

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MAY 13, 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 – April 8, 2025

OLD BUSINESS

None

NEW BUSINESS

1. RESOLUTION PC 11-25
A resolution to recommend a replat of inlots 8698–8705 in Indian Ridge, Section #6.
2. RESOLUTION PC 12-25
A resolution to recommend a Planning Commission member to serve a one-year term on the Board of Zoning Appeals.
3. RESOLUTION PC 13-25
A resolution to propose amendments to the zoning ordinance text.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, APRIL 8, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

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

ROLL CALL

Members Present: Brad Bubp, Terry Wright, Micah Underwood, Eddie Harvey

Absent: Adam Seas

A motion was made by Mr. Harvey and seconded by Mr. Wright to excuse Mr. Seas

APPROVAL OF MINUTES

The minutes of March 11, 2025 Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 07-25

Chad Henry was present to give the staff report. He stated that it is a replat inlot #7693. The applicant wants to create two separate parcels. The purpose of the replat is to facilitate future residential development. He recommends approval of the resolution.

Applicant Michael Routson 2980 Shawnee Trail was present and available for questions.

No public came forward to speak on the item.

Mr. Harvey made a motion to approve the resolution. Mr. Wright seconded the motion. The motion was approved 4-0.

Resolution PC 08-25

Chad Henry was present to give the staff report. The applicant requests a zoning map amendment to rezone parcels from AG (Agriculture) to IH (Heavy Industry)

Mr. Bubp asked how does this impact any adjacent properties. The applicant, Bryan Stone stated it will not impact adjacent properties because they own all adjacent properties or are under contract to do so currently.

Jeff Grimes, 1512 Margene Drive asks Planning Commission to look at it carefully. Mannier, Gordon and Hemm Rd didn't handle the recent rain water levels. How/where will the water go if the farm land isn't

there anymore to absorb some of it. The end of the alley has a resident who had a basement completely flooded and water was almost on first floor which led them to taking out electrical box and furnace. Mr. Grimes states the city needs to see where the water will go with heavy rains. If it is zoned as IH, he is asking where does the run off go, into the river? He would like some clarification.

Mr. Stone, states this is for a rezoning so there aren't concrete plans for anything. But, when plans are moving forward the engineering plans are in depth plans that would be required to maintain or improve water run off in the area.

Mr. Harvey made a motion to approve the resolution. Mr. Wright seconded the motion.

The resolution was passed unanimously.

Resolution PC 09-25

Chad Henry was present to give the staff report. Mr. Henry showed previous zoning maps were always zoned heavy industry. He also noted that adjacent to the west is also heavy industry. Parcels were changed in 2003 when the zoning was changed to Corridor Mixed Use. He stated the applicant became aware of this zoning change recently while attempting to sell the properties. The current CX zoning has significantly hindered their ability to market and sell the parcels, as it does not align with the historical use or the surrounding context of the area.

Mr. Bubp asked for clarification on the map.

Applicant Mike Terral is the broker for this property. Mr. Bubp asked what the purpose was for this. He stated the intent is to have it zoned like it previously has been so that it can be developed. Mr. Bubp asked about water run off and how that would be handled. Mr. Terral stated that when developing property that engineering and plans will have to be approved. Only 67 ACRES are usable out of the 80 some due to I-75. He stated there was a company from Troy that wanted to bring their company to Piqua with 400 employees but left because it wasn't zoned correctly. He stated that the property owners weren't notified nor the adjacent properties when it was rezoned. He also stated that CX states it can be used for restaurants and hotels but driving through an industrial area wouldn't be appealing for that.

Mr. Wright asked if the railroad is available to businesses there? Mr. Terral stated yes and said they would put in a lead track so the whole train can pull off.

Mr. Hinkelman states to the west of the properties there is a rail line that can hinder available uses for the property.

Kim Heisler, 1802 W Parkway Drive asks if they sell the land who would be responsible for the storm water. If they both would be or just one.

Mr. Bubp stated that the property owner will be responsible for stormwater and ensure plans are approved.

Mr. Heisler asked who will be responsible for the property when the owner sells the property. If it is the property owner or the person who sells it or who buys it.

Mr. Bubp states the property owner would have to maintain it and would be responsible.

Mr. Harvey made a motion to approve the resolution. Mr. Wright seconded the motion. The motion was approved with a 4-0 vote.

Resolution PC 10-25

Chad Henry was present to give the staff report.

Mr. Underwood asks if this was another issue in the 2023 rezoning. Mr. Henry stated that it is. When issues are brought up to us then we bring them forward to fix them. He feels they did well in 2023, but we live in an evolving world and we try to adapt to it.

Julie Morrow, 1131 Covington Ave. She lives next door to the meat market. She is asking if the owner wanted to sell the property what would be able to come in to the building. Mr. Henry stated that if it changed to T-GX it would permit office and general activities, some low impact uses, and personal services.

