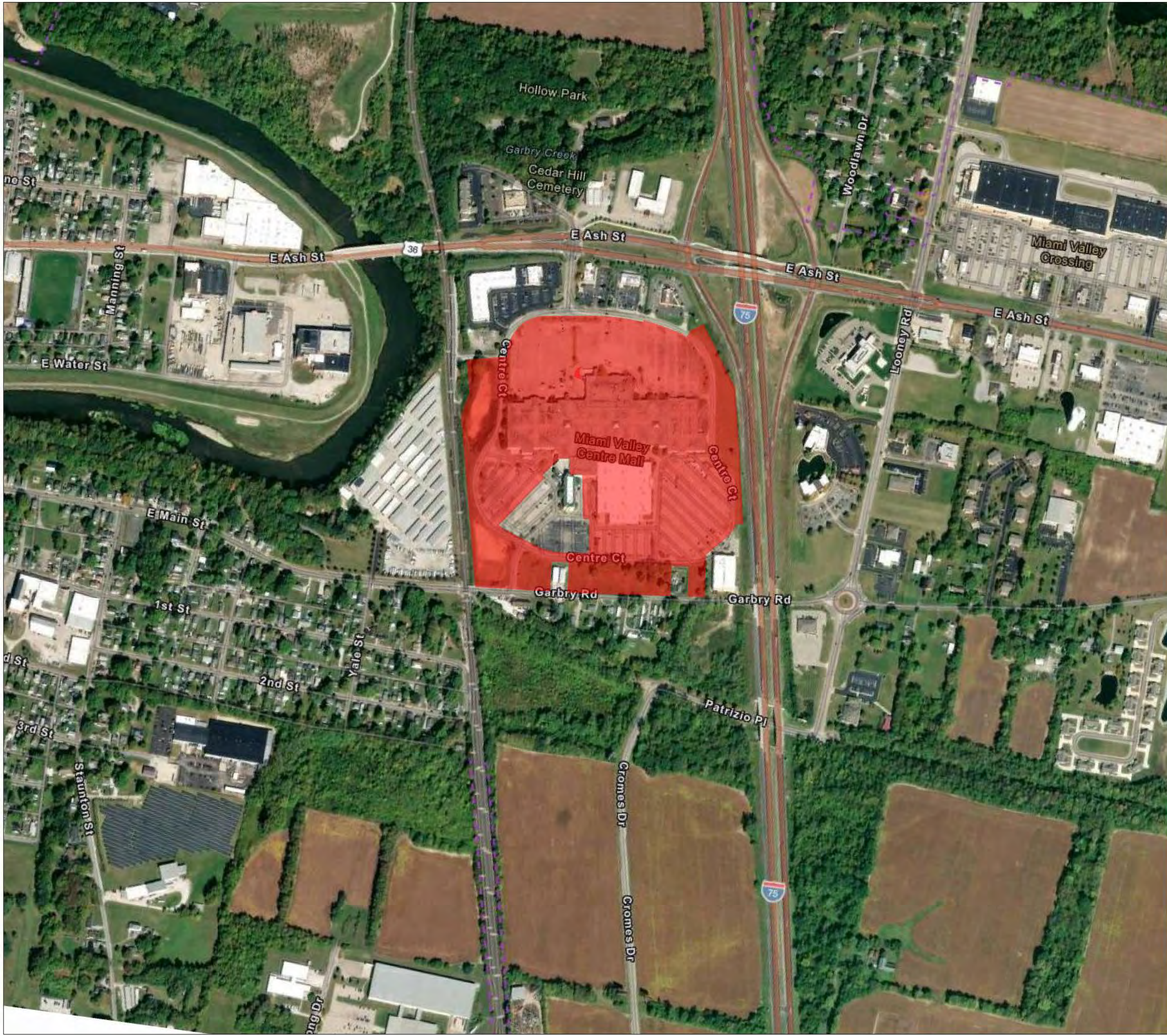
987 E Ash St. Piqua OH 45356

PIQUA INVESTMENT PARTNERS, LLC

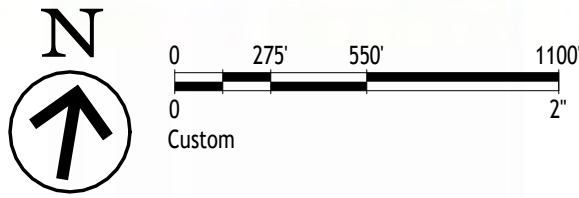
PRELIMINARY DEVELOPMENT PLAN

FINAL SUBMISSION FOR PLANNING COMMISSION

12/08/2025



VICINITY MAP



SHEET INDEX	
SHEET #	TITLE
EXHIBIT A	PRELIMINARY DEVELOPMENT 'CONCEPT' PLAN
EXHIBIT A-1	OPEN SPACE PLAN
EXHIBIT A-2	PAVEMENT & CROSSINGS PLAN
EXHIBIT B	AREA PLAN
EXHIBIT B-1	AREA 2 PHASING PLAN
EXHIBIT C	CONNECTIVITY PLAN
EXHIBIT C-1	ROADWAYS
EXHIBIT C-2	EMERGENCY ACCESS
EXHIBIT C-3	TRUCK TURNS - WB50
EXHIBIT C-4	TRUCK TURNS - SU30
EXHIBIT D	LIGHTING PLAN
EXHIBIT E	UTILITIES & EASEMENT PLAN
EXHIBIT F	SIGNAGE PLAN - IDENTIFICATION & WAYFINDING
EXHIBIT F-1	SIGNAGE PLAN - FUNCTIONAL/ SAFETY
EXHIBIT G	AMENITIES PACKAGE
EXHIBIT H	MATERIAL BOARD
EXHIBIT I	EXAMPLE BUILDING ELEVATIONS

GENERAL NOTES
THE FOLLOWING APPLY UNLESS OTHERWISE MODIFIED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP):
1. DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE PIQUA DEVELOPMENT CODE (CX DISTRICT), CITY OF PIQUA CONSTRUCTION DESIGN CRITERIA, THE OHIO BUILDING CODE, ODOT ACCESS MANAGEMENT MANUAL, AND OTHER GOVERNING STANDARDS, EXCEPT AS SPECIFICALLY MODIFIED BY THIS PDP.
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 CITY AND ODOT DESIGN REQUIREMENTS. ROAD ALIGNMENTS AND CROSS SECTIONS ARE APPROXIMATE AND MAY BE REFINED AT FINAL DEVELOPMENT PLAN STAGE.
4. SIDEWALKS, BIKEWAYS, AND PEDESTRIAN CONNECTIONS SHALL COMPLY WITH CITY AND ODOT DESIGN STANDARDS. LOCATIONS AND DETAILS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT DURING FINAL DEVELOPMENT PLAN REVIEW.
5. OPEN SPACE AREAS, PLAZAS, AND AMENITY SPACES ARE APPROXIMATE IN LOCATION AND SIZE. FINAL DESIGNS SHALL MEET OR EXCEED THE PIQUA DEVELOPMENT CODE REQUIREMENTS.
6. WHERE A CONFLICT OCCURS BETWEEN THE GRAPHIC DEPICTION AND THE TEXT OF THIS DOCUMENT, THE TEXT SHALL GOVERN.

SITE DATA		
ITEM	EXISTING CONDITIONS	PROPOSED CONDITIONS
SITE AREA	43.216 AC	N/A
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, HOSPITALITY/ENTERTAINMENT, HOTEL, PROFESSIONAL OFFICE, MEDICAL OFFICE, LIGHT INDUSTRIAL/WAREHOUSING, AND PUBLIC AMENITIES
BUILDING AREA	±505,660 SQ FT (MALL STRUCTURE, BUILT 1988)	BUILDINGS MAXIMUM 3 STORIES, 60 FEET; MIXED USE BLOCKS PHASED PER PDP STANDARDS
CIRCULATION	INTERNAL MALL RING DRIVE WITH SURFACE PARKING	CORRIDORS A & B, COURT DRIVE, MALL DRIVE, CENTER COURT DRIVE (PRIMARY MULTIMODAL STREETS); INCLUDES ROUNDABOUT AND BIKEWAY CONNECTIONS
BIKEWAY SYSTEM	NONE FORMALLY DESIGNATED	BUFFERED ON STREET / EDGE BIKEWAY (WEST PORTION OF CENTER COURT DRIVE) AND SHARED LANE STREET (EAST PORTION), PLUS BICYCLE BOULEVARDS PER EXHIBIT C
PARKING	SURFACE LOTS ±350,000 SQ FT	SURFACE + ON STREET PARKING; SHARED PARKING ALLOWED; REDUCTIONS BASED ON MIXED PEAK DEMAND; TYPE 1 LOW IMPACT FRONTAGE SCREEN ALONG CENTER COURT DRIVE
LANDSCAPING	BASIC TREE LAWNS AND PARKING LOT ISLANDS	SHADE TREES AT FRONTAGES, CENTER COURT LANDSCAPING, TYPE 1 LOW IMPACT FRONTAGE SCREENING, RAIN GARDENS, AND SERVICE AREA BUFFERS
LIGHTING	MIX OF OLDER SURFACE POLE LIGHTS AND WALL PACKS	FULL CUTOFF LED FIXTURES; PEDESTRIAN SCALE LIGHTING ALONG WALKS; MAX HEIGHT 30' (PARKING) / 15' (PEDESTRIAN)
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

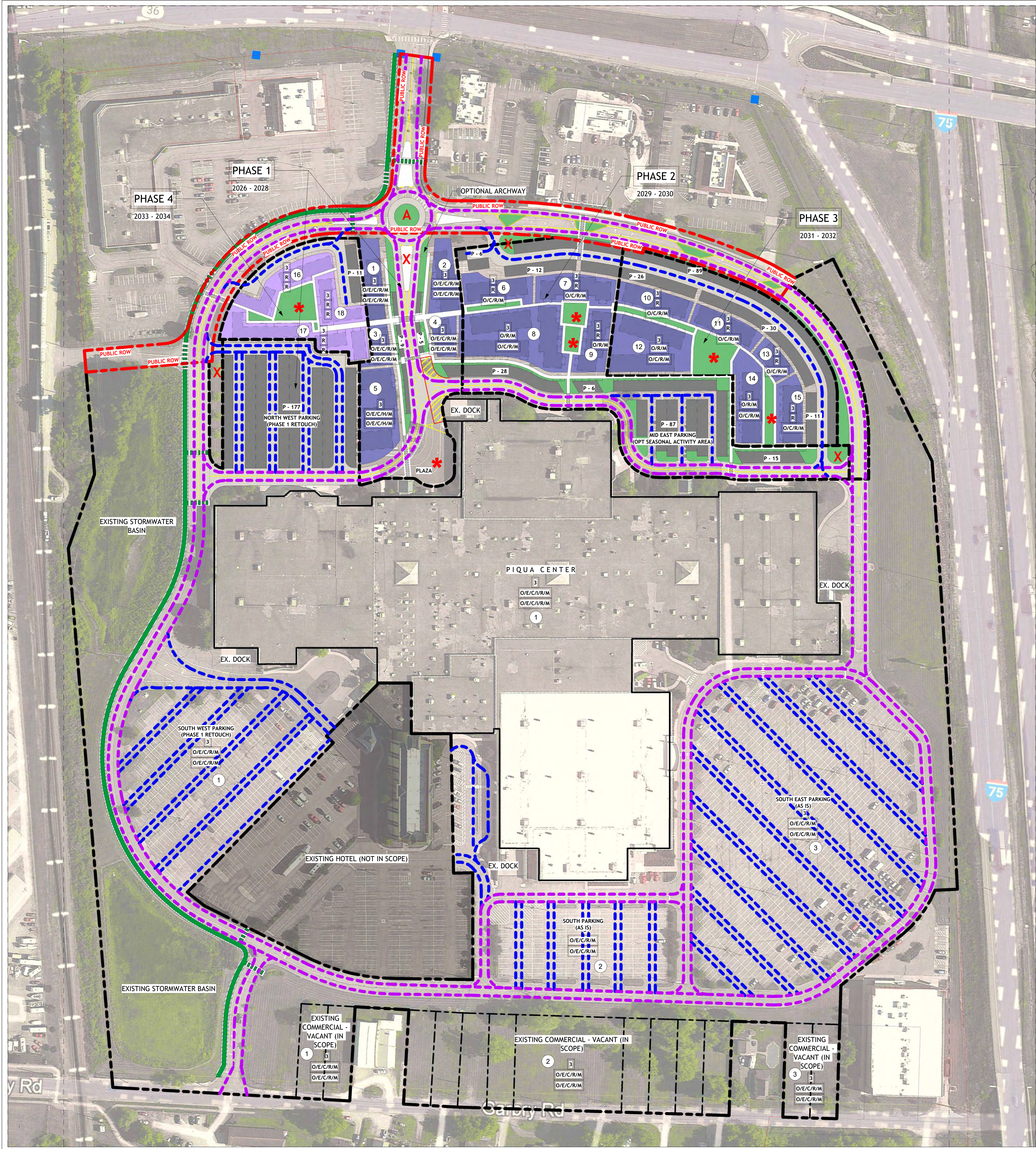


Bradley J. Rethman 9-18-2025

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. THE EXISTING SERVICE DOCK LOCATED ALONG THE NORTH FACE OF THE EXISTING MALL SHALL REMAIN. EXISTING MASONRY WING WALLS WILL BE RETAINED AS STRUCTURAL SCREENING, AND A SUPPLEMENTAL LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE WEST APPROACH DRIVE TO REDUCE VISUAL IMPACT TOWARD THE ADJACENT PLAZA AREA. NO GATE IS REQUIRED.

LAND USE AND BLOCK COMMITMENTS

BLOCK	PERMITTED USES		STORIES MAX
	GROUND FLOOR	UPPER FLOOR	
AREA 1 - PIQUA CENTER EXISTING MALL CONTAINS APPROXIMATELY 24 TENANT SPACES WITH EXTERIOR ENTRANCES. FUTURE RECONFIGURATIONS MAY INCREASE EXTERIOR FRONTAGES			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ LIGHT INDUSTRIAL (WAREHOUSING)/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
AREA 2 - COURTS GROUND FLOORS ACROSS PHASES 1-3 ARE PLANNED FOR POSSIBLE ACTIVE COMMERCIAL FRONTAGES WITH AN ESTIMATED MAXIMUM OF APPROXIMATELY 72 TENANT SPACES WITH EXTERIOR ENTRANCES. FINAL COUNTS TO BE CONFIRMED AT DEVELOPMENT PLAN STAGE.			
PHASE 1			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			
4			
5	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ HOTEL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	
PHASE 2			
6			
7	PROFESSIONAL OFFICE/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	RESIDENTIAL	
8		PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	3
9	PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	RESIDENTIAL	
PHASE 3			
10			
11		RESIDENTIAL	
12	PROFESSIONAL OFFICE/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	3
13		RESIDENTIAL	
14		PROFESSIONAL OFFICE/ RESIDENTIAL/ MEDICAL OFFICE	
15		RESIDENTIAL	
PHASE 4			
16			
17	RESIDENTIAL	SAME AS GROUND FLOOR	3
18			
AREA 3 - EXISTING HOTEL NOT IN SCOPE			
AREA 4 - REMAINING PROPERTIES			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			
AREA 5 - PROPERTIES ALONG GARBY ROAD			
1	PROFESSIONAL OFFICE/ HOSPITALITY/ RETAIL/ RESIDENTIAL/ MEDICAL OFFICE	SAME AS GROUND FLOOR	3
2			
3			

CONCEPTUAL LEGEND

BUILD ABLE ZONE, MIXED PERMITTED USE

BUILD ABLE ZONE, RESIDENTIAL PERMITTED USE

SURFACE PARKING

VEHICULAR CIRCULATION

PARKING CIRCULATION

COMMUNITY GATHERING AREAS

X

MONUMENT SIGNAGE

A

PUBLIC ART

PEDESTRIAN BUFFER ZONE

1

BLOCK NUMBER

P-0

PARKING SPACE COUNT

BUILDING COMMITTED ELEMENTS KEY

3	MAXIMUM NUMBER OF STORIES
R	UPPER FLOOR USES
R.C	GROUND FLOOR USES

USES

O	PROFESSIONAL OFFICE
E	HOSPITALITY / ENTERTAINMENT
C	RETAIL / COMMERCIAL (NON FOOD)
I	LIGHT INDUSTRIAL / WAREHOUSING
R	RESIDENTIAL
H	HOTEL
M	MEDICAL OFFICE