She asked if drive-through buildings would be allowed. Mr. Henry stated anything like that would have to come before the commission before it could be approved.

She then asked about the fence, Mr. Henry stated that the applicant is wanting to replace the fence but he couldn't do that because it was zoned as residential. Residential zoning doesn't allow a 6 foot chain link fence. She asked if it could be more than 6 foot. Mr. Henry stated it could be less than 6 foot but they are asking for 6 foot.

Laura Howard, 1124 young street is asking the difference between a privacy fence and chain link fence. Residential privacy can be vinyl or wood. In commercial use could have a 6 foot chain link fence but you can't do that in residential. She asked if it is currently 6 foot fence. She has concerns on who could buy it. She states that she has lived there almost 10 years. She said the chain link fence has looked ratty the whole time. She said the slats could be replaced but the wind will just break them again. Mr. Bulp states the fence is getting replaced too. She states another concern she has is the future if the owner would sell. She wonders if a tattoo parlor or small bar would move in- something other than an office. She states that her block consists of a lot of single people. She has come home to police with rifles drawn and people walking through the alley. She feels there are some sketchy activities that have happened. She states there is a dark area behind the property and she is curious if there is anything to help protect people from the future. She suggests maybe the light pole getting fixed could help. She states that she is in contact with neighbors and feels like they have to look out for each other. She stated that a meat market isn't a bar but there is already noise and people parking making exchanges in the parking lots. She does like it being rezoned.

Mr. Henry asked Ms. Howard to see him after the meeting and he will help her address the light that is out.

Kim Heisler, 1802 W Parkway Drive stated that someone should talk to the street department to get the light turned on for her.

Mr. Bulp states that we are rezoning today. He hopes that a new fence could maybe help with security and safety. He stated he is sympathetic to what they are saying. He asked they speak to Mr. Henry to get

the light taken care of and safety concerns she has. He states they are looking at a rezoning but will pass information on to people that can help with her safety concerns.

Mr. Underwood states that they can't hinder his business. He stated the business owner is a nice guy. Mr. Underwood suggested maybe talk to the owner about possibly selling the property and who he would or wouldn't sell it to. He feels he is nice enough that if he would want to sell he would listen to the neighbors on how they feel.

OTHER BUSINESS

Mr. Hinkelman stated all these agenda items are recommendations that will be sent to the City Commission who meets next Tuesday, April 15.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Eddie Harvey to adjourn the meeting seconded by Terry Wright to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:49 PM.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov

RESOLUTION No. PC 11-25

A RESOLUTION RECOMMENDING THE REPLAT OF INLOTS #8698, 8699, 8700, 8701, 8702, 8703, 8704, AND 8705 INTO FIVE PARCELS AND THE VACATION OF TWO UTILITY EASEMENTS

WHEREAS, the City of Piqua has received a request to replat Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705, located within the City, into five separate parcels; and

WHEREAS, the proposed replat includes the vacation of two existing utility easements to accommodate the reconfiguration of the parcels; and

WHEREAS, the Planning Commission has reviewed the proposed replat and easement vacations, finding them consistent with the City's zoning and development objectives, and recommends approval to the City Commission; and

WHEREAS, the replat and easement vacations comply with applicable regulations, including those outlined in the City of Piqua Development Code and Ohio Revised Code Section 711, as referenced in similar replatting processes (ORS 92.185);

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: May 13, 2025

Re: PC 11-25 – Replat of Inlots #8698-8705

Applicant: Brumbaugh Engineering & Surveying / Matthew Heis

Owner: Brumbaugh Engineering & Surveying / Phillip Brumbaugh

Address: 3109-3129 Seminole Way

Parcel #: N44-078294 to N44-078301

Zoning: S-RA – ‘Suburban Residential Attached’

Request: The applicant seeks approval to replat Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five separate parcels and to vacate two existing utility easements to facilitate the reconfiguration for single-family residential development.

Staff Comments and Recommendations:

Background:

The subject property consists of eight semi-contiguous inlots (#8698-8705) located within the City of Piqua, in a configuration that was originally set up for dually owned duplex residential use. The applicant proposes to consolidate these inlots into five larger parcels to better align with the surrounding neighborhood’s single-family residential character. The replat includes vacating two utility easements that are no longer necessary due to the proposed reconfiguration. The surrounding area is predominantly developed with single-family homes, and the proposed replat is intended to support similar development. The application complies with the City of Piqua Development Code and Ohio Revised Code Section 711 regarding platting procedures.

Analysis:

The proposed replat promotes efficient land use by creating five parcels that are more consistent in size and configuration with neighboring single-family residential properties. This reconfiguration enhances the potential for cohesive development, aligning with the City’s zoning objectives for the area. The vacation of the two utility easements is justified, as they are not required for current or future utility needs, and their removal will not impact adjacent properties or public services. Staff has reviewed the submitted plat

STAFF REPORT

and found it meets all applicable standards, including lot dimension requirements and access provisions. The replat supports the City's goals of fostering orderly residential growth and maintaining neighborhood compatibility.