N

0 37.5 75 150

0 1 2

Custom

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

PIQUA CENTER

987 E Ash St. Piqua OH 45356

PIQUA INVESTMENT PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

STATE OF OHIO
BRADLEY J. RETHMAN
E-67470
REGISTERED PROFESSIONAL ENGINEER

Bradley J. Rethman 9-18-2025

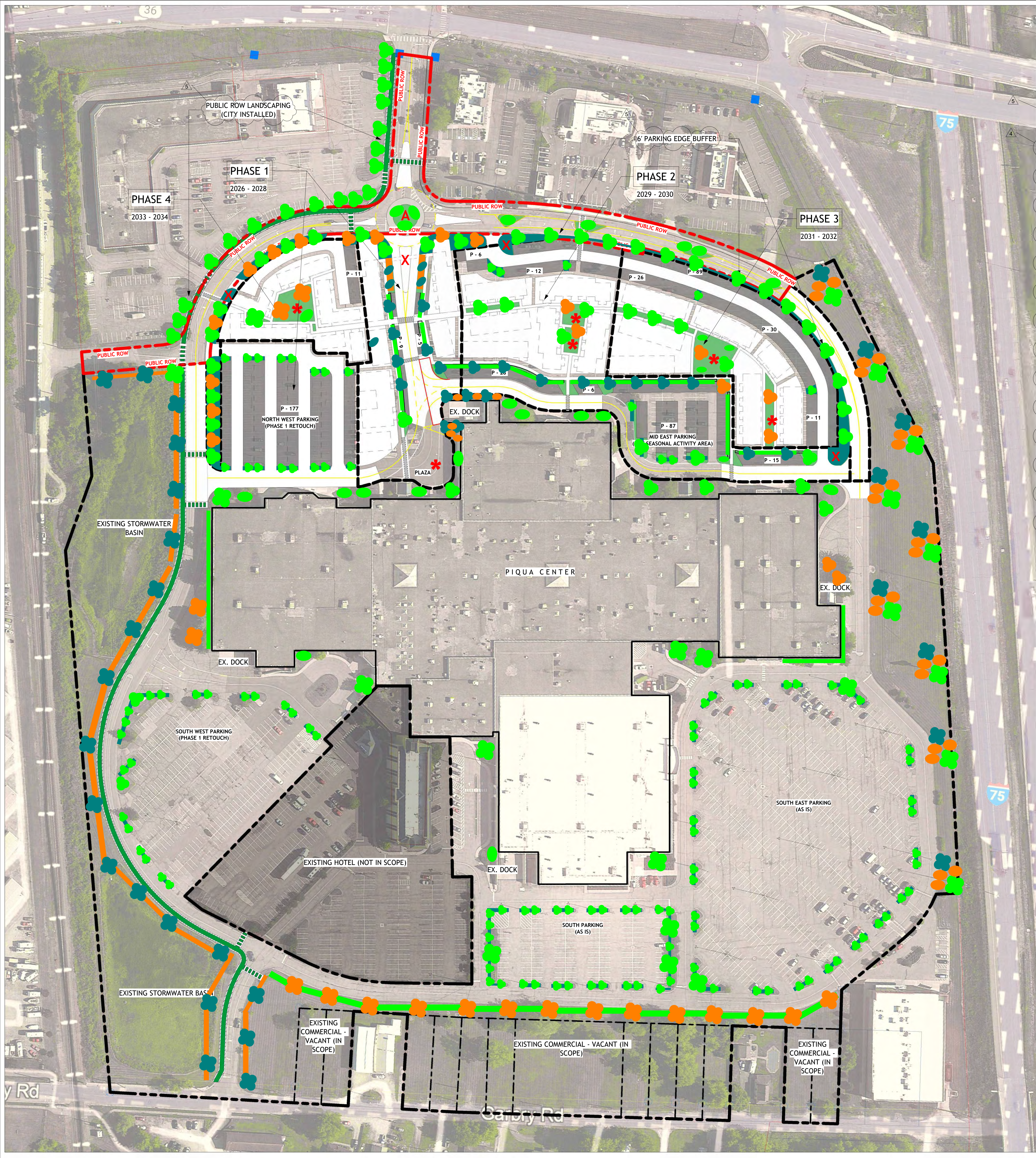
NO.	BY	DATE	REVISIONS
0	EWON	09/22/2025	INITIAL SUBMITTAL
1	EWON	10/06/2025	RESPONSE TO INITIAL REVIEW
4	EWON	11/07/2025	RESPONSE TO SECOND REVIEW
5	EWON	12/08/2025	FINAL SUBMISSION FOR PLANNING COMMISSION

PRELIMINARY DEVELOPMENT 'CONCEPT' PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT A

11/26/2025 5:19:46 PM



LANDSCAPE REQUIREMENTS

FRONTAGE TREES
ESTABLISH A CONSISTENT CANOPY ALONG PRIMARY STREET FRONTAGES TO PROVIDE SHADE, COMFORT, AND A STRONG DISTRICT EDGE.

GENERAL LANDSCAPE TREES
INTRODUCE SHADE TREES AND ORNAMENTAL TREES IN COURTYARDS, PARKING ISLANDS, AND INTERNAL STREETS TO ADD SEASONAL COLOR, SCALE, AND PEDESTRIAN COMFORT. TREE PLACEMENT MAY UTILIZE EXISTING ISLANDS AND PERIMETER AREAS AND MAY OCCUR IN PHASES AS PARKING FIELDS AND ROADWAYS ARE RESURFACED, RESTRIPE, OR RECONSTRUCTED.

LANDSCAPING ADJACENT TO ROW
USE MIXED PLANTINGS OF TREES, EVERGREENS, SHRUBS, AND GROUND COVER TO SCREEN PARKING AND ENHANCE EDGE CONDITIONS ALONG I-75 AND OTHER CORRIDORS. MAINTAIN EXISTING EARTH MOUNDING AND ARRANGE PLANTINGS IN CLUSTERED GROUPINGS OF LOW GROWTH ORNAMENTAL TREES AND EVERGREENS (15-20 FT MAX HEIGHT) TO ADD TEXTURE AND SEASONAL INTEREST WHILE PRESERVING VISIBILITY INTO THE SITE.

PARKING EDGE BUFFER
PROVIDE A MINIMUM 6 FEET LANDSCAPE STRIP BETWEEN PARKING AREAS AND ADJACENT STREETS OR SHARED LANE CORRIDORS. PLANT WITH LOW SHRUBS, ORNAMENTAL GRASSES, AND SMALL ORNAMENTAL TREES TO SCREEN APPROXIMATELY 80 PERCENT OF PARKED VEHICLES WHILE MAINTAINING VISIBILITY FOR BICYCLISTS AND DRIVERS. APPLIES PRIMARILY TO THE NORTHEAST FRONTAGE OF AREA 2 DEVELOPMENT, BETWEEN CENTER COURT DRIVE AND THE ADJACENT PARKING AISLE.

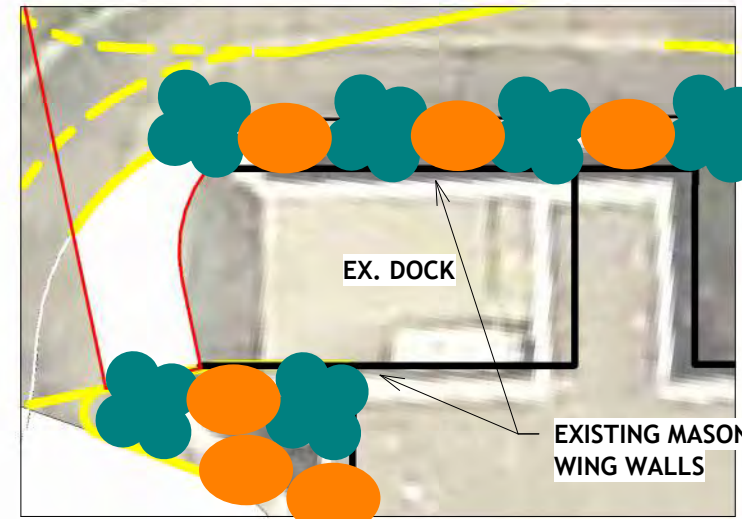
PARKING LOT SCREENING
PROVIDE SCREENING ALONG INTERNAL DRIVE EDGES AND LARGE PARKING FIELDS TO SOFTEN VIEWS OF PARKING AREAS. SCREENING WILL RELY ON EXISTING ISLANDS, PERIMETER PLANTINGS, AND EARTH MOUNDING, WITH SUPPLEMENTAL PLANTINGS ADDED AS FUTURE SITE IMPROVEMENTS OCCUR.

SURFACE PARKING LOT INTERIOR
EXISTING LANDSCAPE ISLANDS TO REMAIN AND BE MAINTAINED. ADDITIONAL LANDSCAPE ISLANDS WILL BE INCORPORATED AS PARKING AREAS ARE RESURFACED, RESTRIPE, OR RECONSTRUCTED IN ACCORDANCE WITH CITY ISLAND SPACING STANDARDS. LANDSCAPING FOCUSES ON PERIMETERS AND PEDESTRIAN ROUTES TO ADD TEXTURE AND ENSURE PLANTINGS ARE PROTECTED FROM VEHICULAR ENCROACHMENT.

EXISTING PARKING FIELDS - NORTHWEST / SOUTHWEST / SOUTH / SOUTHEAST
EXISTING CONDITIONS TO REMAIN. NORTHWEST AND SOUTHWEST FIELDS INCLUDED IN PHASE 1 (2026-2028) FOR SURFACE RETOUCHING ONLY, PAVEMENT REPAIR, CURB MAINTENANCE, AND LANDSCAPE REFRESH AT EDGE BUFFERS. REMAINING PARKING FIELDS WILL BE BROUGHT INTO CONFORMANCE WITH REQUIRED LANDSCAPE ISLAND STANDARDS AS RESURFACING OR CURB WORK OCCURS, WITH FLEXIBILITY TO ACCOMMODATE TRUCK LANES AND SITE CIRCULATION.

SERVICE / LOADING AREA SCREENING
RETAIN EXISTING MASONRY WING WALLS AT THE NORTH FACE SERVICE DOCK AND PROVIDE SUPPLEMENTAL EVERGREEN SHRUBS AND TREES ALONG THE WEST APPROACH TO REDUCE VISIBILITY FROM THE ADJACENT PLAZA AND DRIVE INTERSECTION.

Mark	Plant Category	Plant List Examples	Notes
	Shade Trees	Red Maple, River Birch, Oak, Honeylocust	Required along primary street frontages and major drives
	Ornamental Trees	Sargent Crabapple, Flowering Dogwood, Ohio Buckeye	Used in courtyards, internal streets, parking lot islands
	Evergreen Trees	Blue Douglas Fir, Norway Spruce	Used in buffers, screening, and I 75 frontage
	Shrubs (Evergreen)	Boxwood, Sea Green Juniper, Yew	Parking lot screening, service area buffers
	Shrubs (Deciduous)	Hydrangea, Ninebark, Weigela	Used for seasonal color and massing
	Screening Plants	Sea Green Juniper, Indiangrass	Required to screen parking lots from ROW (min 36")
	Ground Covers / Herbaceous	Ohio Goldenrod, Coneflower, Cardinal Flower, Hosta	Used in rain gardens, swales, and buffer areas
	Buffers (ROW & Adjacent Uses)	Combination of shade trees + evergreens + shrubs	Earth mounds, walls, or dense vegetation may be combined
	Parking Lot Interiors	Mix of shade + ornamental trees	Islands must include shrubs/ground cover and protect trees from encroachment



1 EXISTING NORTH DOCK SCREENING
1" = 40'-0"

CONCEPTUAL LEGEND	
	SURFACE PARKING
	COMMUNITY GATHERING AREAS
	MONUMENT SIGNAGE
	PUBLIC ART
	PEDESTRIAN BUFFER ZONE
P-0	PARKING SPACE COUNT



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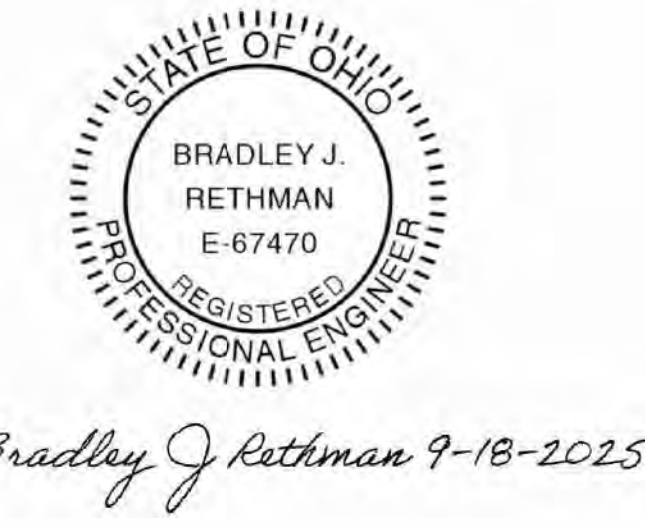
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

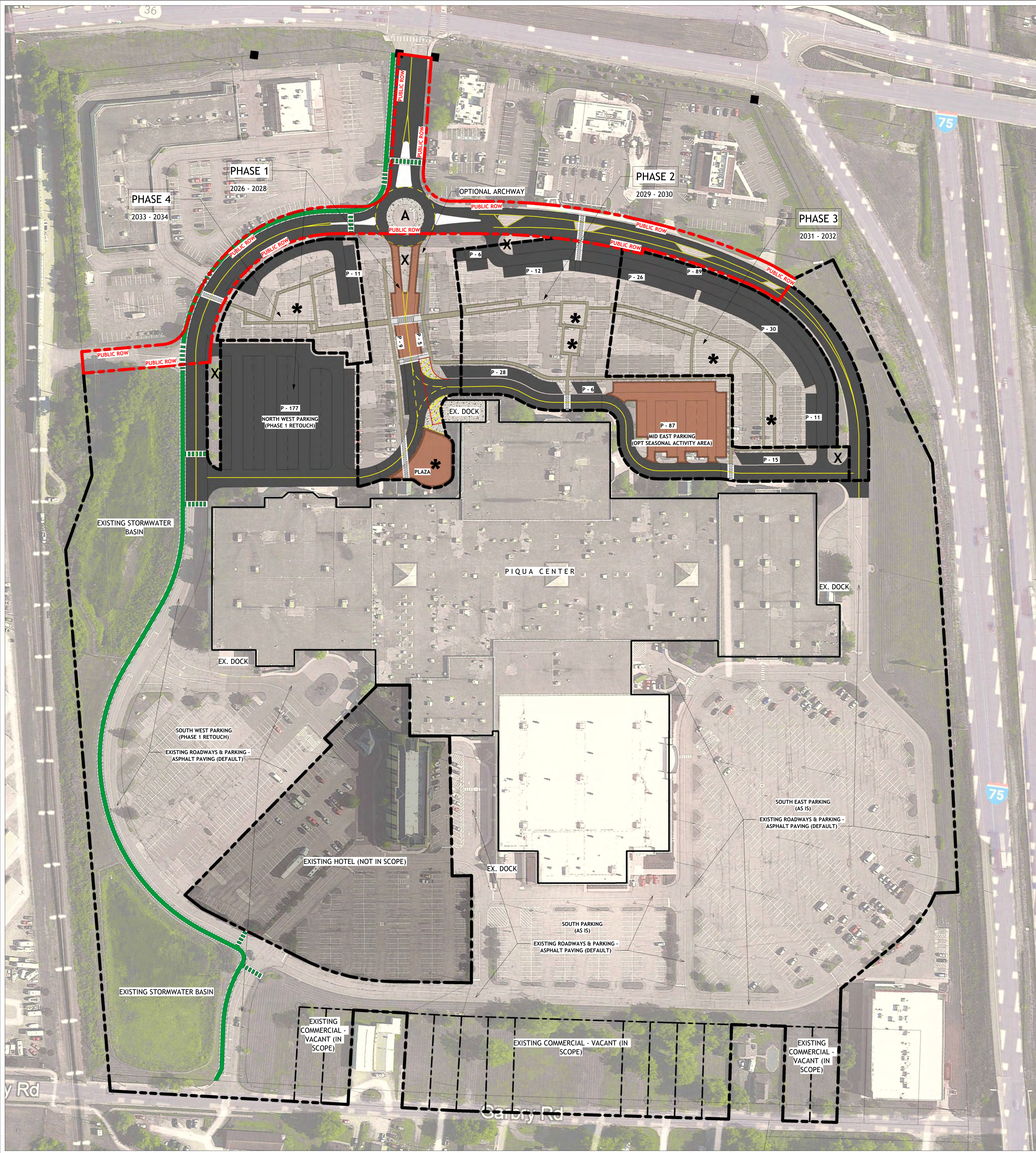


NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

OPEN SPACE PLAN

Project Number RD00.E25
Date 12/08/2025
Drawn By JWEN
Checked By JEDM

EXHIBIT
A-1



PAVEMENTS AND CROSSINGS PLAN NOTES

A. ALL ROADWAYS TO BE ASPHALT (ODOT MIX) UNLESS OTHERWISE LABELED. EXISTING DRIVE AISLES AND PARKING FIELDS IN THE MID TO SOUTH SITE AREAS TO REMAIN OR BE RESURFACED IN ASPHALT BY DEFAULT. FINAL PAVEMENT SECTION THICKNESSES MAY DIFFER BETWEEN DRIVE AISLES AND PARKING AREAS.

B. REINFORCED (TRUCK RATED) CONCRETE TO BE USED AT SERVICE DRIVES, DOCK ACCESS, AND THE ROUNDABOUT APRON TO ACCOMMODATE TRUCK TURNING/LOADING.

C. STAMPED ASPHALT OR COLORED CONCRETE IS AN OPTIONAL DECORATIVE SURFACE FOR DESIGNATED ACTIVITY AREAS AND MAIN STREET (CORRIDOR A). OPTIONAL HERRINGBONE BRICK PATTERN MAY BE USED OR EQUAL, PER PDP SECTION 6 (F-I).

D. BROOM FINISH CONCRETE WALK/PLAZA IS THE STANDARD FOR SIDEWALKS AND OPEN SPACE PLAZAS. LINEAR BROOM TEXTURE, WARM GRAY TONE RECOMMENDED.

E. DECORATIVE PAVER BAND/BORDER MAY BE USED AS AN OPTIONAL ACCENT AT PLAZA EDGES OR AT CROSSWALK TRANSITIONS. MAY BE OMITTED OR ADJUSTED DURING FINAL REVIEW.

F. CROSSWALK / PEDESTRIAN PRIORITY ZONES TO ALIGN WITH THE CONNECTIVITY PLAN. TONE, TEXTURE, OR MATERIAL DIFFERENTIATION IS OPTIONAL PER PDP SECTION 6 (F-I).

G. BUFFERED ON-STREET / EDGE BIKEWAY SEGMENTS TO BE ASPHALT PAVING (ODOT MIX) WITH 2 FEET PAINTED STANDARD BUFFERS (WIDE SOLID WHITE LINES OR DIAGONAL MARKINGS) AND GREEN PAVEMENT AT CROSSINGS FOR VISIBILITY AND SAFETY. TOTAL CORRIDOR WIDTH APPROXIMATELY 12 FEET (8 FEET RIDEABLE + 2 FEET BUFFERS EACH SIDE), PER PDP CONNECTIVITY STANDARDS.

H. ALL MATERIALS, COLORS, PATTERNS, AND OPTIONAL TREATMENTS ABOVE ARE SUBJECT TO COORDINATION AND CONFIRMATION DURING FINAL DEVELOPMENT PLAN REVIEW. FINISH LOCATIONS ARE CONCEPTUAL AND MAY BE ADJUSTED OR OMITTED AS THE DESIGN ADVANCES.

I. ANY WORK WITHIN THE PUBLIC RIGHT OF WAY (INCLUDING CENTER COURT DRIVE AND THE ENTRY ROUNDABOUT) SHALL CONFORM TO CITY OF PIQUA/ODOT PAVING STANDARDS. DECORATIVE TREATMENTS SHOWN IN PUBLIC ROW ARE CONCEPTUAL AND SUBJECT TO CITY ENGINEERING APPROVAL.

Mark	Material / Finish	Description / Application
	Asphalt Paving	Standard vehicular paving for primary and internal roadways, ODOT mix.
	Reinforced Concrete (Truck Rated)	Heavy duty surface for service drives, dock access, and roundabout apron, designed for truck loading.
	Stamped Asphalt / Colored Concrete	Optional decorative paving for designated activity areas and Main Street (Corridor A), utilizing an optional herringbone brick pattern finish.
	Broom Finish Concrete Walk / Plaza	Concrete paving with linear broom texture. Standard pedestrian paving for sidewalks and open spaces, warm gray tone.
	Decorative Paver Band / Border	Optional accent band at plaza edges or crosswalk transitions, may be omitted or adjusted.
	Crosswalk / Pedestrian Priority Zone	Enhanced crossing zone aligned with Connectivity Plan, tone or texture differentiation optional.
	Buffered On Street / Edge Bikeway	Asphalt paving with white painted edge buffers and green pavement at crossing. Two way shared use path, 8' paved + 2' buffers, each side (12' total).



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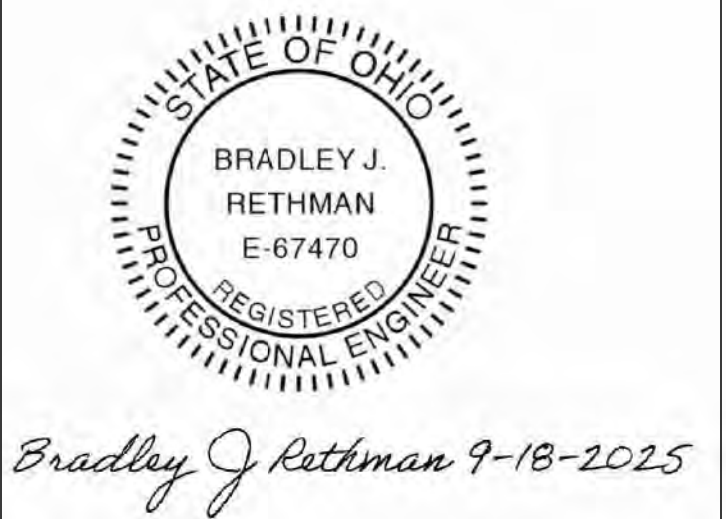
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987 E Ash St. Piqua
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PIQUA INVESTMENT PARTNERS, LLC

2024 OBC NOTES:

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STATUS: (PLACE FOR STAMP)



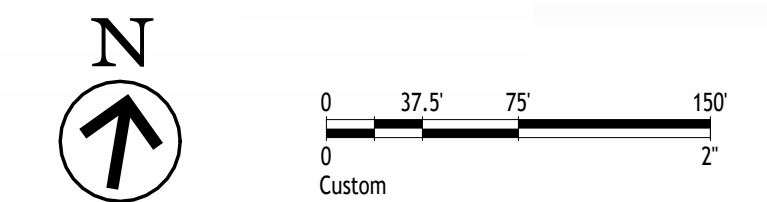
NO.	REVISIONS	DATE	BY
2	RESPONSE TO INITIAL REVIEW - FOLLOW UP	10/15/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

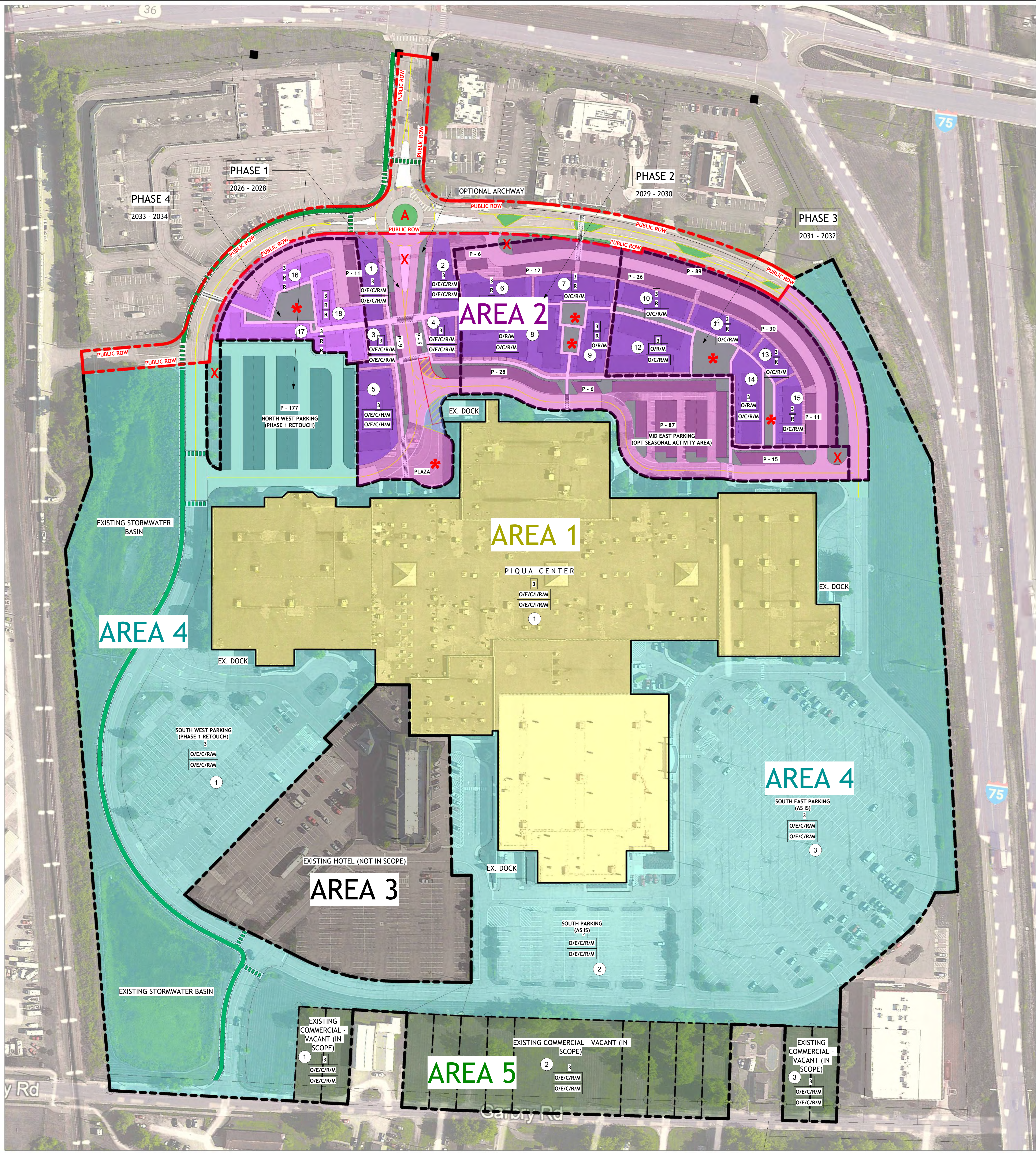
PAVEMENT & CROSSINGS PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT A-2

CONCEPTUAL LEGEND	
	COMMUNITY GATHERING AREAS
	MONUMENT SIGNAGE
	PUBLIC ART
	PEDESTRIAN BUFFER ZONE
	PARKING SPACE COUNT





FULL SITE PROPOSED DENSITY LIMITATIONS AND MIX OF USES		
USES	TOTAL ALLOCATIONS (SF)	% MIX
PROFESSIONAL OFFICE (O)	175,000	12%
HOSPITALITY/ ENTERTAINMENT (E)	225,000	16%
RETAIL/COMMERCIAL (C)	160,000	11%
LIGHT INDUSTRIAL/ WAREHOUSING (I)	250,000	18%
RESIDENTIAL (R)	450,000	32%
HOTEL (H)	50,000	4%
MEDICAL OFFICE (M)	100,000	7%

PERMITTED USES		
OFFICE (O,M)		
	OFFICE	P
	MEDICAL OFFICE	P

HOSPITALITY/ ENTERTAINMENT (E)		
	INDOOR RECREATION	P
	PERSONAL SERVICE	P
	RESTAURANT	P
	CLUB/LODGE	P
	PLACE OF WORSHIP	P

RETAIL/COMMERCIAL (C)		
	COMMUNITY GARDEN	P
	PLANT NURSERY	P
	INDOOR ANIMAL CARE	P
	DAY CARE	P
	RETAIL	P
	VEHICLE SALES & RENTAL	P
	LIBRARY/MUSEUM	P

LIGHT INDUSTRIAL/ WAREHOUSING (I)		
	LOW-IMPACT INDUSTRIAL	P
	SELF-SERVICE STORAGE	S
	VEHICLE SERVICE	P
	CAR WASH	S
	FUELING STATION	S

RESIDENTIAL (R)		
	MULTI-UNIT LIVING	S
	GROUP/ASSISTED LIVING	P

HOTEL (H)		
	HOTEL	P
	SHORT-TERM RENTAL	P

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.

CONCEPTUAL LEGEND

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

BUILDING COMMITTED ELEMENTS KEY

- 3 MAXIMUM NUMBER OF STORIES
- R UPPER FLOOR USES
- R.C GROUND FLOOR USES

- USES
- O PROFESSIONAL OFFICE
 - E HOSPITALITY / ENTERTAINMENT
 - C RETAIL / COMMERCIAL (NON FOOD)
 - I LIGHT INDUSTRIAL / WAREHOUSING
 - R RESIDENTIAL
 - H HOTEL
 - M MEDICAL OFFICE



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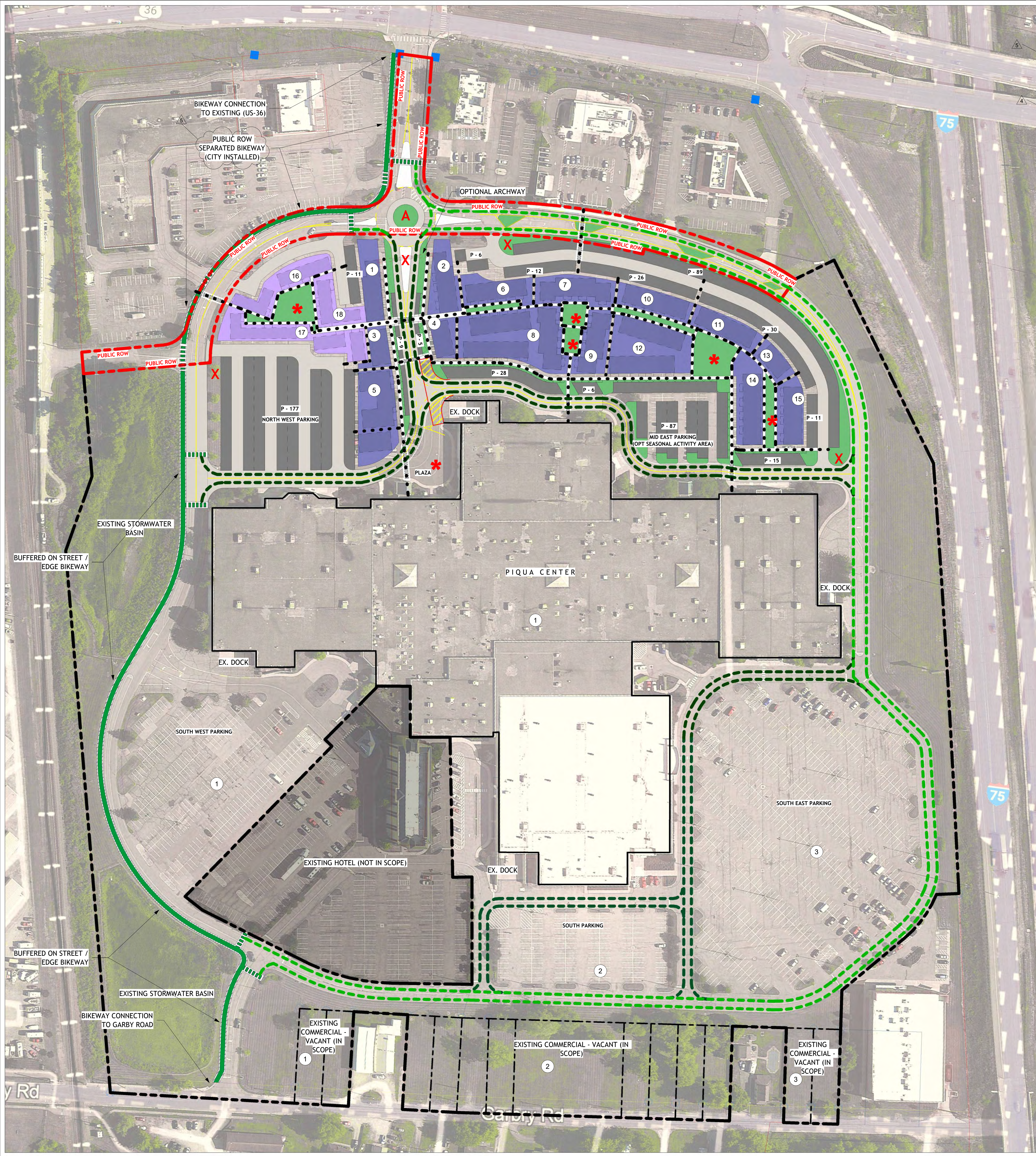
Bradley J. Rethman 9-18-2025

NO.	1	5	BY				DATE				REVISIONS			
			EWON	EWON			10/06/2025	12/08/2025			RESPONSE TO INITIAL REVIEW	FINAL SUBMISSION FOR PLANNING	COMMISSION	

AREA PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT B



BICYCLE CIRCULATION NOTES

- A. ALL BIKEWAY, BUFFERED BIKEWAY, AND SHARED LANE BOULEVARD FACILITIES SHALL COMPLY WITH THE CITY OF PIQUA DEVELOPMENT CODE AND APPLICABLE ODOT AND MUTCD STANDARDS.
- B. A SEPARATED BIKEWAY WITH A RAISED CONCRETE CURB SHALL BE PROVIDED FROM US-36 ALONG CENTRE COURT DRIVE TO THE UNNAMED ROADWAY SECTION. THIS FACILITY IS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND WILL BE INSTALLED BY THE CITY.
- C. PROVIDE BIKE BOULEVARD ENTRY SIGNAGE, REGULATORY SPEED SIGNAGE, AND WAYFINDING GRAPHICS CONNECTING INTERNAL DRIVES TO THE REGIONAL BIKEWAY SYSTEM (US-36 AND GARBY ROAD).
- D. THE BUFFERED ON STREET / EDGE BIKEWAY IS LOCATED ALONG THE WEST PORTION OF CENTER COURT DRIVE FROM THE UNNAMED ROADWAY SECTION SOUTH TO GARBY ROAD, AND SHALL UTILIZE ASPHALT PAVING WITH 2 FEET PAINTED STANDARD BUFFERS (WIDE SOLID WHITE LINES OR DIAGONAL MARKINGS) AND GREEN PAVEMENT AT CROSSINGS FOR VISIBILITY AND SAFETY. TOTAL CORRIDOR WIDTH APPROXIMATELY 12 FEET (8 FEET RIDEABLE + 2 FEET BUFFERS EACH SIDE).
- E. SHARED LANE MARKINGS ("SHARROWS") SHALL BE INSTALLED AT REGULAR INTERVALS AND CARRIED THROUGH INTERSECTIONS, INCLUDING THE EAST PORTION OF CENTER COURT DRIVE AND OTHER DESIGNATED LOW SPEED CORRIDORS. LATERAL PLACEMENT SHALL BE A MINIMUM OF 4 FEET FROM CURB OR EDGE OF PAVEMENT, WITH MARKINGS LOCATED NO MORE THAN 50 FEET FROM INTERSECTIONS AND SPACED AT A MAXIMUM OF 250 FEET THEREAFTER.
- F. "BICYCLES ALLOWED USE OF FULL LANE" (R9-20) AND "PASS (BICYCLE) MIN 3 FT" (R3-H16) SIGNS SHALL BE USED AS REQUIRED TO ENSURE MOTORISTS PROVIDE SAFE PASSING DISTANCE CONSISTENT WITH ORC SECTION 4511.27.
- G. SHARED LANE BOULEVARDS SHALL BE DESIGNED AT 14 FEET MINIMUM WIDTH WITH CURBED SHOULDERS ON LOW VOLUME, LOW SPEED STREETS (25 MPH MAXIMUM AND 3,000 VEHICLES PER DAY MAXIMUM). DESIGN FEATURES SHALL INCLUDE TRAFFIC CALMING, SIGNAGE, AND SAFE CROSSINGS AT MAJOR INTERSECTIONS.
- H. SURFACE QUALITY AND MAINTENANCE OF BIKEWAYS AND SHARED LANES SHALL ENSURE SMOOTH AND SAFE CONDITIONS FOR BICYCLISTS. HAZARDS SUCH AS DRAINAGE INLETS, ROUGH EDGES, OR DEBRIS SHALL BE ADDRESSED THROUGH DESIGN AND ROUTINE MAINTENANCE.
- I. RUMBLE STRIPS, IF PRESENT, SHALL INCLUDE GAPS AT INTERSECTIONS AND DRIVEWAYS TO ALLOW SAFE BICYCLE PASSAGE AND MAINTAIN MINIMUM CLEAR WIDTH FOR BICYCLE TRAVEL.
- J. ALL REQUIRED BICYCLE FACILITIES SHALL BE INSTALLED BY FINAL BUILDOUT. INTERIM CONDITIONS WILL EXIST AS REDEVELOPMENT PROGRESSES.
- K. BICYCLE PARKING SHALL BE PROVIDED NEAR BUILDING ENTRANCES AND AT SHARED PUBLIC NODES CONSISTENT WITH THE PARKING AND ACCESS STANDARDS OF THIS PDP.

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.

BUFFERED BIKEWAYS / EDGE BIKE LANES

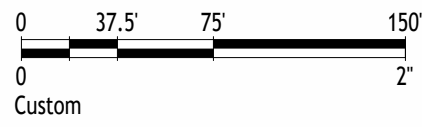
THE BUFFERED ON-STREET / EDGE BIKEWAY IS PROVIDED ALONG THE WEST PORTION OF CENTER COURT DRIVE FROM THE UNNAMED ROADWAY SECTION SOUTH TO GARBY ROAD TO CONNECT WITH REGIONAL BIKE ROUTES. DESIGN AND MATERIALS SHALL CONFORM TO THE BICYCLE CIRCULATION NOTES AND PDP CONNECTIVITY STANDARDS.