Recommendation:

Staff recommends that the Planning Commission recommend to the City Commission the approval of the replat of Inlots #8698, 8699, 8700, 8701, 8702, 8703, 8704, and 8705 into five separate parcels and the vacation of the two utility easements. The proposed replat is an efficient use of land, facilitating single-family residential development consistent with the surrounding neighborhood.

Zoning Applications: #PC-PLAT-25-0004

Overview

Type: PC - Plat & Subdivision Review

Submitted: 03-31-25, 9:44pm EDT

Address: Seminole Way, Piqua, Ohio, 45356

Form Submission

Applicant Information:

Brumbaugh Engineering & Surveying, Matthew Heis
2270 S. Miami St.
West Milton OH 45383
mrheis@yahoo.com, (937) 698-3000

Property Owner Information:

Brumbaugh Engineering & Surveying, Phillip Brumbaugh
2270 S. Miami St.
West Milton OH 45383
mattheis@besengineer.com, (937) 698-3000

Street Address: Seminole Way, Piqua, Ohio, 45356

Parcel ID Number - please list all Parcel IDs included: N44-078294, 295, 296, 297, 298, 299 N44-078300, 301

Current Use: Single-unit living

Zoning District: S-RA

Description of what the owner would like to accomplish with this replat: Combing the existing 8 parcels in a total of 5 lots

REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705
INDIAN RIDGE SECTION SIX
LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION:

BEING A REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705 OF INDIAN RIDGE SECTION SIX AS RECORDED IN PLAT BOOK 19, PAGE 124, AS ACQUIRED BY PHILIP C. BRUMBAUGH, TRUSTEE IN DEED 20230R-02693 LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS ____ DAY OF _____, 202__.

OWNER:

PHILIP C. BRUMBAUGH, TRUSTEE

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF OHIO

EXPIRATION DATE

APPROVAL BY THE PIQUA CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS ____ DAY OF _____, 2025.

MAYOR

CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, WAS REVIEWED AND APPROVED THIS DAY OF _____, 202__.