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
- SURFACE PARKING
- SHARED LANES BIKEWAY ROUTE
- BICYCLE BOULEVARD ROUTE
- PEDESTRIAN ROUTE
- COMMUNITY GATHERING AREAS
- MONUMENT SIGNAGE
- PUBLIC ART
- PEDESTRIAN BUFFER ZONE
- BLOCK NUMBER
- P-0 PARKING SPACE COUNT



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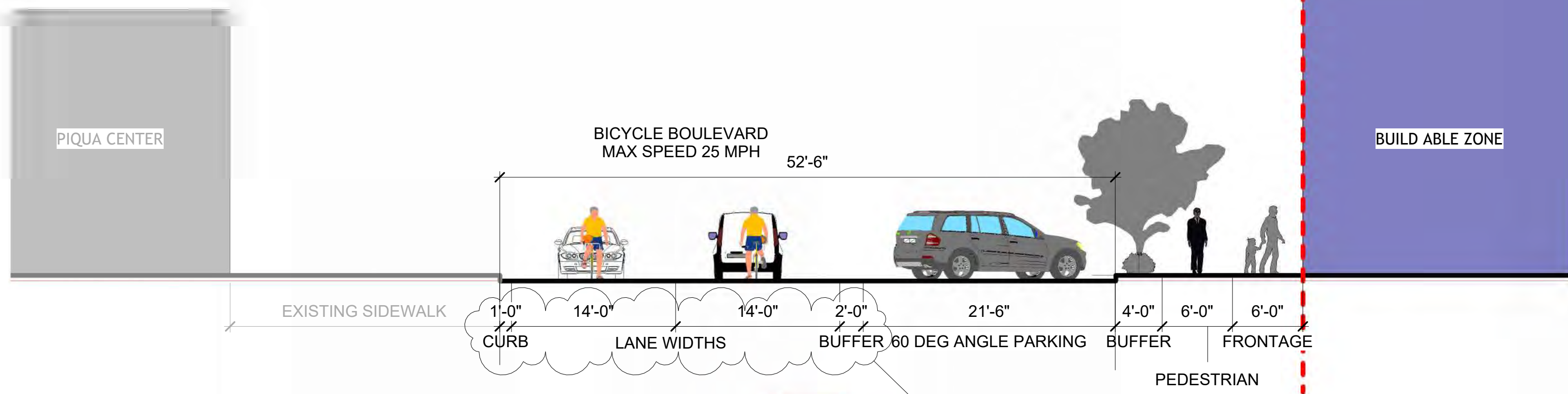
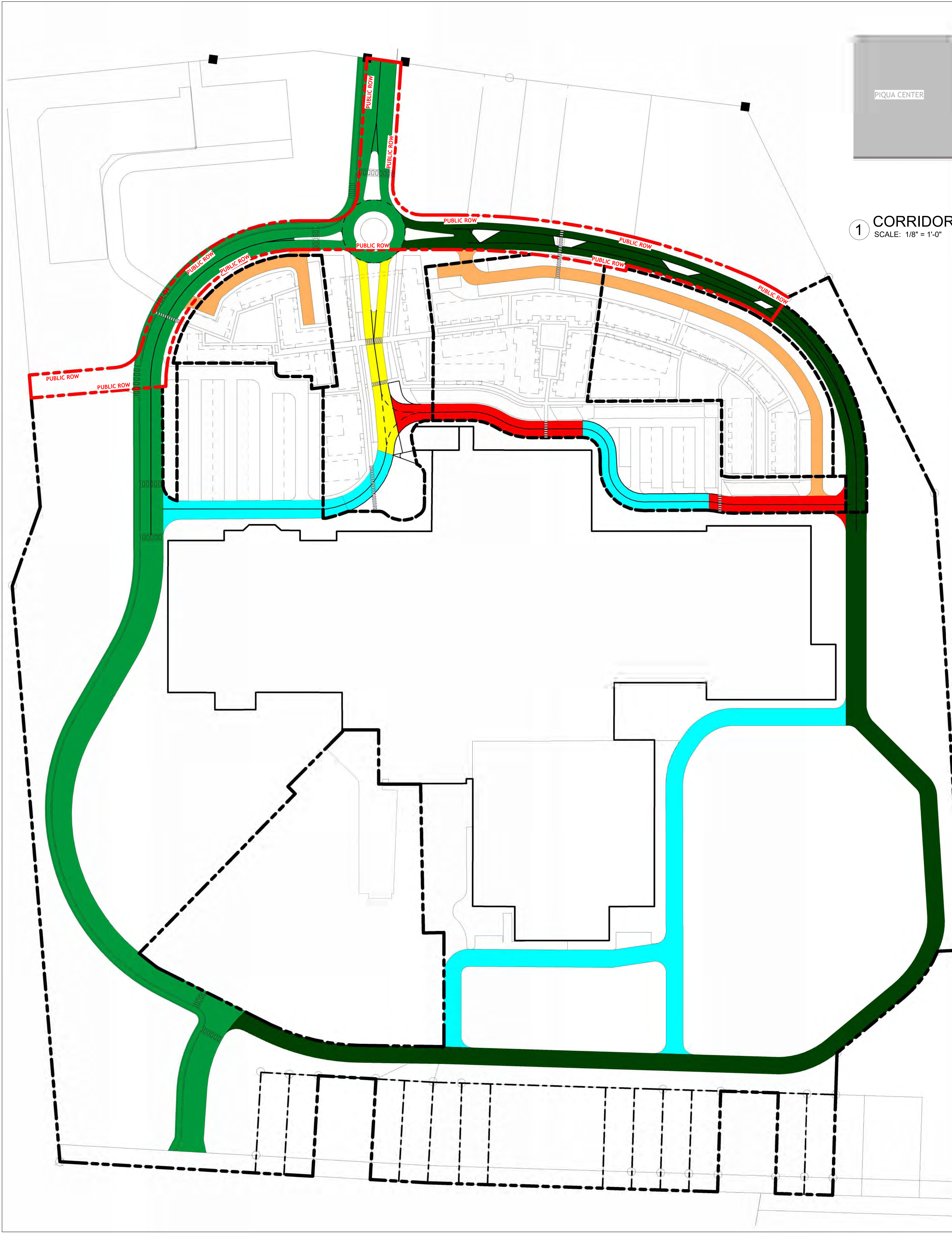
Bradley J. Rethman 9-18-2025

NO.	REVISIONS	DATE	BY
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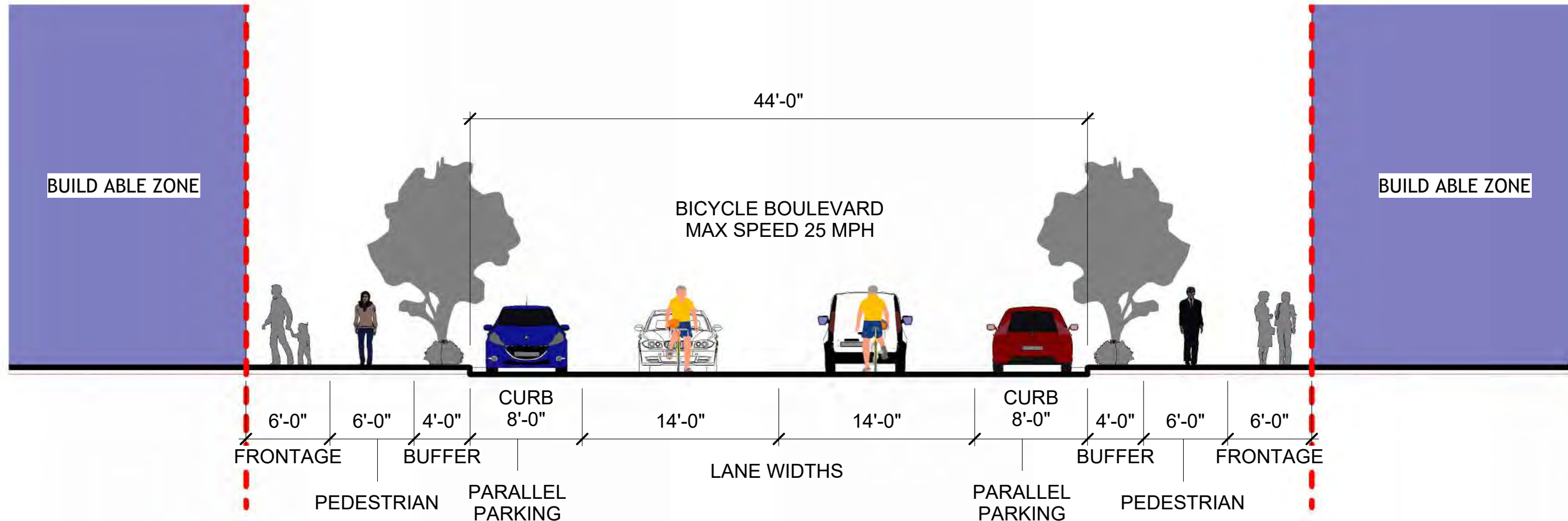
CONNECTIVITY
PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	EWON
Checked By	JEDM

EXHIBIT C



1 CORRIDOR B NORTH MALL DRIVE (PARTIAL)
SCALE: 1/8" = 1'-0"



2 CORRIDOR A MAIN STREET
SCALE: 1/8" = 1'-0"

ROADWAY/CIRCULATION FRONTAGE COMMITMENTS

INTERIOR CIRCULATION CORRIDOR DESIGN ELEMENTS	CORRIDOR A MAIN STREET	CORRIDOR B NORTH MALL DRIVE (PARTIAL)	MALL DRIVE SOUTH & REMAINING NORTH DRIVES	COURT DRIVE (RESTRICTED MULTI USE / APARTMENT ACCESS)	CENTER COURT WEST DRIVE PORTION (UNNAMED RD TO GARBY RD)	CENTER COURT EAST DRIVE PORTION
STREETSCAPE BUFFERS	YES	YES	NA	YES	YES	NA
ON STREET PARKING	YES (PARALLEL)	YES (60 DEG)	NA	YES (90 DEG)	NA	NA
PEDESTRIAN THROUGH ZONE WIDTH	6 FOOT WIDE (BOTH SIDES)	6 FOOT WIDE (PROJECT SIDE ONLY)	NA	6 FOOT WIDE (BUILDING SIDE ONLY)	NA	NA
PARKING CURB / BAY WIDTH	8 FOOT WIDE (BOTH SIDES)	21'-6" FOOT WIDE (PROJECT SIDE ONLY)	EXISTING	20 FOOT WIDE (BOTH SIDES)	EXISTING	EXISTING
LOCAL STREET LANE WIDTH	14 FOOT WIDE (BOTH SIDES)	14 FOOT WIDE (BOTH SIDES)	EXISTING	20 FOOT WIDE (ONE WAY)	EXISTING	EXISTING
BICYCLE BOULEVARD 25MPH	YES	YES	YES	NO	NO	NO
SHARED LANES 25MPH	NO	NO	NO	NO	NO	YES
BUFFERED ON STREET / EDGE BIKEWAY	NO	NO	NO	NO	YES	NO
SOLID WASTE RECEPTACLES	YES	YES	YES	NO	NO	NO
CROSSWALKS	REQUIRED	REQUIRED	REQUIRED / EXISTING	NA	NA	NA
STREET LIGHTING	REQUIRED	REQUIRED	REQUIRED / EXISTING	REQUIRED	REQUIRED	REQUIRED

NOTES

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

CENTER COURT DRIVE CONSISTS OF THREE CONDITIONS: (1) A SEPARATED BIKEWAY FROM US-36 TO THE UNNAMED ROAD LOCATED WITHIN PUBLIC RIGHT-OF-WAY; (2) A BUFFERED ON-STREET / EDGE BIKEWAY FROM THE UNNAMED ROAD TO GARBY ROAD DESIGNED PER ODOT AND MUTCD STANDARDS; AND (3) A SHARED LANE CONDITION ON THE EAST PORTION WHERE BICYCLISTS MAY USE THE FULL LANE (MAX SPEED 25 MPH).

THE SEPARATED BIKEWAY SEGMENT FROM US-36 TO THE UNNAMED ROAD IS WITHIN PUBLIC ROW AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY. ACCORDINGLY, THIS SEGMENT IS NOT INCLUDED IN THIS TABLE.

ALL DESIGN ELEMENTS SHOWN IN THE TABLE ARE TO BE INSTALLED AT FULL BUILD OUT. INTERIM CONDITIONS WILL APPLY DURING PHASING BUT SHALL MAINTAIN THE INTENT OF THE DEVELOPMENT STANDARDS AND CONNECTIVITY PLAN.

ROADWAY & CIRCULATION GENERAL NOTES

- A. CIRCULATION CLASSIFICATION. CORRIDORS A, B, AND MALL DRIVE FUNCTION AS BICYCLE BOULEVARDS (MAX SPEED 25 MPH), PROVIDING LOW SPEED, BIKE PRIORITY STREETS WITH SHARED-LANE MARKINGS, WAYFINDING, AND TRAFFIC CALMING. THESE CORRIDORS ALSO ACCOMMODATE SERVICE AND DELIVERY VEHICLES. LANE WIDTHS AND TURNING RADI SHALL BE DESIGNED FOR TRUCK ACCESS.
- CENTER COURT DRIVE CONSISTS OF THREE CONDITIONS:
- US-36 TO UNNAMED ROAD. SEPARATED BIKEWAY WITHIN PUBLIC ROW, INTENDED FOR FUTURE CITY CONSTRUCTION.
 - UNNAMED ROAD TO GARBY ROAD. BUFFERED ON STREET / EDGE BIKEWAY PER ODOT/MUTCD STANDARDS.
 - EAST PORTION, SHARED LANE STREET WHERE BICYCLISTS MAY USE THE FULL LANE (MAX SPEED 25 MPH).
- B. DIMENSIONS & CONFIGURATION. DIMENSIONS SHOWN IN THE FRONTAGE COMMITMENTS TABLE REPRESENT MINIMUM WIDTHS. ELEMENTS MAY BE INCREASED AT THE TIME OF FINAL DEVELOPMENT PLAN, PROVIDED THE OVERALL INTENT IS MAINTAINED.
- C. STREET PLACEMENT & BUILDING ORIENTATION. STREETS SHALL REINFORCE THE CORRIDOR STREETWALL AND PEDESTRIAN ORIENTATION. BUILDINGS SHALL FRONT A PRIMARY OR SIDE CIRCULATION STREET AS DEFINED IN THE FRONTAGE COMMITMENTS PLAN.
- D. SETBACKS & FRONTAGE ZONES. SETBACKS SHALL BE MEASURED FROM THE BACK OF CURB OR EDGE OF PAVEMENT. A MINIMUM OF 10 FEET IS REQUIRED, COMPOSED OF A 4 FEET BUFFER, 6 FEET PEDESTRIAN WALK, AND 6 FEET FRONTAGE ZONE (16 FEET TOTAL AS ILLUSTRATED). THE FRONTAGE ZONE MAY BE UTILIZED FOR STOOPS, PATIOS, OR TERRACES, WITH A MINIMUM 8 FEET CLEARANCE FOR BALCONIES ABOVE.
- E. LANDSCAPE VERGES. PLANTING VERGE WIDTH SHALL RANGE FROM 4' TO 8' DEPENDING ON STREET TREE SPECIES AND FINAL DEVELOPMENT PLAN DETAILS.
- F. PARKING & LANE ADJUSTMENTS. WHERE ON STREET PARKING IS NOT PROVIDED, CORRIDOR WIDTHS MAY BE REDUCED ACCORDINGLY. ON STREET PARKING MAY BE COUNTED TOWARD REQUIRED MINIMUM PARKING SUPPLY. PARKING TYPES (PARALLEL, ANGLED, OR 90°) SHALL CORRESPOND TO THE FRONTAGE COMMITMENTS TABLE.
- G. STREET WALL ACTIVATION. GROUND FLOORS FACING CIRCULATION STREETS SHALL MAINTAIN AT LEAST 30% TRANSPARENCY AND UPPER FLOORS AT LEAST 20%. BLANK WALLS ARE LIMITED TO 30 FEET ON PRIMARY STREETS AND 50 FEET ON SIDE STREETS.
- H. 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.



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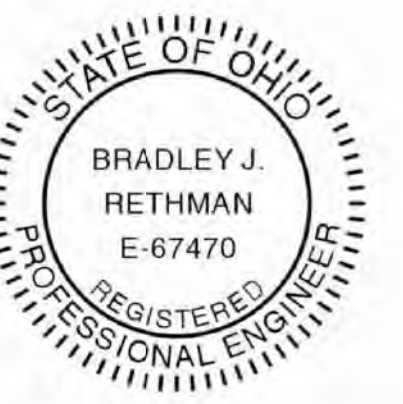
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Bradley J. Rethman 9-18-2025

NO.	DATE	BY	REVISIONS
0	09/22/2025	EWON	INITIAL SUBMITTAL
1	10/06/2025	EWON	RESPONSE TO INITIAL REVIEW
4	11/07/2025	EWON	RESPONSE TO SECOND REVIEW
5	12/08/2025	EWON	FINAL SUBMISSION FOR PLANNING COMMISSION

ROADWAYS

Project Number RD00.E25
Date 12/08/2025
Drawn By EWON
Checked By JEDM

EXHIBIT
C-1



Bradley J. Rethman 9-18-2025

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5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

EMERGENCY ACCESS

Project Number RD00.E25

Date 12/08/2025

Drawn By EWON

Checked By JEDM

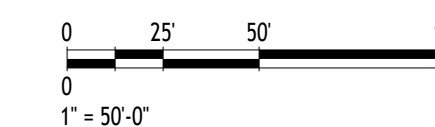
EXHIBIT
C-2

11/26/2025 5:21:00 PM

ONE-WAY FIRE ACCESS ROAD
20-FT CLEAR DRIVE AISLE MAINTAINED
(PARKING OUTSIDE FIRE ROUTE BOTH
SIDES)

ONE-WAY FIRE ACCESS ROAD
20-FT CLEAR DRIVE AISLE MAINTAINED
(PARKING OUTSIDE FIRE ROUTE BOTH
SIDES)

1 EMERGENCY ACCESS
SCALE: 1" = 50'-0"



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

DEAD-END FIRE
APPARATUS ACCESS ROAD
TURNAROUND

2 EMERGENCY ACCESS - STREET CLOSURE FOR EVENTS
SCALE: 1" = 50'-0"

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5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

TRUCK TURNS -
WB50

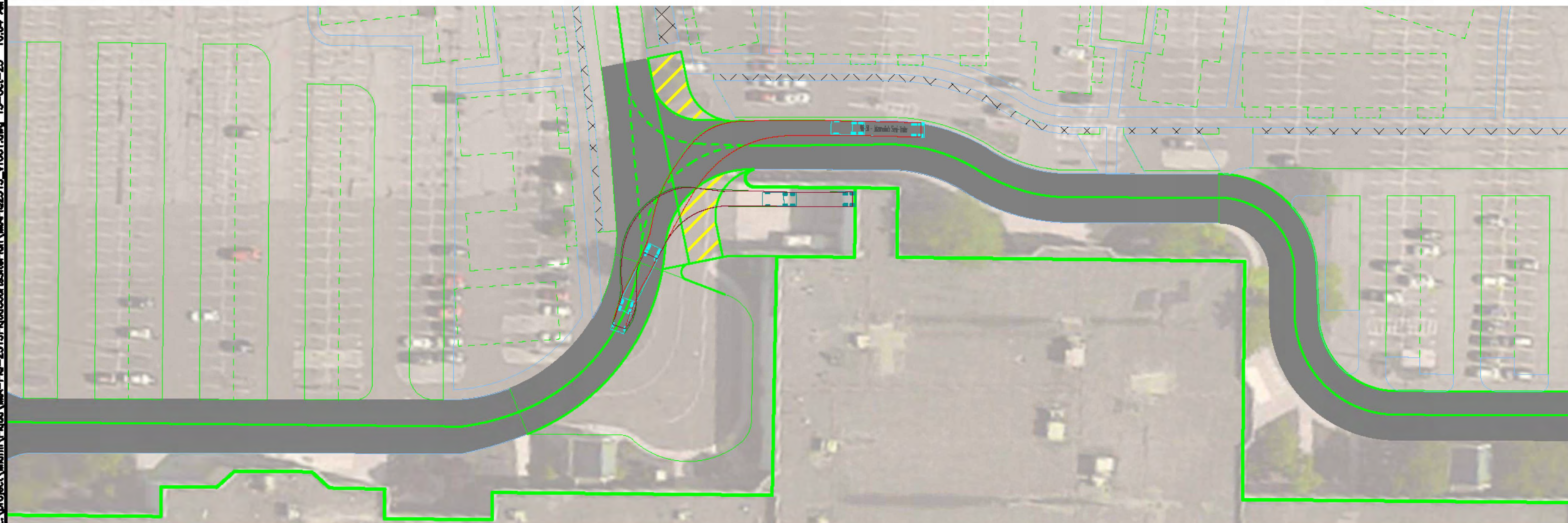
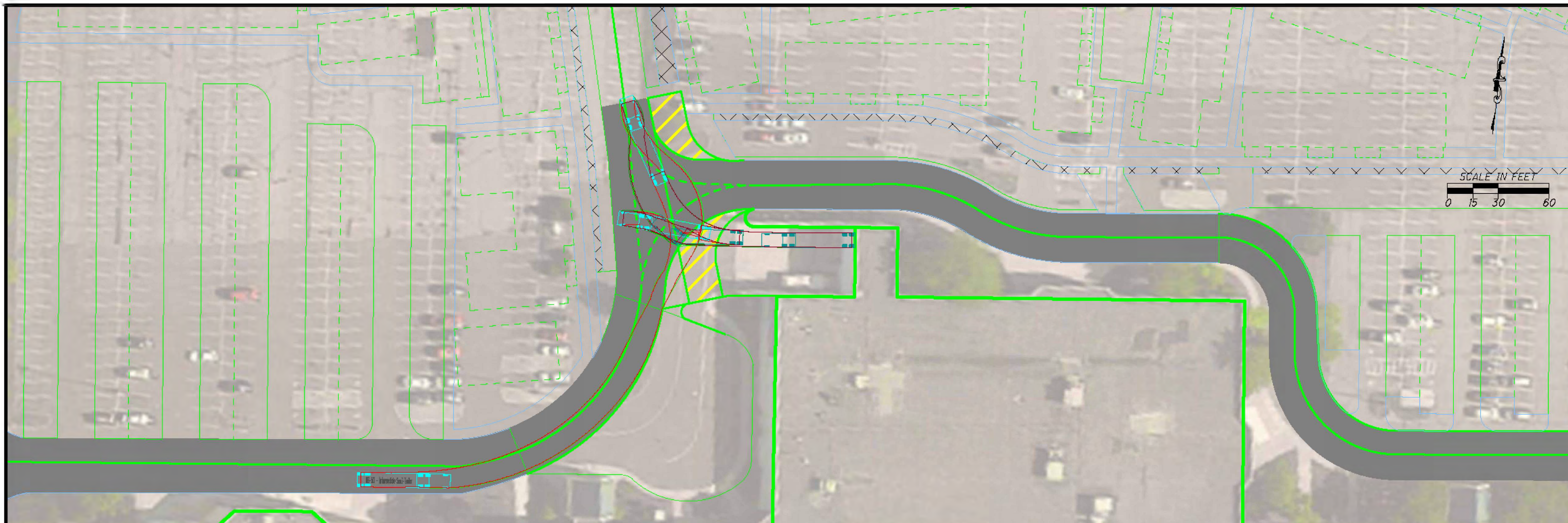
Project Number	RD00.E25
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Date	12/08/2025
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Drawn By	EWON
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Checked By	JEDM
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EXHIBIT
C-3



Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

PIQUA COURTS
CITY OF PIQUA, MIAMI COUNTY, OHIO
TRUCK TURNS - WB-50

REVISIONS

FILE NAME
MTAPIQ25

DRAWN BY
BMW

CHECKED BY
JCB

PROJECT No.

DATE 10-17-2025

SHEET NUMBER

1 OF 2

PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



Bradley J Rethman 9-18-2025

[illegible]

TRUCK TURNS -
SU30

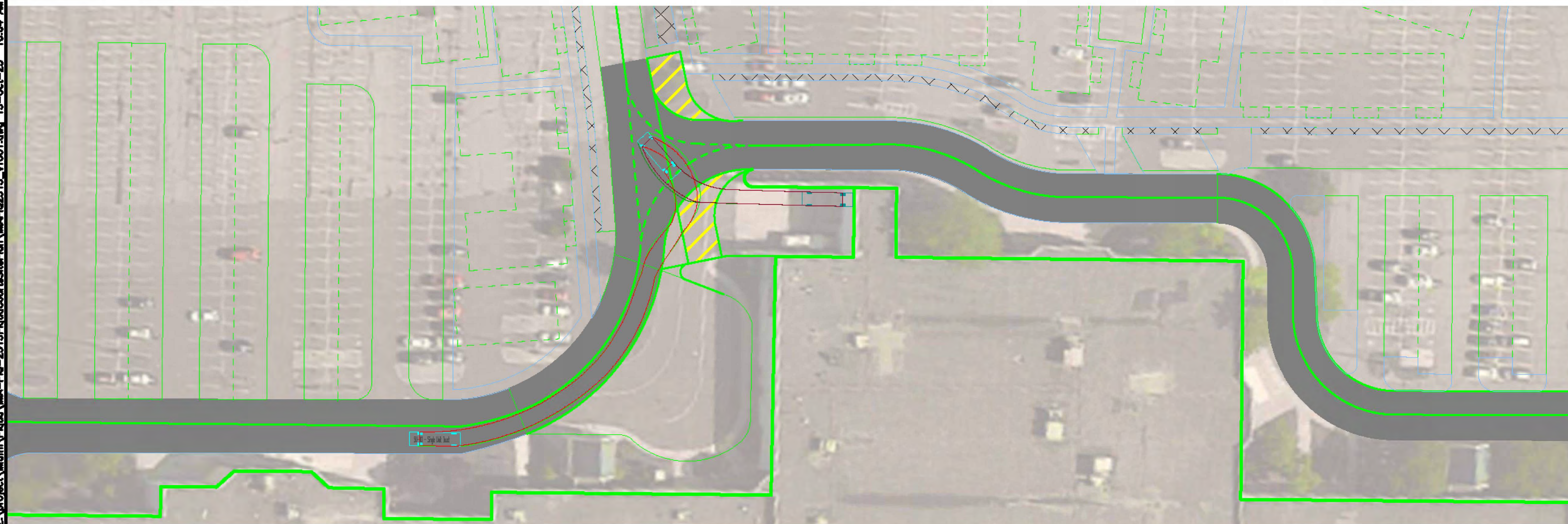
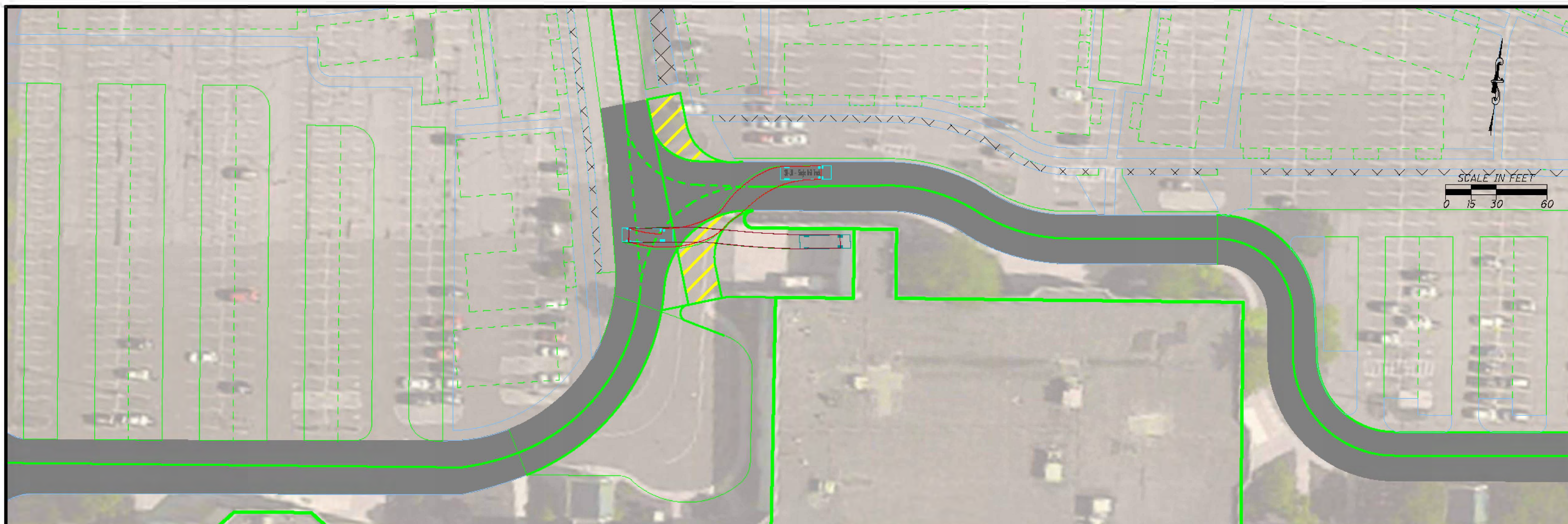
Project Number	RD00.E25
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Date	12/08/2025
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Drawn By	EWON
----------	------

Checked By	JEDM
------------	------

EXHIBIT
C-4



Choice One
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

**PIQUA COURTS
CITY OF PIQUA, MIAMI COUNTY, OHIO
TRUCK TURNS - SU30**

REVISIONS

FILE NAME
MTAPI025

DRAWN BY
BMW

CHECKED BY
152

PROJECT No. 44-1735

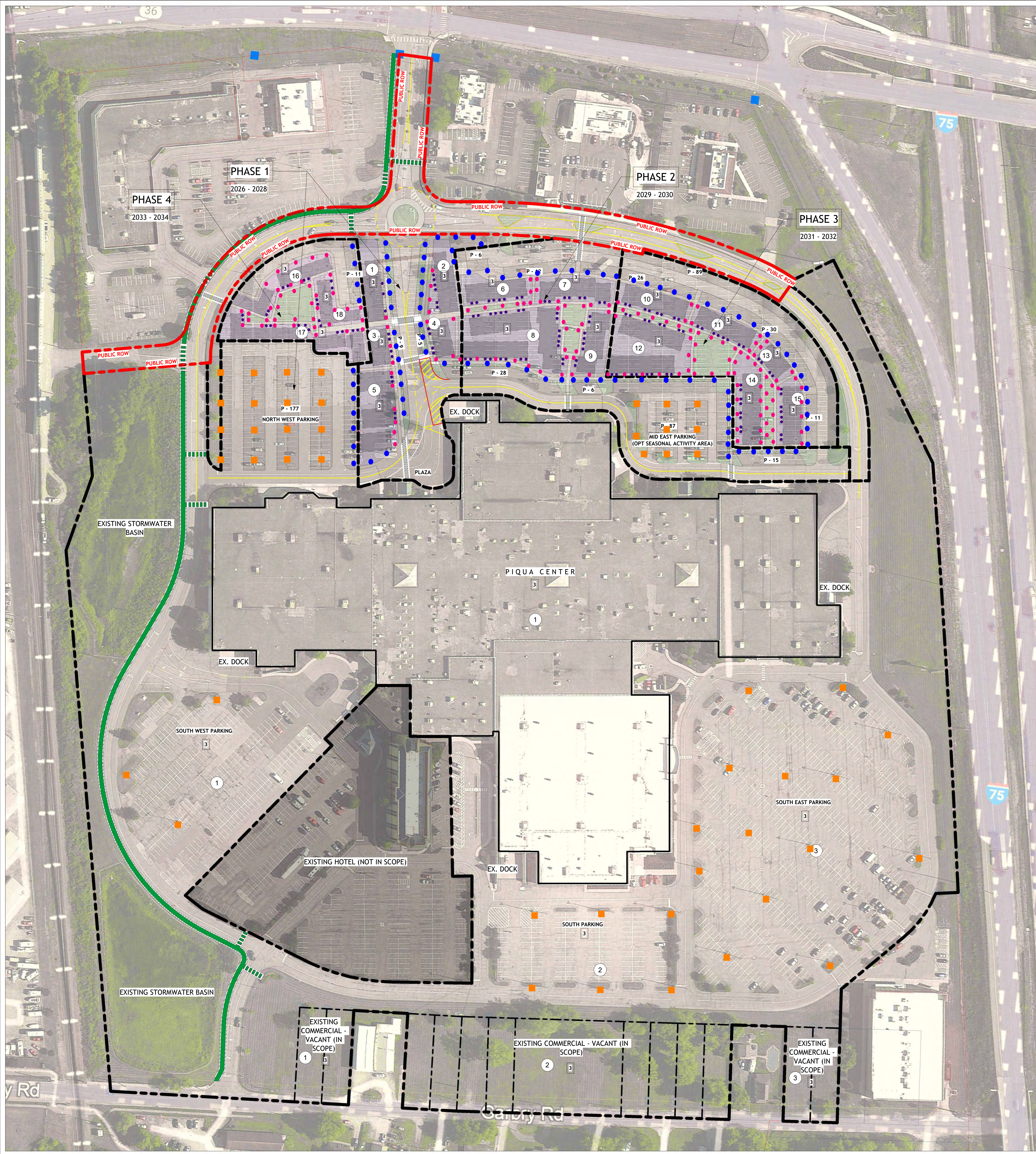
DATE
10-17-2023

SHEET NUMBER

2 OF 2

100

2: \\project\\Mgm\\Pqus\\MA-PQ-2515PqusCourtsSheFon\\MAPQ2515_VT001.dwg 13-Oct-25 10:04 AM



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

NOTES

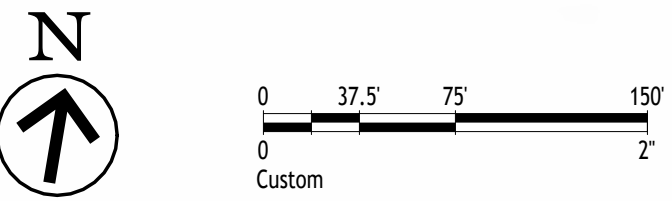
ALL FIXTURES SHALL BE LED, CRI ≥80, ~4000K COLOR TEMPERATURE.

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
P-0	PARKING SPACE COUNT
BUILDING COMMITTED ELEMENTS KEY	
	NUMBER OF STORIES (MIN-MAX)



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

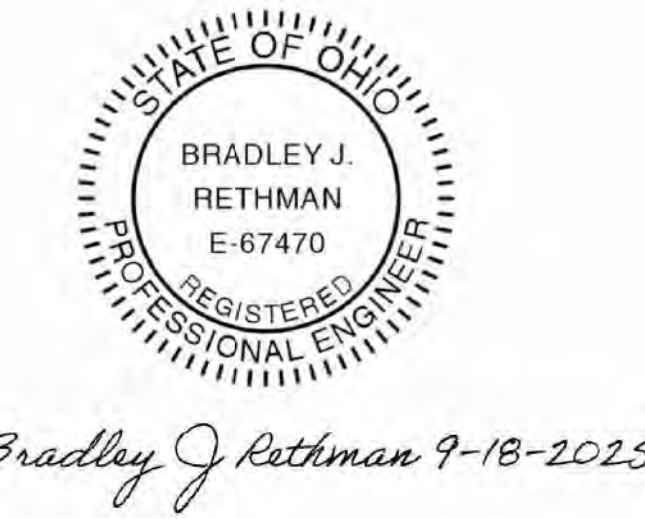
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)

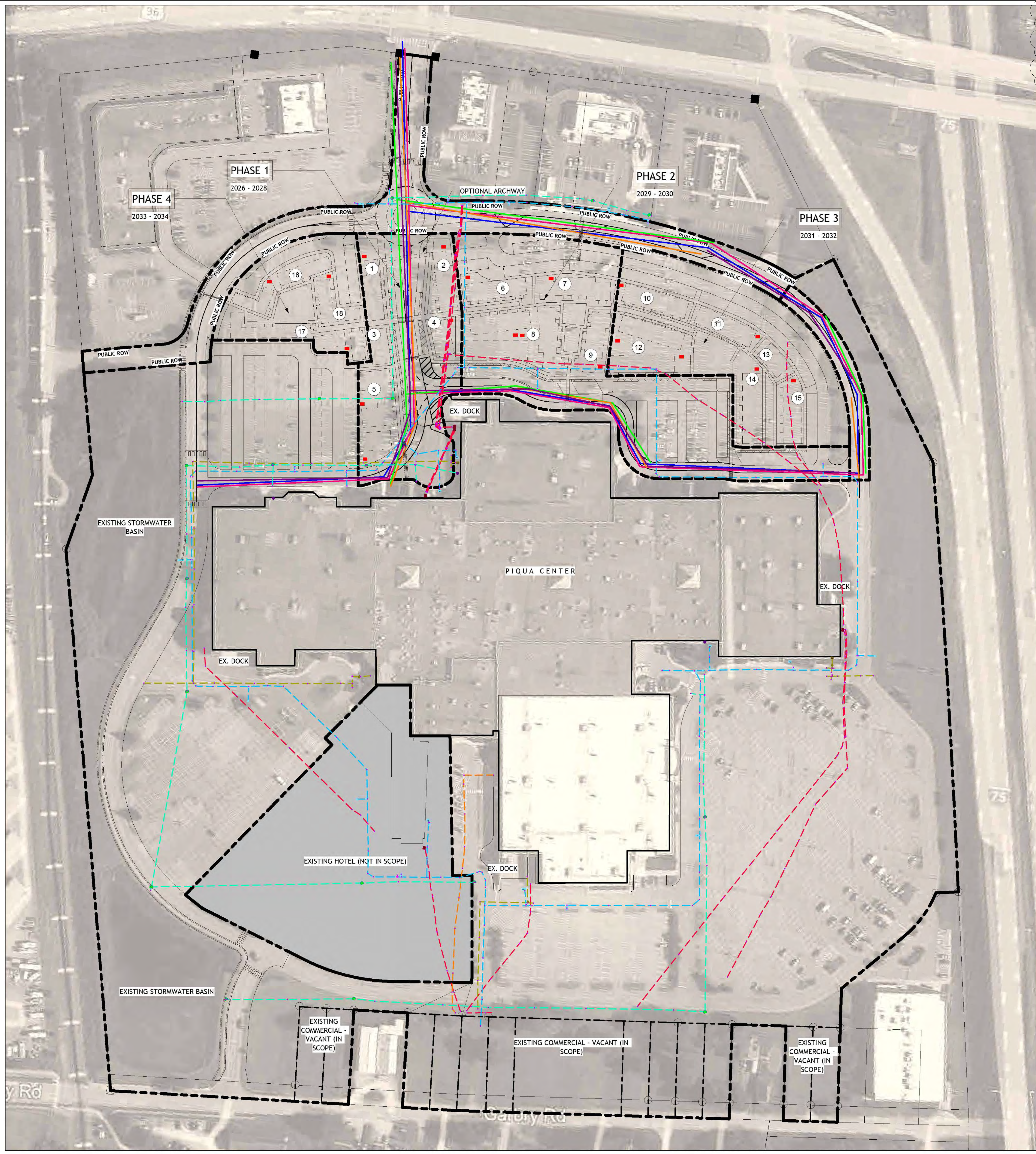


NO.	REVISIONS	DATE	BY	
			EWON	EWON
0	INITIAL SUBMITTAL	09/22/2025		
1	RESPONSE TO INITIAL REVIEW	10/06/2025		
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025		

LIGHTING PLAN

Project Number	RD00.E25
Date	12/08/2025
Drawn By	HWHI
Checked By	JEDM

EXHIBIT D



UTILITIES & EASEMENTS GENERAL NOTES

A. ALL NEW OR REROUTED UTILITY LINES, SERVICE ROUTES, AND EASEMENT AREAS SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED DURING FINAL ENGINEERING.