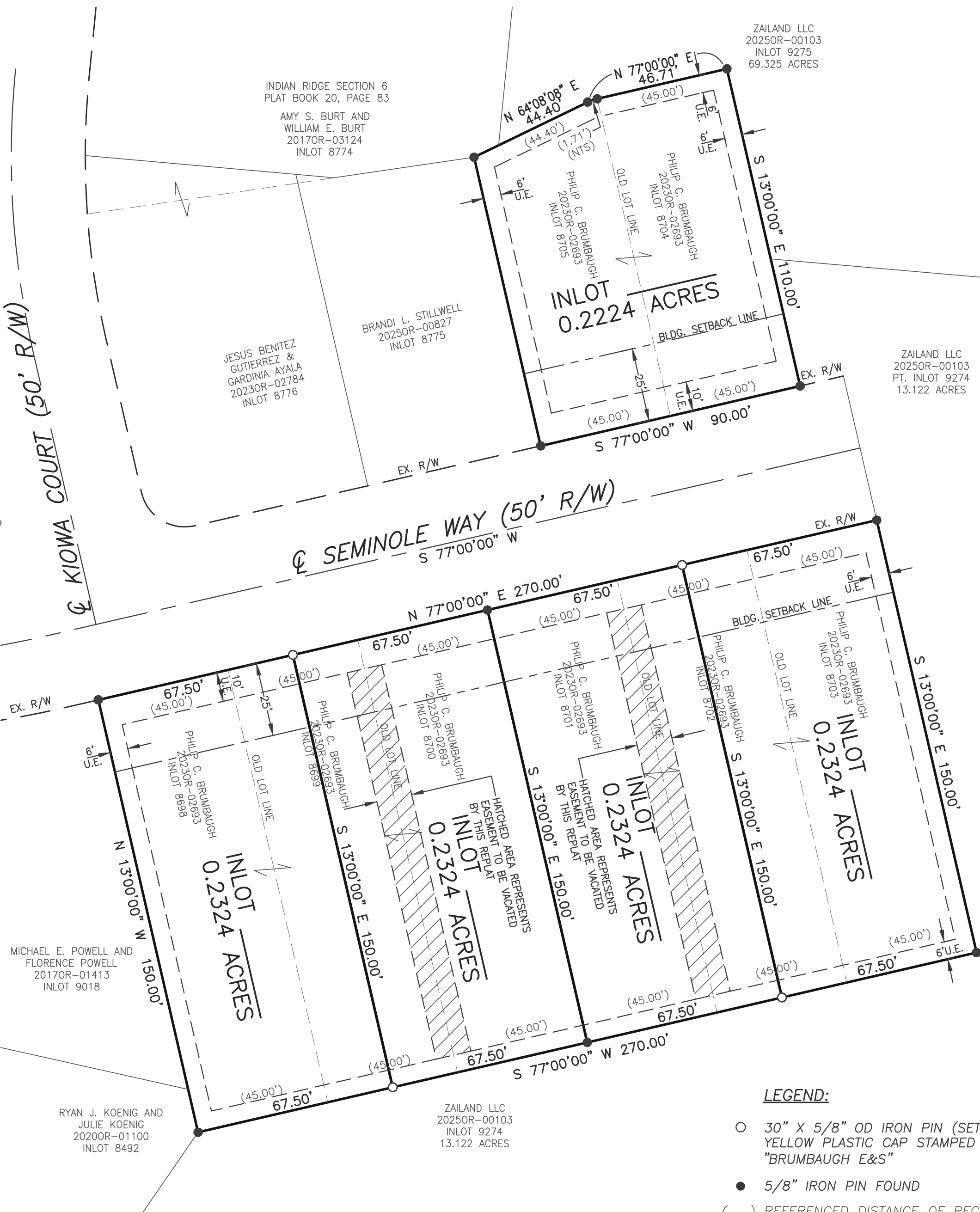
CHAIRMAN

CLERK

CITY OF PIQUA:

THE RECORD PLAT WAS REVIEWED AND APPROVED THIS ____ DAY OF _____, 2025.

CHAD HENRY
CITY PLANNER
CITY OF PIQUA



PLAT BOOK ____, PAGE ____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY:

DAVID NORMAN, RECORDER, BY DEPUTY RECORDER
MIAMI COUNTY, OHIO

TRANSFERRED ON THE ____ DAY OF _____, 202__.

MATTHEW W. GEARHARDT, AUDITOR, BY DEPUTY AUDITOR
MIAMI COUNTY, OHIO

REFERENCES:

LAND SURVEYS:

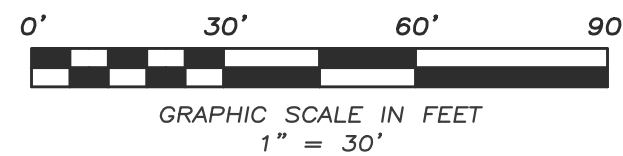
AS REFERENCED HEREON

RECORD PLATS:

VOLUME 25, PAGE 21
VOLUME 20, PAGE 83
VOLUME 19, PAGE 124
VOLUME 19, PAGE 83-83A
AND AS REFERENCED HEREON

DEEDS:

AS REFERENCED HEREON



BASIS OF BEARING:

BASIS OF BEARING IS FROM PLAT BOOK 19, PAGE 124 WITH THE CENTERLINE OF SEMINOLE WAY BEARING S 77°00'00" W.

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

REPLAT OF LOTS 8698 - 8705 INTO 5 SINGLE FAMILY LOTS
FOR: PHILIP BRUMBAUGH
LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OH ~ DATE 5/5/2025

PREPARED BY:
**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

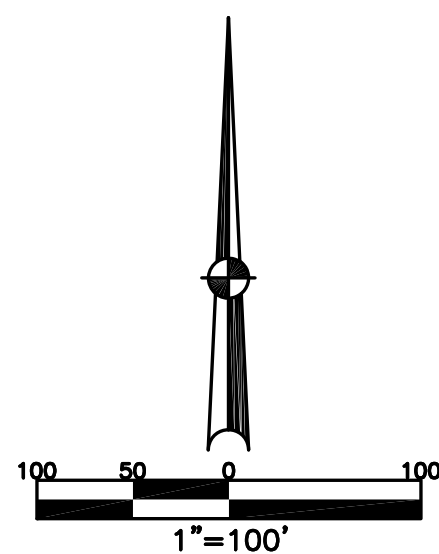
BES JOB #228.25 DRAWN BY: SES CHECKED BY: JJB

LEGEND:

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- () REFERENCED DISTANCE OF RECORD

PARCEL NUMBER
N44-_____

IL 9275
SEE PIQUA NE 95
FOR DETAILS



20140R-07759	=	RECORDER'S DOCUMENT NUMBER
OR 55-623	=	OFFICIAL RECORD 55 PAGE 623
D.B. 613-172	=	DEED BOOK 613, PAGE 172
REC. 15-72	=	RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	=	LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	=	LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	=	ROAD RECORD VOLUME 8, PAGE 29
R./W	=	RIGHT OF WAY
C/	=	CENTERLINE
AC.	=	ACRES
TWP.	=	TOWNSHIP
TR.	=	TRACT
IL	=	INI LOT

	Blow-up Boundary
	Property Line
	Lot Split Line
	Section Line
	Centerline
	Right-of-Way Line
	Corporation Line