B. FINAL ROUTING WILL BE COORDINATED WITH THE CITY OF PIQUA AND APPLICABLE AGENCIES.

C. ALL UTILITIES AND LIGHTING SERVICE LINES WILL BE PLACED UNDERGROUND CONSISTENT WITH THE DEVELOPMENT STANDARDS.



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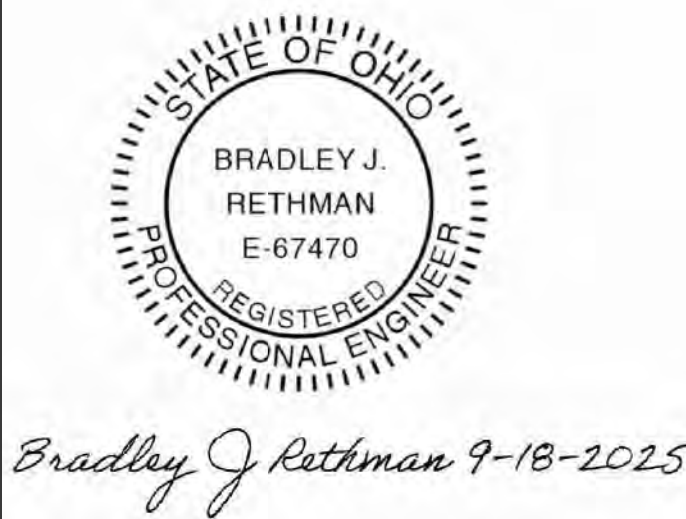
PIQUA CENTER
987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



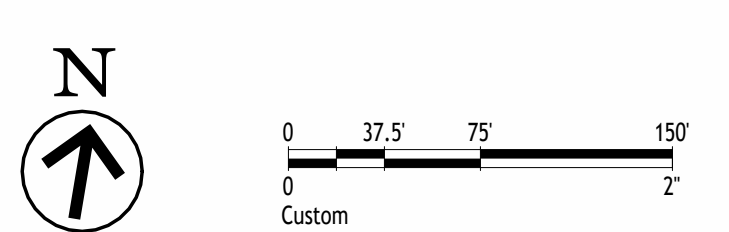
NO.	REVISIONS	DATE	BY
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

NEW UTILITY LEGEND

- UTILITY EASEMENTS POTENTIAL AREAS
- SANITARY LINES
- ELECTRIC LINES
- TELE LINES
- WATER LINES
- GAS LINES

CONCEPTUAL LEGEND

- EXISTING ELECTRIC (CITY OF PIQUA)
- EXISTING TELECOM (NEW KNOXVILLE TELEPHONE & CATV)
- EXISTING GAS (CENTERPOINT ENERGY / GRIDHAWK)
- EXISTING WATER (CITY OF PIQUA)
- EXISTING SEWER (CITY OF PIQUA)
- PROPOSED BLOCK NUMBER

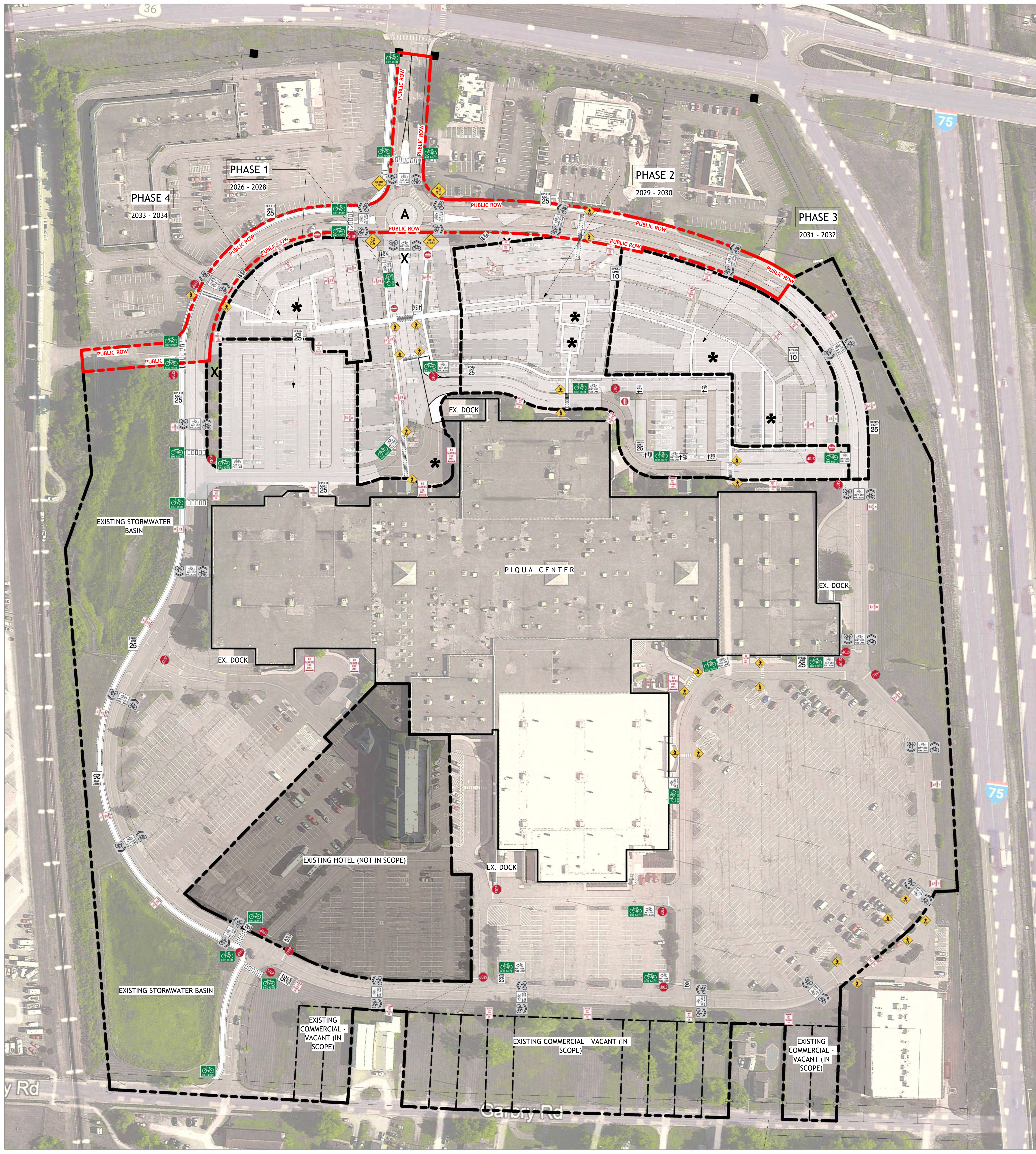


UTILITIES & EASEMENT PLAN

Project Number RD00.E25
Date 12/08/2025
Drawn By HWHI
Checked By JEDM

EXHIBIT E



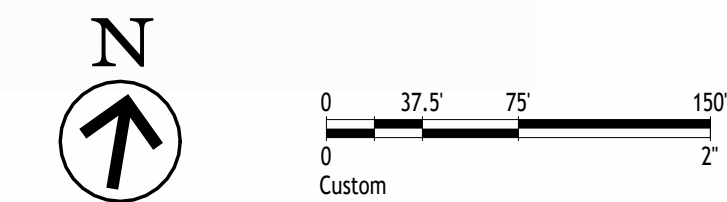


SIGNAGE PLAN NOTES

- A. ALL FUNCTIONAL AND REGULATORY SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ODOT STANDARDS, AND CITY OF PIQUA DESIGN CRITERIA.
- B. SIGNAGE LOCATED WITHIN PUBLIC RIGHT OF WAY (PUBLIC ROW) SHALL BE REVIEWED, INSTALLED, AND MAINTAINED BY THE CITY OF PIQUA OR ITS DESIGNATED CONTRACTOR.
- C. SIGNAGE LOCATED WITHIN PRIVATE DRIVE AISLES OR INTERNAL FIRE LANES SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER OR PROPERTY MANAGEMENT ENTITY, IN COORDINATION WITH THE CITY FOR PLACEMENT AND CLEARANCE.
- D. FIRE LANE SIGNAGE SHALL BE INSTALLED PER IFC D103.6 AND COORDINATED WITH THE PIQUA FIRE DEPARTMENT. FIRE ACCESS ROADWAYS SHALL MAINTAIN A MINIMUM CLEAR WIDTH OF 20 FT (ONE WAY) OR 26 FT (TWO WAY), EXCLUSIVE OF PARKING. SIGNS 12"x18", MOUNTED 7-8 FT HIGH, SPACED ±75 FT ON ONE OR BOTH SIDES AS REQUIRED. RED CURB STRIPING MAY SUPPLEMENT IF REQUIRED BY FIRE DEPT.
- E. ALL SIGN LOCATIONS SHOWN ARE CONCEPTUAL AND WILL BE VERIFIED DURING FINAL DEVELOPMENT PLAN REVIEW AND FIELD COORDINATION WITH THE CITY ENGINEER.
- F. SIGN PLACEMENT SHALL NOT OBSTRUCT SIGHT TRIANGLES, ADA ROUTES, OR PEDESTRIAN CIRCULATION.
- G. BIKE BOULEVARD AND SHARED LANE SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. BIKE BOULEVARDS TO USE D11-1 AND R4-11 SIGNS AT ENTRIES, INTERSECTIONS, AND APPROX. EVERY 300-500 FT. SHARED LANES TO USE SHARROW PAVEMENT MARKINGS PER MUTCD FIG. 9C-9 CENTERED IN LANE EVERY ≤250 FT, WITH OPTIONAL R4-11 SIGNS AS NEEDED.
- H. ALL ILLUMINATION, IF PROVIDED, SHALL BE SHIELDED AND NON FLASHING.
- I. SIGN MATERIALS AND MOUNTS SHALL BE WEATHER RESISTANT AND CONSISTENT WITH THE OVERALL DEVELOPMENT PALETTE (METAL POSTS, REFLECTIVE FACE, NO PLASTIC FRAMES).

Mark	Type	Description
	Fire Lane Signage	"NO PARKING / FIRE LANE" signs every one or both sides as required
	Regulatory (MUTCD)	STOP, YIELD, SPEED LIMIT, DO NOT ENTER, ONE WAY
	Bicycle Boulevard	MUTCD D11-1 / R4-11 Signage at entries, intersections, and approx. every 300-500 ft.
	Shared Lane	MUTCD FIG. 9C-9 Sharrow marking centered in lane every ≤250 ft with optional R4-11 sign.

CONCEPTUAL LEGEND	
	COMMUNITY GATHERING AREAS
	MONUMENT SIGNAGE
	PUBLIC ART
	PARKING SPACE COUNT



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OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

(NOT IN CURRENT SCOPE)

STATUS: (PLACE FOR STAMP)



Bradley J. Rethman 9-18-2025

NO.	REVISIONS	DATE	BY
3	RESPONSE TO INITIAL REVIEW - FOLLOW UP	10/29/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

SIGNAGE PLAN -
FUNCTIONAL/
SAFETY

Project Number	RD00.E25
Date	12/08/2025
Drawn By	JWEN
Checked By	JEDM

EXHIBIT
F-1



EXHIBIT G

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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PIQUA CENTER

987 E Ash St. Piqua
OH 45356

PIQUA INVESTMENT
PARTNERS, LLC

2024 OBC NOTES:

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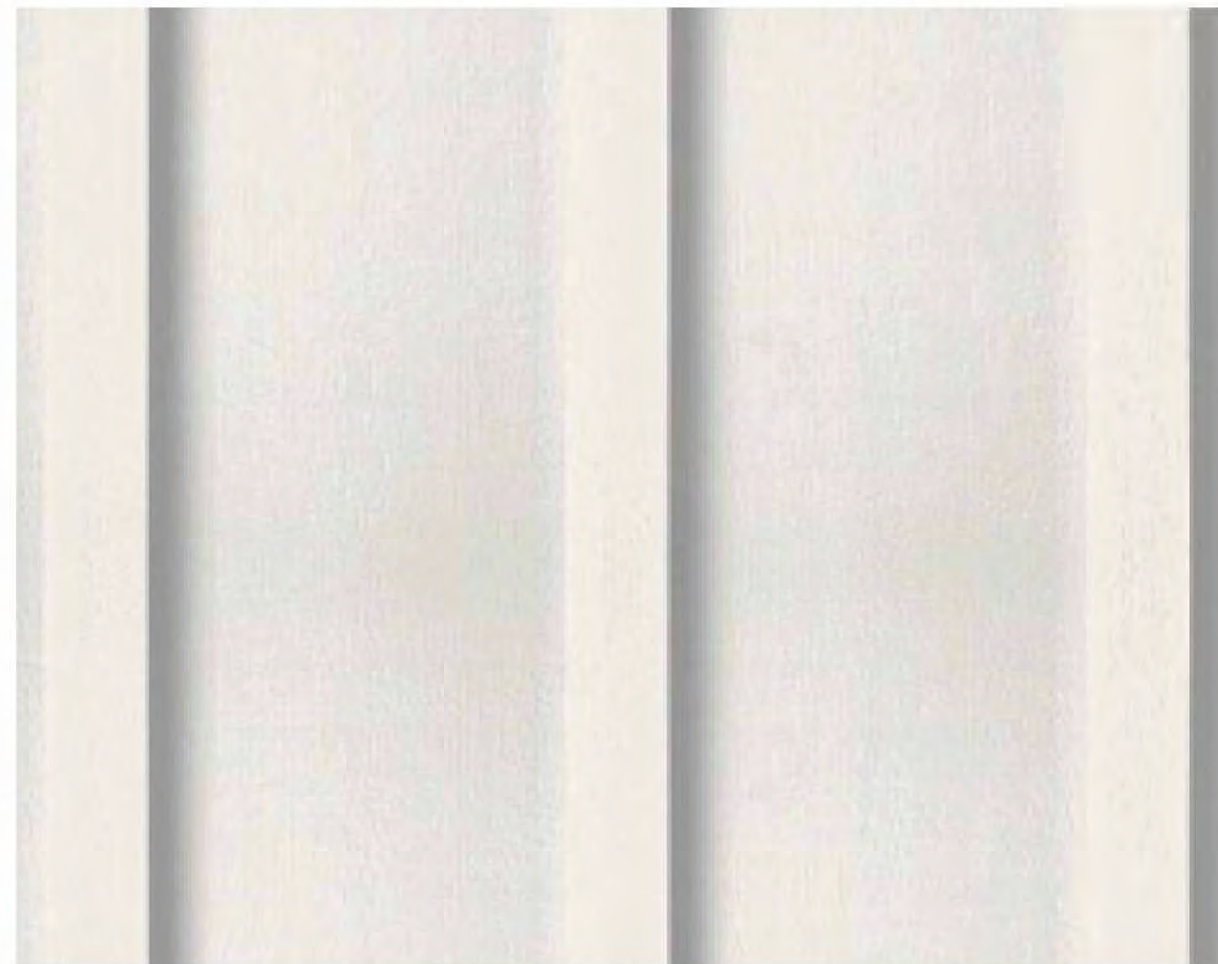
Bradley J. Rethman 9-18-2025

NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

AMENITIES PACKAGE

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM

EXHIBIT G



BLACK STANDING SEAM ROOFS

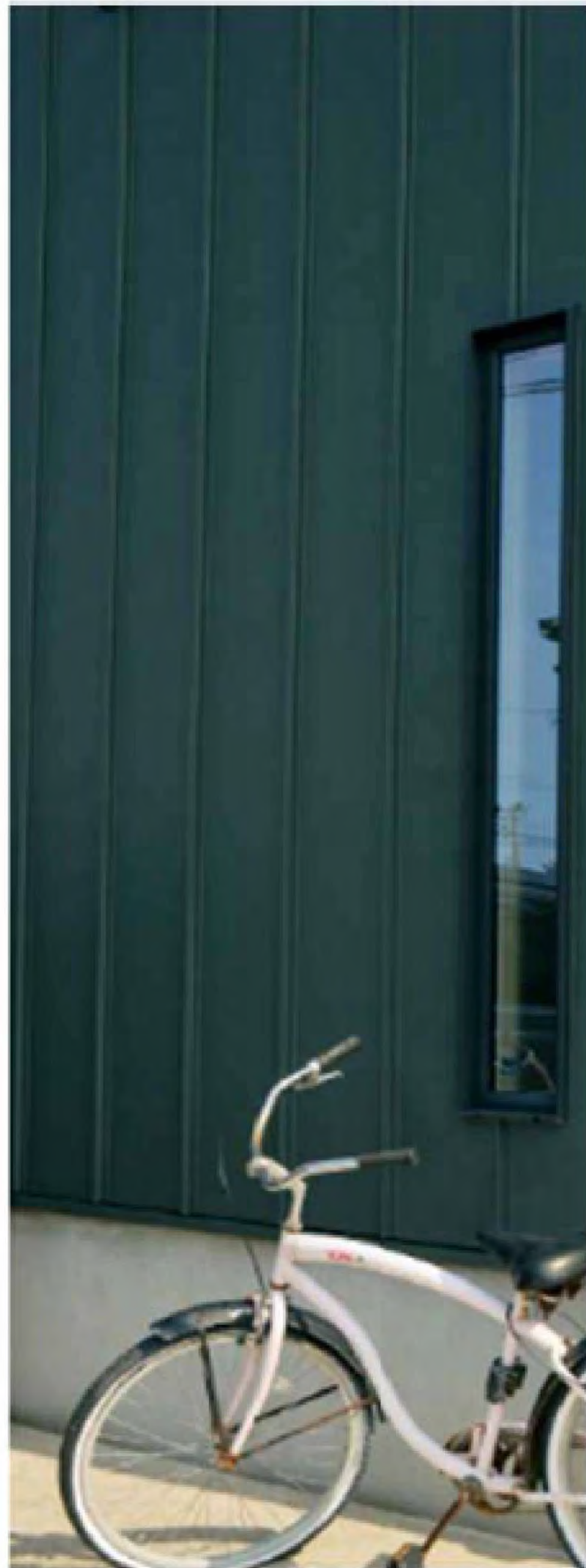


EXHIBIT H

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 THOOUGHT 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.