INDIAN RIDGE SECTION 6 REC. 19-83, 83-A LOTS 8476-8532	ANNEXATION REC. 15-113 INDIAN RIDGE SECTION 6 REPLAT REC. 20-83 LOTS 8774-8776	LOT 23-156 LND. 18-74 LND. 33-153 REC. 25-221 REC. 27-18 REC. 30-99 REC. 30-100
INDIAN RIDGE SECTION 6 REPLAT (LOTS 8516-8519, & LOTS 8493-8498) REC. 19-124 LOTS 8696-8715	INDIAN RIDGE SECTION 6 REPLAT REC. 20-131 LOTS 8813-8820	

INDIAN RIDGE
SECTION 6
REC. 19-83, 83-A
LOTS 8476-8532

INDIAN RIDGE
SECTION 6 (REPLAT OF
LOTS 8516-8519,
& LOTS 8493-8498)
REC. 19-124
LOTS 8696-8715

INDIAN RIDGE
SECTION 6 REPLAT
REC. 20-83
LOTS 8774-8776

INDIAN RIDGE
SECTION 6 REPLAT
REC. 20-131
LOTS 8813-8820

50' R/W

IL 9275
SEE PIQUA NE 95
FOR DETAILS

SEMINOLE WAY 50' R/W

SEE NE 101
INDIAN RIDGE
SECTION 5
REPLAT OF INDIAN RIDGE
SECTION 5

NAVAJO TRAIL 60'

CHINOOK PASS 50' R/W

IL 9274
E PIQUA NE 95
FOR DETAILS

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: DECEMBER 26, 2001

REVISÉ: February 13, 2025 DCASSEL

RESOLUTION No. PC 12-25

A RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ZONING APPEALS OF THE CITY OF PIQUA

WHEREAS, the City of Piqua Planning Commission is authorized to appoint members to the Board of Zoning Appeals to serve in accordance with the City's zoning regulations; and

WHEREAS, a vacancy exists on the Board of Zoning Appeals, requiring the appointment of a qualified individual to serve; and

WHEREAS, the Planning Commission has identified a suitable candidate to fill this position until the next appointment at the April 2026 Planning Commission meeting;

NOW, THEREFORE, BE IT RESOLVED, board member _____ hereby moves to recommend the appointment of _____ to serve as a member of the Board of Zoning Appeals for a term commencing upon adoption of this resolution and continuing until the appointment of a successor at the Planning Commission meeting in April 2026, the motion is seconded by board member _____, and the voting record on this motion is hereby recorded as follows:

SECTION 1: _____ is hereby appointed to serve as a member of the Board of Zoning Appeals for a term commencing upon adoption of this resolution and continuing until the appointment of a successor at the Planning Commission meeting in April 2026.

SECTION 2: The appointed member shall perform all duties and responsibilities as outlined in the City of Piqua Development Code and applicable Ohio Revised Code provisions.

	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 12-25

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

RESOLUTION No. PC 13-25

WHEREAS, the City of Piqua Planning Commission has reviewed an amendment to "Title XV – Development Code" to the Development Code of the City of Piqua as shown in Exhibit A, attached; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed code amendment:

- ☐ Will not threaten the general health, safety, and welfare of the community; and
- ☐ Conforms to all applicable plans and policies of the city.

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

EXHIBIT A: Development Code Changes

§2.1. Districts Established

Add to Special Districts – “PD-R” Planned Residential District and “PD-MUD” Planned Mixed-Use District.

§2.10. Planned Development Districts

§2.10.1. Purpose

This Section is intended to describe the procedures for placement of parcels into a Planned Development, simultaneously adopting regulations that will apply only to that Planned Development, and the standards by which these districts must adhere. Such districts are to be permitted as amendments to the Zoning Map, on application and approval of specific and detailed plans where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. Regulations set forth herein are adapted to unified planning and development in such districts. Applications for Planned Development rezoning will be granted only when the plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district. The Planned Development shall further the purpose of promoting the general public welfare.

§2.10.2. Planned Development General Development Standards

A. Application of Standards

All Planned Developments shall require adherence to quality landscaping, lighting, parking and other general standards of the City of Piqua while providing flexibility to encourage innovation in the planning and building of developments.

In addition to the listed development standards and provisions for the applicable Planned Development District, each Final Development Plan shall adhere to the general standards of §4 Development Standards.

The City Commission may waive specific elements of an individual standard, and such a waiver shall be documented either through the approval of a specific alternative standard or a clearly approved plan noting any such approved deviations from the standards of each Chapter listed above.

It is also recognized that individual Final Development Plans may meet certain criteria through cross guarantees and approval of adjacent Final Development Plans that are part of the same overall Preliminary Development Plan and such approval of an individual plan on this basis shall be documented and noted in the standards and requirements for each respective Final Development Plan.

A. Planned Developments

The City Commission may, upon application of the property owners, establish a new Planned Development and simultaneously adopt regulations that will apply only to the new Planned Development.

1. Planned Developments adopted under these procedures shall be listed below and/or in appendix to this Ordinance by case number along with the respective adopted planned development regulations for that case, until such time as the applicable tract of land is zoned into another zoning designation.
2. In each case, the architectural, landscaping, lighting, and other development standards of this Ordinance shall be utilized as a basis for development of the Planned Development standards but may be modified as approved under the final PD standards for each project.

B. Types of Planned Development

1. "PD-R" Planned Residential District
2. PD-MUD" Planned Mixed-Use District

C. Findings of Fact for Planned Development

In each specific case, the Planning Commission shall not recommend approval of, and the City Commission shall not approve, an application for a Preliminary Development Plan, or a Final Development Plan if no preliminary plan was approved under §2.10.2.F or §2.10.2.H, unless it shall make specific findings of fact directly based upon the particular evidence presented to it, which supports conclusions that:

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.
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.
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, and fire and police protection.

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

D. Submission of Application

The following procedure shall be followed in placing land in one of the planned Development Districts.

1. The owner(s) or lessee(s) of a tract of land may request that the Zoning Map be amended to include such tract in one of the Planned Development Districts. Such amendment shall be processed, noticed and heard in the manner prescribed herein.
2. The applicant is encouraged to engage in informal consultations with the City of Piqua Community Services Staff prior to preparing final plans; however, no statement or representation by members of staff shall be binding upon the Planning Commission.
3. A application for a Planned Development may be processed, noticed, and heard by the Planning Commission concurrently with an application for a proposed subdivision of the same property pursuant to the subdivision regulations of the City of Piqua.
4. The following options are available at the applicant's discretion:
 - i. Submission of a Preliminary Development Plan, processed in the manner described in §7.2.2 for Zoning Map Amendments, and the subsequent submission of a Final Development Plan for any portion of the approved Preliminary Development plan the applicant wishes to develop. Final Development Plans submitted according to this option shall be processed in the manner described in subsection §2.10.2.G.
 - ii. Submission of a Final Development Plan without a Preliminary Development Plan, pursuant to §2.10.2.H. A Final Development Plan so submitted shall be processed in the manner described in §7.2.2 for Zoning Map Amendments.
5. No Zoning Permit shall be issued for any property for which Planned Development classification is requested and no construction shall begin until an approved Final Development plan is in effect for that phase or property, whichever of the above options is chosen by the applicant.

E. Submission of a Preliminary Development Plan

Specific application materials or data requirements may be waived by the Community Services Director or his/her designee as not applicable to a specific case, but the Planning Commission or City Commission may require such data upon review of the application. Unless waived, one (1) full-sized copy drawn to a standard scale of the Preliminary development Plan and one (1) digital set of drawings that are to scale, shall be submitted and shall include in text and map form:

1. Requirements

- i. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features.
- ii. A preliminary site plan showing the approximate areas and arrangement of the proposed uses, proposed development plan phasing, required and proposed yard setbacks and landscape buffers, the relationship of abutting land uses and zoning districts, proposed lots and blocks, if any, and proposed public or common open space, if any, including parks, playgrounds, school sites and recreational facilities. Proposed building layouts, footprints, and general locations may be shown on the preliminary site plan.
- iii. The proposed development standards for the project including, but not limited to, permitted uses, proposed setback and buffer requirements, general building, landscaping, and lighting standards, a schedule of development related to the entire project and any individual phase, and any deviations from the standard requirements as written in the City of Piqua Development Code at the time of application.
- iv. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a statement of all ownership and beneficial interests in the tract of land and the proposed development.
- v. The proposed density to which the development shall be limited for residential uses.
- vi. For PD-MUD requests, a statement identifying the principal types of office, business, and/or light industrial uses that are to be included in the proposed development.
- vii. Any other information required by the Community Services Department to be provided in text or map format to permit verification of compliance with the planned development standards and to document the proposed standards to be utilized for the specific planned development.

2. Actions of the Planning Commission

The City of Piqua Planning Commission shall hold a public hearing on the Preliminary Development Plan as provided by §7.2.2 of this Ordinance.

Such public hearing shall consider all aspects of the Preliminary Development plan including all proposed stages and/or units of development. Within thirty (30) days after the last public hearing on such plan the Planning Commission shall prepare and transmit to the City Commission and to the applicant specific findings of fact with respect to the extent to which the preliminary Development plan complies with the standards set out in XXX of this Article and the district in which the property is located, together with its recommendations to the City Commission with respect to the action to be taken on the Preliminary Development Plan. The Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions. Copies of the findings and recommendations of the Commission shall be made available to any other interested persons.