Bradley J. Rethman 9-18-2025

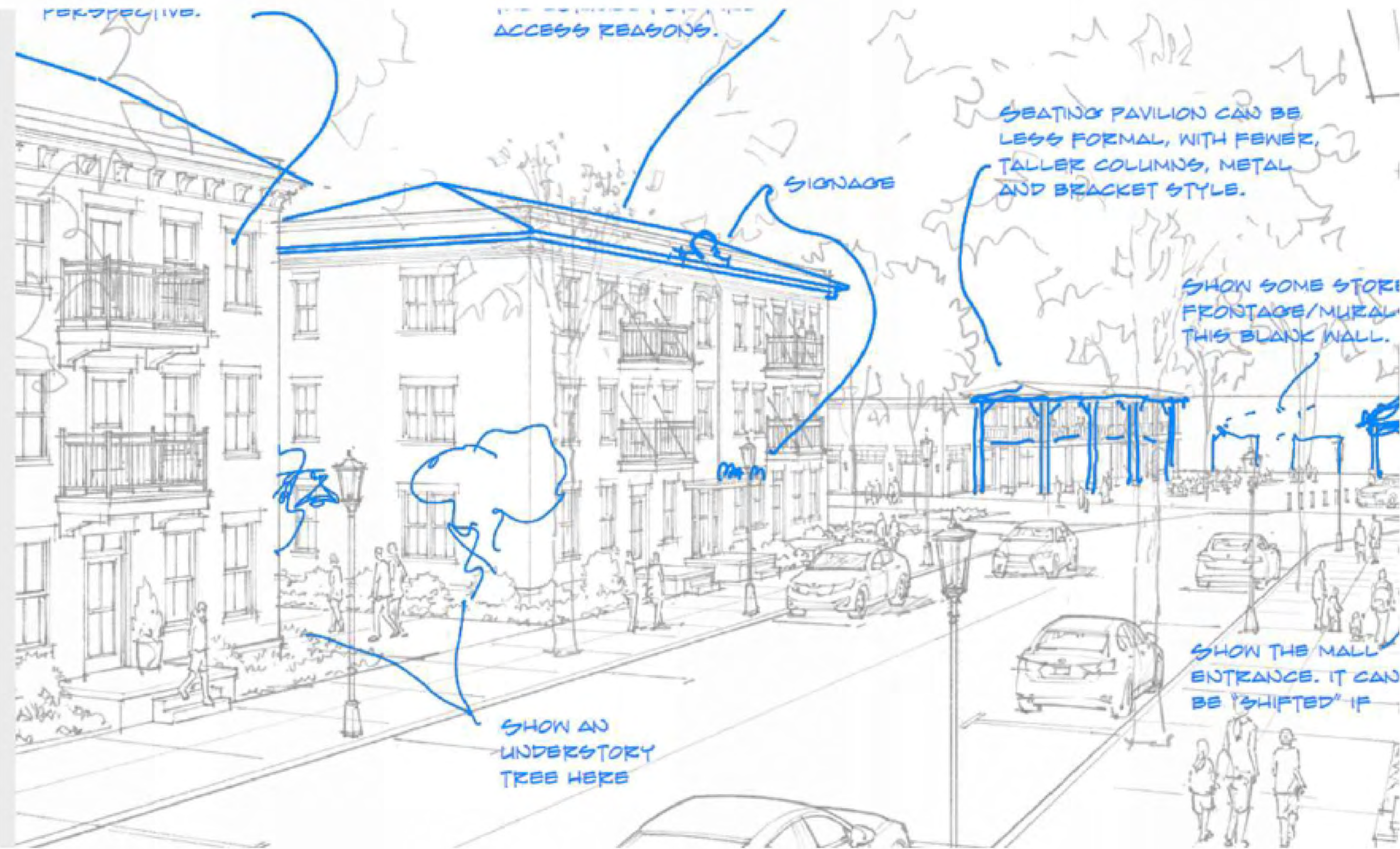
NO.	REVISIONS	DATE	BY
0	INITIAL SUBMITTAL	09/22/2025	EWON
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

MATERIAL BOARD

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM

EXHIBIT I

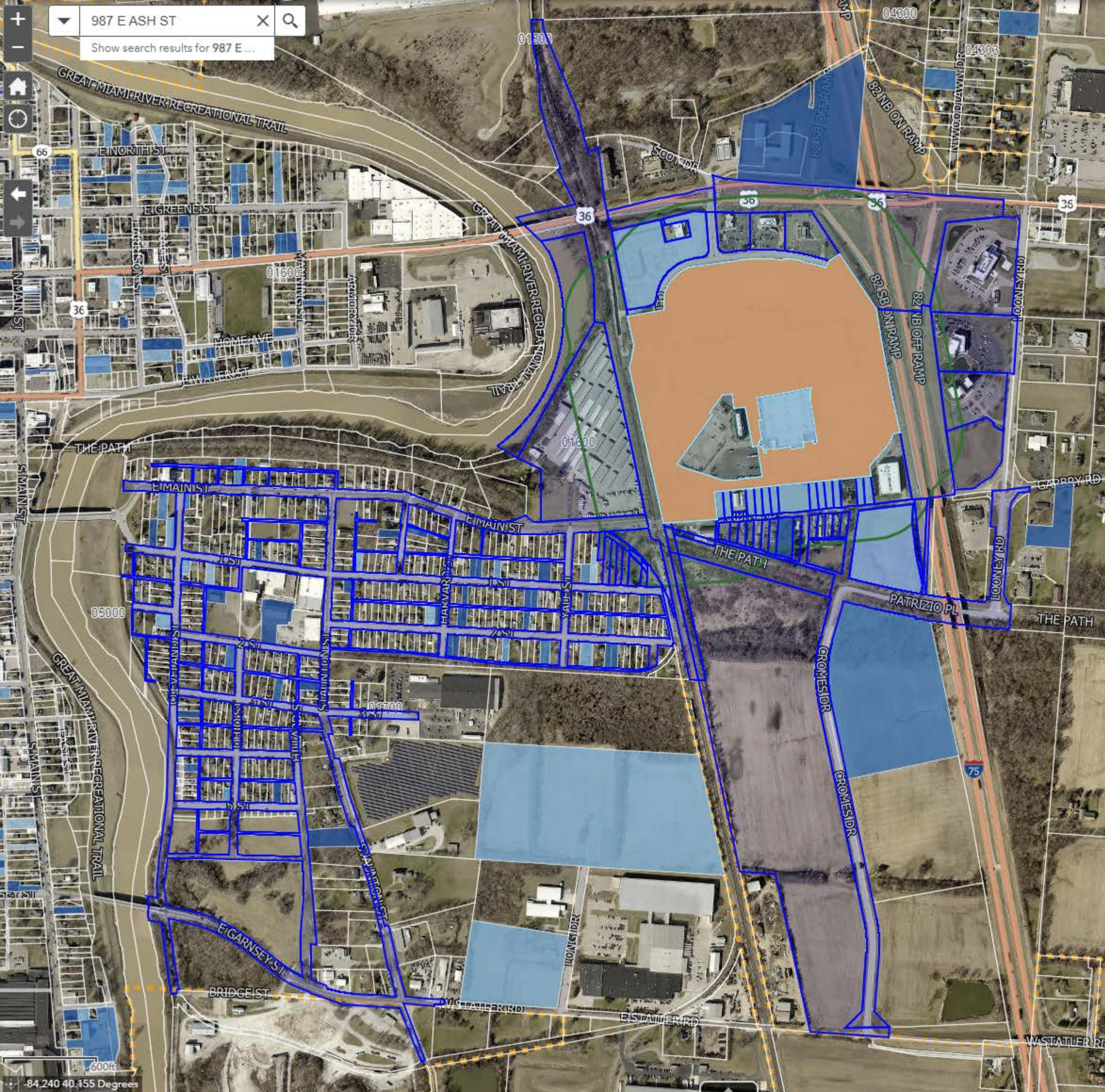
This exhibit shows intent for the building facades and scale. The two images below are renderings that we initially did to represent our design concepts.



NO.	REVISIONS	DATE	BY
1	RESPONSE TO INITIAL REVIEW	10/06/2025	EWON
4	RESPONSE TO SECOND REVIEW	11/07/2025	EWON
5	FINAL SUBMISSION FOR PLANNING COMMISSION	12/08/2025	EWON

EXAMPLE BUILDING ELEVATIONS

Project Number	RD00.E25
Date	12/08/2025
Drawn By	LKNA
Checked By	JEDM



Public Notification

Select or search for a feature in the map

N44-076538

X

Q

☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

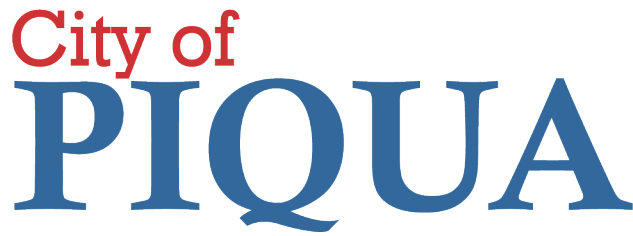
Comma-separated values (CSV)

75 addressees found; do you want to continue?

Review

Download

600ft
-84.240 40.155 Degrees



Community Services Department

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

November 25, 2025

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission meeting is scheduled for **Monday, December 8, 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.

	Parcel	Name	Address	City	State	Zip
PC 19-25	N44-097920	B FIRST PROPERTIES LIMITED	PO BOX 154	PIQUA	OH	45356
PC 20-25	N44-016350	DRAPP JOSEPH E	PO BOX 1683	PIQUA	OH	45356
PC 20-25	N44-016250	STAR BANK NA	PO BOX 460169	HOUSTON	TX	77056
PC 20-25	N44-008480	TIM DONUT US LIMITED INC	PO BOX 460389	HOUSTON	TX	77056
PC 17-25	N44-077705	J&M INVESTMENTS OF OHIO LLC	PO BOX 742	PIQUA	OH	45356
PC 20-25	N44-008484	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD	MO	65801
PC 17-25	N44-251350	KETTERING NETWORK SERVICES	1 PRESTIGE PL SUITE 580	MIAMISBURG	OH	45342
PC 17-25	N44-251350	KETTERING NETWORK SERVICES	1 KETTERING WAY	Piqua	OH	45356
PC 21-25	N44-250304	BOARD OF EDUCATION PIQUA CITY SCHOOL DIST	1 TOMAHAWK TR	PIQUA	OH	45356
PC 17-25	N44-077696	A & W WALLACE LLC	100 WOODHAVEN DR	SIDNEY	OH	45365
PC 21-25	N44-077766	COLLINS NANCY J & DONALD D	1001 HAVERHILL DR	TROY	OH	45373
PC 17-25	N44-250566	STATE OF OHIO DEPART OF TRANS	1001 ST MARYS AVE	SIDNEY	OH	45365
PC 17-25	N44-072903	KARNEHM RANDY S & GINGER D	1006 GARBRY RD	PIQUA	OH	45356
PC 20-25	N44-406008	OHIO BELL TELEPHONE 100 ERIEVIEW PLAZA	1010 PINE	SAINT LOUIS	MO	63101
PC 17-25	N44-072892	SKY PIQUA LLC	10101 FONDREN RD SUITE 545	HOUSTON	TX	77096
PC 17-25	N44-072901	PIQUA INVESTMENT PARTNERS LLC	1012 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-072900	CINEPO HOLDING LLC	1020 GARBRY RD	Piqua	OH	45356
PC 19-25	N44-049410	LUMPKIN MICHAEL T & LUCINDA A	10299 AUGUSTA LN PO BOX 1649	PIQUA	OH	45356
PC 20-25	N44-016350	DRAPP JOSEPH E	104 COLLEGE ST N	PIQUA	OH	45356
PC 19-25	N44-049520	AMERICAN LAND INVESTMENTS LTD	10480 LOCHARD RD	SIDNEY	OH	45365
PC 19-25	N44-049840	JDL CONTRACTORS LLC	10480 LOCHARD RD	SIDNEY	OH	45365
PC 19-25	N44-048950	SHERRY BARBARA J	106 LAKEWOOD PL	PIQUA	OH	45356
PC 21-25	N44-076898	BRUMBAUGH PHILIP C TRUSTEE	108 PHILIP DR	WEST MILTON	OH	45383
PC 19-25	N44-048950	SHERRY BARBARA J	109 DREXEL AVE	Piqua	OH	45356
PC 17-25	N44-072894	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON	OH	45402
PC 21-25	N44-077746	GRISE LINDA	1140 BARRINGTON DR	TROY	OH	45373
PC 20-25	N44-016340	TRIPLE R ASSOCIATES LTD	118 N COLLEGE ST	PIQUA	OH	45356
PC 17-25	N44-054230	YOUNG PATRICIA	1210 SCUDDER ST	PIQUA	OH	45356
PC 21-25	N44-076907	APPLE SALLY K	1225 E US 36	PIQUA	OH	45356
PC 20-25	N44-019600	SMITH TRACY E	1234 BROADWAY	PIQUA	OH	45356
PC 20-25	N44-022505	316 COLLEGE PIQUA LLC	1268 E ASH ST SUITE 108	PIQUA	OH	45356
PC 19-25	N44-049970	ROBERTS MATTHEW D	13 CAMBRIDGE RD	FREEHOLD	NJ	7728
PC 19-25	N44-050130	CREAGER JUDITH E	1305 COVINGTON AVE	PIQUA	OH	45356
PC 20-25	N44-008510	SS REALTY LP	132 SHEPPARD AVE W SUITE 100	North York	Ontatio, Canada	M2N-1M5 CA
PC 19-25	N44-049120	ALEXANDER JOYCE M	1329 HILLCREST AVE	PIQUA	OH	45356
PC 21-25	N44-076909	GARLAND CYNTHIA J & LORA L FRENCH	1421 N MAIN AVE	SIDNEY	OH	45365
PC 17-25	N44-076528	PIQUA PLAZA LLC	14575 GRAND AVE	BURNSVILLE	MN	55306
PC 19-25	N44-056450	SARGENT GARY L & VIVIAN B BLEVINS	1497 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049890	PENNY ZAVIER A	1504 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049120	ALEXANDER JOYCE M	1506 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049880	SWARTS LESLEY ERIN	1506 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098000	PECK DAVID T & JANE A	1507 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049520	AMERICAN LAND INVESTMENTS LTD	1507 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049110	HUGHES SARAH & JOSEPH E	1508 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049870	LOEHR MICHAEL & KATIE	1508 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049510	DSM LSM RENTALS LLC	1509 511 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049100	BLACK KATHLEEN A	1510 BROADWAY N	Piqua	OH	45356
PC 19-25	N44-049860	BOUTWELL DAVID & AMY	1510 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098160	TOOMEY SCOTT A & KENDRA M	1511 BROADWAY	Piqua	OH	45356
PC 20-25	N44-041520	GRIMES JEFFREY	1512 MARGENE DR	PIQUA	OH	45356
PC 19-25	N44-049850	HILDEBRAND RYAN J & WHITNEY	1512 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098340	SHEAR STUART A & BARBARA A	1513 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049500	HEDGER JIMMY E	1513 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049090	ADAMS ASHLYN	1514 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049840	JDL CONTRACTORS LLC	1514 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049960	BUTT JONATHAN L	1515 MADISON AVE	Piqua	OH	45356
PC 19-25	N44-049490	JOHNSON SARAH	1515 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049080	ENGLEY CHRISTOPHER E	1516 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049830	MCKENNA DEBORAH K	1516 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049480	STONE JACOB & ASHLEY	1517 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049070	MURPHY KEITH & JULIE	1518 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049810	SEKAS NICHOLAS E	1518 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049470	SCHULZE KIMBER LEIGH	1519 NICKLIN AVE	Piqua	OH	45356
PC 17-25	N44-076529	BWR PIQUA LLC	15200 SR 196	WAYNESFIELD	OH	45896
PC 19-25	N44-049460	DOUGLAS ASHTIN BLAKE	1521 NICKLIN AVE	Piqua	OH	45356
PC 20-25	N44-008510	SS REALTY LP	154 N COLLEGE ST W	PIQUA	OH	45356
PC 17-25	N44-077690	RAMIREZ GUSTAVO JR & OFELIA	159 BENTWOOD CT	URBANA	OH	43078
PC 19-25	N44-049050	HENSON RICHARD D	1600 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049800	MECKSTROTH CORBIN M	1600 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049420	DSI OHIO LLC	1601 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098280	JEFFERIS DEVIN A	1601 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049040	WILLIAMS STELLA L	1602 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049790	TURNER AARON M & DENISE M	1602 NICKLIN AVE	Piqua	OH	45356

PC 19-25	N44-097920	B FIRST PROPERTIES LIMITED	1603 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049410	LUMPKIN MICHAEL T & LUCINDA A	1603 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049030	STEPHENSON JEFFERY A & CONSTANCE M	1604 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049780	SHERMAN JOSEPH LEVI	1604 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049400	ALLENBAUGH PROPERTIES II LLC	1605 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049020	BENANZER DEVELOPMENT V LTD	1606 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049770	CAMPBELL BRIAN M	1606 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049390	COVAULT JEFFREY P & AMY C	1607 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049010	GANNON DAVID	1608 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049760	LEECE BRIAN S & KRISTA K	1608 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098040	WILLIAMS ALAN H	1609 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049380	WRIGHT JACOB	1609 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049000	LUTZ JESSICA	1610 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049750	CARROLL GABE T & VALOREE L	1610 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098020	GEPHART DANIELLE R	1611 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049370	STAUGLER JAMES & JOCELYNN GARNER	1611 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-048990	ISENHOUE JOHN C	1612 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049740	MCDONALD JOEL & ASHLEY	1612 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049360	BARRINGER JONATHAN A	1613 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-048980	LEONARD MICHAEL B & TRACY L	1614 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049730	KIEFER SANDRA L	1614 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098220	BUCHER JOHN P & ANNETTE L	1615 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049350	KILLIAN MICHAEL C & WENDY J	1615 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-048970	DPPM 1A LLC	1616 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049720	GOETZE RALPH TIMOTHY	1616 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098260	GUTMAN TYLER S	1617 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049340	CLEMENT JOYCE A	1617 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-049710	VONDERHUEVEL LANCE & KRISTINA WYER	1618 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-098100	SHERMAN JOSEPH C	1619 BROADWAY	Piqua	OH	45356
PC 19-25	N44-048960	KAUFMAN JENNIFER L	1620 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049700	SIERECKI KYLE	1620 NICKLIN AVE	Piqua	OH	45356
PC 19-25	N44-048940	WALTERS DERAK A & BRANDI N	1622 BROADWAY	Piqua	OH	45356
PC 19-25	N44-097980	MAHER PAMELA J	1623 BROADWAY	Piqua	OH	45356
PC 19-25	N44-049330	HUGHES NATHAN	1633 NICKLIN AVE	Piqua	OH	45356
PC 21-25	N44-077212	BIRT JULIE I	1676 TRUSLOW RD	FREDERICKSBURG	VA	22406
PC 17-25	N44-077452	JORDAN JULIE A & REBECCA S SOUSEK	1828 BRITTON DR	PIQUA	OH	45356
PC 21-25	N44-077756	MCNAME TONYA M	1900 INDIAN RIDGE DR	PIQUA	OH	45356
PC 21-25	N44-077754	BAYMAN NICOLE M	1904 INDIAN RIDGE DR	PIQUA	OH	45356
PC 21-25	N44-077752	CAREY RYAN R & NATALIE A	2000 INDIAN RIDGE DR	PIQUA	OH	45356
PC 21-25	N44-077750	BAKER KAREN S	2004 INDIAN RIDGE DR	PIQUA	OH	45356
PC 19-25	N44-049930	TREON DEBORAH K & BRUCE A	207 DREXEL AVE	Piqua	OH	45356
PC 19-25	N44-049940	BEINKER BRANDON	209 DREXEL AVE	Piqua	OH	45356
PC 19-25	N44-049950	EVANS JASON L	211 DREXEL AVE	Piqua	OH	45356
PC 17-25	N44-054220	HOLBROOK KATHY	2121 MAYFLOWER AVE	DAYTON	OH	45420
PC 21-25	N44-250245	BOARD OF EDUCATION OF THE CITY OF PIQUA SCHOOL DIST	215 LOONEY RD	PIQUA	OH	45356
PC 20-25	N44-018780	SIGNH HARMANJOT	217 COLLEGE ST N	PIQUA	OH	45356
PC 17-25	N44-076534	PIGDONALDS LLC & MARCI SHAPIOR LLC	218 W ASH ST	PIQUA	OH	45356
PC 20-25	N44-041490	PRESTON JASON & LESLEY LLOYD	221 WALKER ST	PIQUA	OH	45356
PC 20-25	N44-019590	CATHCART MORRIS	223 225 WALKER ST	PIQUA	OH	45356
PC 20-25	N44-016240	WARNKEY PROPERTY MANAGEMENT LLC	239 DREAM CATCHER DR	KEWASKUM	WI	53090
PC 17-25	N44-099300	CROMES PAUL R	2466 E US ROUTE 36	PIQUA	OH	45356
PC 17-25	N44-077674	GRAND LAKE VILLAGE LLC	2470 S R 119	MINSTER	OH	45865
PC 17-25	N44-072892	SKY PIQUA LLC	256 S LOONEY RD	Piqua	OH	45356
PC 20-25	N44-016300	FAMILY VIDEO MOVIE CLUB INC	2701 W LAWRENCE AVE STE A	SPRINGFIELD	IL	62704
PC 17-25	N44-072894	UPPER VALLEY MEDICAL CENTER	280 N LOONEY RD	Piqua	OH	45356
PC 20-25	N44-018780	SIGNH HARMANJOT	2970 PARKWOOD DR	TROY	OH	45373
PC 19-25	N44-049980	STACY DANNY W	30 OSPREY CT	PIQUA	OH	45356
PC 21-25	N44-077766	COLLINS NANCY J & DONALD D	3129 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077764	SEGER GARY	3133 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077792	ALEXANDER ROBIN S & JULIE A	3136 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077762	CAREY LISA	3137 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077746	GRISE LINDA	3140 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077760	COLLINS NANCY J & DONALD D	3141 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077748	GRISE LINDA	3144 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077758	COLLINS NANCY J & DONALD D	3145 SIOUX DR	PIQUA	OH	45356
PC 20-25	N44-022505	316 COLLEGE PIQUA LLC	316 COLLEGE ST N	PIQUA	OH	45356
PC 19-25	N44-049510	DSM LSM RENTALS LLC	3165 PEEBLES RD	TROY	OH	45373
PC 21-25	N44-077208	JACKSON DORIS L TRUSTEE	3200 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077252	ANDREWS ERIC S & JULIE L	3201 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077210	HENESTOFEL JAMES R & SYDNEY A	3204 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077250	CANTRELL PONZELL	3205 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077212	BIRT JULIE I	3208 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077248	ARNOLD JAMES AUBREY & SARAH MAE FITZGERALD	3209 SIOUX DR	PIQUA	OH	45356
PC 19-25	N44-049760	LEECE BRIAN S & KRISTA K	321 LEWIS DR	RICHMOND	KY	40475

PC 21-25	N44-077214	YOUNG BILLY JOE	3212 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077246	DARNER MICHAEL L & DONNA J	3213 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077216	SNAPP SHANE F & KRISTA S	3216 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077244	ROBBINS DALE T & DEBORA	3217 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077218	GEORGE BRIAN T & PAMELA J	3220 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077242	SNAPP SHANE F	3221 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077220	PALMER ANDREW C & EMILY J	3224 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077240	WHITSELL LISA	3225 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077222	FELTS TERRY L & BRENDA J	3228 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077238	STAMMEN JAMES L & CONNIE S	3229 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077224	TRUE WILLIAM BRIAN & KRISTIN PINKSTON	3232 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077236	AUKERMAN KEAGAN M	3233 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077226	WILLIAMS MARY K	3236 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077234	ROBERTS ROZALYNN & JASON	3237 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077232	YOUNG KATHY	3241 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077230	GREGORY DANNY J & JULIE A	3245 SIOUX DR	PIQUA	OH	45356
PC 21-25	N44-077228	PARSHALL MICHAEL W & HANNAH L	3249 SIOUX DR	PIQUA	OH	45356
PC 20-25	N44-019590	CATHCART MORRIS	3695 W FARRINGTON RD	PIQUA	OH	45356
PC 20-25	N44-019620	CATHCART N ALAN	3695 W FARRINGTON RD	PIQUA	OH	45356
PC 17-25	N44-250697	MIAMI CONSERVANCY DIST	38 EAST MONUMENT	DAYTON	OH	45401
PC 21-25	N44-250302	BOARD OF EDUCATION PIQUA CITY SCHOOL DIST	419 CALDWELL ST	PIQUA	OH	45356
PC 17-25	N44-072900	CINEPO HOLDING LLC	421 COUNTRY CLUB RD	MC KINNEY	TX	75069
PC 17-25	N44-072918	PIQUA STORE N LOCK REALTY LLC	450 GARBRY RD	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	N44-999101	CSX TRANSPORTATION INC TAX DEPT C910	500 WATER ST	JACKSONVILLE	FL	32202
PC 19-25	N44-049430	DILL ZACHARY	510 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-049440	STONE PATRICK J & SAMANTHA J WILLIAMS	514 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-049450	NICODEMUS KRISTY	515 CHERRY ST	Piqua	OH	45356
PC 20-25	N44-014520	CRUMPLER DAVID R	526 GARBRY RD	PIQUA	OH	45356
PC 20-25	N44-019580	KNOUFF MATTHEW R	535 PARK AVE	PIQUA	OH	45356
PC 20-25	N44-016230	THE FALLS VENTURE 4 LLC	535 S DIXIE DR	VANDALIA	OH	45377
PC 17-25	N44-077684	CLINE EMPIRE INVESTMENTS LLC	5510 STATE ROUTE 589	FLETCHER	OH	45326
PC 19-25	N44-049020	BENANZER DEVELOPMENT V LTD	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
PC 19-25	N44-049970	ROBERTS MATTHEW D	606 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-050040	MCFARLAND JERRY A III & DESTINY MIDDLEMISS	607 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-049970	ROBERTS MATTHEW D	608 Cherry St	Piqua	OH	45356
PC 19-25	N44-050050	BELT-HONEYCUTT HANNAH M & JASON C HILL	609 CHERRY ST	Piqua	OH	45356
PC 20-25	N44-019640	KELLEY KURT & BROOKS	610 BARNHART RD	TROY	OH	45373
PC 20-25	N44-014530	DY RUDY	611 W HIGH ST	PIQUA	OH	45356
PC 19-25	N44-050060	BECKSTEDT W J JR & V L	611 CHERRY ST	Piqua	OH	45356
PC 20-25	N44-014530	DY RUDY	611 W HIGH ST	PIQUA	OH	45356
PC 17-25	N44-054180	LIETTE DOUGLAS	612 1ST ST	Piqua	OH	45356
PC 19-25	N44-049990	KOEHL E MICHAEL	612 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-050070	ANGEL ANDREW	613 CHERRY ST	Piqua	OH	45356
PC 17-25	N44-054210	SOPER NICK A & LORA K	614 FIRST ST	PIQUA	OH	45356
PC 19-25	N44-050000	HINES JAMIE L & EUGENE R	614 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-050080	GLENN RIKKI L	615 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-050010	DENNEY HOWARD T	616 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-048990	ISENHOUER JOHN C	618 BIRD BAY DR S UNIT 314	VENICE	FL	34285
PC 17-25	N44-054220	HOLBROOK KATHY	618 1ST ST	Piqua	OH	45356
PC 19-25	N44-050020	KNAPKE DANIEL J & AMY J	618 CHERRY ST	Piqua	OH	45356
PC 19-25	N44-050030	LANDIS MARTIN SAMUEL	620 CHERRY ST	Piqua	OH	45356
PC 20-25	N44-014610	PENROD THOMAS E TR	620 W WATER ST	PIQUA	OH	45356
PC 17-25	N44-054230	YOUNG PATRICIA	622 1ST ST	Piqua	OH	45356
PC 20-25	N44-014620	JACOMET ALFRED H & LISA D	624 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-020340	TRIPLE R ASSOCIATES LTD	6300 NE 1ST AVE STE 102	FORT LAUDERDALE	FL	33334
PC 20-25	N44-008484	O'REILLY AUTO ENTERPRISES LLC	631 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-018750	O'TOOLE RODNEY D	632 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-016220	CRUMPLER DAVID R	633 HIGH ST W	PIQUA	OH	45356
PC 20-25	N44-018730	PAGE ROBERT R & TINA L	634 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-008480	TIM DONUT US LIMITED INC	635 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-018740	HICKS JORDAN J	636 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-014680	SOWERS JERRY L & PAMELA S	646 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-016300	FAMILY VIDEO MOVIE CLUB INC	646 WATER ST W	PIQUA	OH	45356
PC 20-25	N44-016230	THE FALLS VENTURE 4 LLC	649 HIGH ST W	PIQUA	OH	45356
PC 20-25	N44-020360	DE DSK PIQUA 18 MAIN LLC	650 N MAIN ST	PIQUA	OH	45356
PC 19-25	N44-049420	DSI OHIO LLC	650 S MAIN ST	PIQUA	OH	45356
PC 20-25	N44-016240	WARNKEY PROPERTY MANAGEMENT LLC	701 HIGH ST	PIQUA	OH	45356
PC 20-25	N44-019640	KELLEY KURT & BROOKS	707 W HIGH ST	PIQUA	OH	45356
PC 19-25	N44-049390	COVAULT JEFFREY P & AMY C	707 N CO RD 25A	TROY	OH	45373
PC 20-25	N44-020340	TRIPLE R ASSOCIATES LTD	707 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-019630	SMITH ERIC MICHAEL	711 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-020350	VICKERS VANESSA & NATHANIEL LEWIS EDWARDS	711 W WATER ST	PIQUA	OH	45356
PC 19-25	N44-050130	CREAGER JUDITH E	712 VINE ST	Piqua	OH	45356

PC 20-25	N44-020360	DE DSK PIQUA 18 MAIN LLC	713 W WATER ST	PIQUA	OH	45356
PC 19-25	N44-049400	ALLENBAUGH PROPERTIES II LLC	7131 SPIKER RD	PIQUA	OH	45356
PC 19-25	N44-050140	BAKER QUINTON L & VICTORIA R	714 VINE ST	Piqua	OH	45356
PC 20-25	N44-019620	CATHCART N ALAN	715 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-020370	LOCKWOOD KENNETH H & LEANN ANGSTEAD	715 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-041520	GRIMES JEFFREY	716 WATER	PIQUA	OH	45356
PC 20-25	N44-019610	JACOMET ADASIA M	717 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-019600	SMITH TRACY E	719 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-019600	SMITH TRACY E	721 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-041510	ARNETT SHARON L	720 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-019580	KNOUFF MATTHEW R	723 W HIGH ST	PIQUA	OH	45356
PC 20-25	N44-020380	GARLAND KEITH & DORIS A HOLBROOK	723 W WATER ST	PIQUA	OH	45356
PC 20-25	N44-041500	EO PIQUA PORTFOLIO LLC	724 WATER ST W	PIQUA	OH	45356
PC 20-25	N44-020800	SWARTZ TERRY A SR	725 S WATER ST	PIQUA	OH	45356
PC 20-25	N44-020800	SWARTZ TERRY A SR	725 W WATER	PIQUA	OH	45356
PC 20-25	N44-041490	PRESTON JASON & LESLEY LLOYD	735 E SNODGRASS RD	PIQUA	OH	45356
PC 17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	7401 BUSH LAKE RD	EDINA	MN	55439
PC 19-25	N44-050140	BAKER QUINTON L & VICTORIA R	7765 WINDHAM RD	TIPP CITY	OH	45371
PC 17-25	N44-077704	J&M INVESTMENTS OF OHIO LLC	805 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077700	SCHAEFER BENJAMIN S	811 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-076536	COLE BE PORTFOLIO II LLC	8111 SMITH'S MILL RD	NEW ALBANY	OH	43054
PC 17-25	N44-077452	JORDAN JULIE A & REBECCA S SOUSEK	816 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077698	A & W WALLACE LLC	817 W GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077696	A & W WALLACE LLC	819 W GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077694	A & W WALLACE LLC	821 GARBRY RD	Piqua	OH	45356
PC 21-25	N44-077792	ALEXANDER ROBIN S & JULIE A	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 17-25	N44-054180	LLETTE DOUGLAS	8600 LOONEY RD	PIQUA	OH	45356
PC 20-25	N44-014610	PENROD THOMAS E TR	890 SNYDER RD	PIQUA	OH	45356
PC 20-25	N44-041500	EO PIQUA PORTFOLIO LLC	8975 S LAKE PARK CIR	DAVIE	FL	33328
PC 17-25	N44-077690	RAMIREZ GUSTAVO JR & OFELIA	901 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077684	CLINE EMPIRE INVESTMENTS LLC	903 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077672	GRAND LAKE VILLAGE LLC	907 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077674	GRAND LAKE VILLAGE LLC	909 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077676	GRAND LAKE VILLAGE LLC	911 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077678	GRAND LAKE VILLAGE LLC	913 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077670	GRAND LAKE VILLAGE LLC	915 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077680	GRAND LAKE VILLAGE LLC	917 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-077682	GRAND LAKE VILLAGE LLC	919 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-072905	PIQUA INVESTMENT PARTNERS LLC	930 GARBRY RD	Piqua	OH	45356
PC 17-25	N44-054171	SILVERS KATHERINE J	9400 N HETZLER ST	PIQUA	OH	45356
PC 21-25	N44-250507	GRACE UNITED METHODIST CHURCH OF PIQUA INC	9411 CO RD 25A N	PIQUA	OH	45356
PC 21-25	N44-076901	CRUSE JAMES H JR	9618 CO RD 25A N	PIQUA	OH	45356
PC 21-25	N44-076907	APPLE SALLY K	9691 CO RD 25A N	PIQUA	OH	45356
PC 17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	987 E ASH ST	Piqua	OH	45356
PC 17-25	N44-076528	PIQUA PLAZA LLC	987 E ASH ST	Piqua	OH	45356
PC 17-25	N44-076571	SHREE SIKOTAR LLC	987 E ASH ST	Piqua	OH	45356
PC 17-25	N44-076529	BWR PIQUA LLC	989 E 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	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	995 E ASH ST	Piqua	OH	45356
PC 17-25	N44-076536	COLE BE PORTFOLIO II LLC	999 ASH ST E	Piqua	OH	45356