3. Action of the City Commission

The Piqua City Commission shall hold a public hearing on the Preliminary Development Plan as provided by XXX of this Ordinance for Zoning Map Amendments. If the application is granted, the area of land involved shall be re-designated as a “PD-R” or “PD-MUD” District by resolution and such resolution shall incorporate the Planned Development Regulations, Standards, and Preliminary Plan, including any maps, drawings, exhibits, and conditions or restrictions that may be imposed by the City Commission.

F. Submission of a Final Development in Accordance with an Approved Preliminary Plan

1. A Final Development Plan may be filed for any portion of an approved Preliminary Development Plan the applicant wishes to develop and it shall conform substantially to the approved Preliminary Development Plan. The filing fee shall be the same as that required for a change in zoning district. Specific application materials or data requirements may be waived by the Community Services Director or his/her designee as not applicable to a specific case, but the Planning Commission or City Commission may require such data upon review of the application. Unless waived, one (1) full-sized copy drawn to a standard scale of the Final Development Plan, and one digital set of drawings that are to scale, shall be submitted and shall include in text and map form:
 - i. Any changes necessary to the survey described in §2.10.2.F.1.i.
 - ii. A site plan showing the location and arrangement of all existing and proposed structures including retaining walls and fences, a proposed final grading and stormwater plan as appropriate, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress including access streets where required, the relationship of abutting land uses and zoning districts, proposed lots and blocks, if any, and proposed public or common open space, if any, including parks,

playgrounds, school sites and recreational facilities. Ownership and control of any designated permanent open space shall be clearly documented and shall be subject to recording and other memorialization requirements as required by the City Commission.

- iii. A statement of the proposed total gross floor area, and the percentage of the development which is to be occupied by structures.
- iv. Elevation drawings of the proposed structures, a landscaping and lighting plan, including notes to identify the type of materials and percentage of natural materials to be utilized on exterior surfaces.
- v. Perspective drawings including roofline drawings that confirm that no rooftop mechanicals are visible from any roadway and provide a clear understanding of the grade changes on the site including the impact of the building height on neighboring properties.
- vi. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. When a Planned Development provides common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units complete or under development bear to the entire Planned Development.
- vii. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a statement of all the ownership and beneficial interests in the tract of land and the proposed development.
- viii. In the case of a mixed-use development, a statement identifying the principal types of uses that are to be included in the proposed development.
- ix. When a Planned Development includes provisions for common open space or recreation facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities.
- x. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.
- xi. Any other information required by the Community Services Department to be provided in text or map format to permit verification or compliance with the planned development standards.

2. Actions of the Planning Commission

The City Planning Commission shall evaluate the Final Development Plan at a regular public meeting. The applicant shall give the City Planner at least ten (10) days written notice of his intent to submit the Final Development Plan, at the same time submitting the names and addresses of property owners appearing on the Miami County, Ohio auditor's current tax list at the time the application is submitted with lot lines contiguous to

the area within such Plan. Such owners shall be given written notice per XXX. The failure of delivery of that notice shall not invalidate any such final development plan.

The Planning Commission shall hold a public hearing on the Final Development Plan, considering all aspects of the Final Development Plan. Within thirty (30) days after the last public hearing on such Final Development Plan the Planning Commission shall prepare and transmit to the City Commission and to the applicant its findings with respect to the extent to which the Final Development Plan conforms to the approved Preliminary Development Plan and maintains compliance with the standards set out in XXXX of this Article and the district in which the property is located, together with its recommendations to the City Commission with respect to the action to be taken on the Final Development Plan. The Planning Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions. Copies of the findings and recommendations of the Planning Commission shall be made available to any other interested persons.

3. Action of the City Commission

The Piqua City Commission shall hold a public hearing on the Final Development Plan within thirty (30) days of receipt of the Planning Commission recommendation. Notice shall be provided per XXXX. The failure of delivery of that notice shall not invalidate any such final development plans. The City Commission shall, within twenty (20) days after the final public hearing disapprove, approve, or approve the Final Development Plan with amendments, conditions or restrictions. Upon approval by the City Commission, the Final Development plan will go into immediate effect.

G. Submission of a Final Development Plan without an approved Preliminary Development Plan

1. The applicant need not file a Preliminary Development Plan if he files a Final Development Plan for the entire site incorporating all requirements of both the Preliminary and Final Development Plans as described in this Section and XXX. The Final Development Plan shall be processed, noticed and heard in the manner prescribed in §7.2.2 for Zoning Map Amendments. Specific application materials or data requirements may be waived by the Community Services Director or his/her designee as not applicable to a specific case, but the Planning Commission or City Commission may require such data upon review of the application. Unless waived, one (1) full-sized copy drawn to a standard scale of the Final Development Plan, and one digital set of drawings that are to scale shall be submitted and shall include in text and map form:

- i. A survey of the tract that is to be developed showing existing features of the property, including streets, alley, easements, utility lines, existing land use, general topography and physical features.
- ii. A site plan showing the location and arrangement of all existing and proposed structures including retaining walls and fences, a proposed final grading and stormwater plan as appropriate, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress including access streets where required, the relationship of abutting land uses and zoning districts, proposed lots and blocks, if any, and proposed public or common open space, if any, including parks, playgrounds, school sites and recreational facilities. Ownership and control of any designated permanent open space shall be clearly documented and shall be subject to recording and other memorialization requirements as required by the City Commission.
- iii. A statement of the proposed total gross floor area, and the percentage of the development which is to be occupied by structures.
- iv. Elevation drawings of the proposed structures, a landscaping and lighting plan, including notes to identify the type of materials and percentage of natural materials to be utilized on exterior surfaces.
- v. Perspective drawings including roofline drawings that confirm that no rooftop mechanicals are visible from any roadway and provide a clear understanding of the grade changes on the site including the impact of the building height on neighboring properties.
- vi. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. When a Planned Development provides common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units complete or under development bear to the entire Planned Development.
- vii. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a statement of all the ownership and beneficial interests in the tract of land and the proposed development.
- viii. In the case of a mixed-use development, a statement identifying the principal types of uses that are to be included in the proposed development.
- ix. When a Planned Development includes provisions for common open space or recreation facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities.
- x. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.

- xi. Any other information required by the Community Services Department to be provided in text or map format to permit verification or compliance with the planned development standards.

2. Actions of the Planning Commission

The City Planning Commission shall hold a public hearing on the Final Development Plan as provided by XXX. Such public hearing shall consider all aspects of the Final Development Plan including any proposed stages and/or units of development. Within thirty (30) days after the last public hearing on such Final Development Plan the Planning Commission shall prepare and transmit to the City Commission and to the applicant its findings with respect to the extent to which the Final Development Plan conforms to the approved Preliminary Development Plan and maintains compliance with the standards set out in XXXX of this Article and the district in which the property is located, together with its recommendations to the City Commission with respect to the action to be taken on the Final Development Plan. The Planning Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions. Copies of the findings and recommendations of the Planning Commission shall be made available to any other interested persons.

3. Action of the City Commission

The Piqua City Commission shall hold a public hearing on the Final Development Plan as provided by XXX of this Ordinance. If the application is granted, the area of land involved shall be re-designated as a "PD-R" or "PD-MUD" District by resolution and such resolution shall incorporate the Planned Development Regulations, Standards, and Preliminary Plan, including any maps, drawings, exhibits, and conditions or restrictions that may be imposed by the City Commission.

H. Subdivision Plat Required

A Zoning Permit may be issued for a structure in a Planned Development prior to the approval of the final subdivision plat, if one is required for that portion by the property planning authority, but such zoning permit shall become null and void and no further construction or development shall take place unless the final subdivision plat for that portion has been approved by the proper planning authority and recorded within 90 days of the issuance of such zoning permit.

I. Expiration Date for Development Plan Approval and Extensions

- 1. Preliminary Development Plans, but not the underlying planned development standards, shall become null and void and the City Commission may initiate proceedings to rezone the land to its former zoning classification or another classification as provided by law, unless within three (3) years of the date of approval of the Preliminary plan all of the following have been completed:

- i. A Final Development plan or Zoning Permit for buildings within the first phase of the development have been approved in accordance with the provisions of this Ordinance.
 - ii. The final subdivision plat, when applicable, has been recorded in the records of the Miami County Recorder.
2. Single Stage Final Development Plans.

The approval of the Final Development Plan shall become null and void unless within twelve (12) months the subdivision plat shall have been recorded in the records of the Miami County Recorder, if such platting is required by city code and if no construction of major project elements have been commenced. The City Commission or City Planning Commission may, however, at their discretion, initiate action to reclassify the subject property to its former zoning district or another classification as provided by law using the procedure provided in XXX of this Ordinance.
3. Multi-Stage Final Development Plans.

When the recording of the Subdivision Plat for the successive stages falls more than one (1) year behind the schedule submitted under §2.10.2.E, the Final Development Plan shall become null and void for that portion of the tract for which no subdivision plat shall have been recorded; and that portion of the tract shall revert to the approved Preliminary Development Plan.
4. Extensions of Time Limits.
 - i. An extension of the time limits and expiration dates of Preliminary and Final Development Plans may be approved for up to one (1) year at a time by the Planning Commission. Such approval shall be based upon a finding of the purpose and necessity for such extension, compatibility with the then current City of Piqua Comprehensive Plan, and evidence of a reasonable effort toward the accomplishment of the Preliminary or Final Development Plan, but the Planning Commission has no obligation to grant such an extension and the Planning Commission may grant another extension upon a similar finding prior to the expiration of the first or subsequent extensions.
 - ii. The applicant shall first submit an updated application (with a new associated fee) to the Planning Commission clearly stating the new timeline for construction. The Planning Commission shall either approve or deny the request. Such approval shall be based upon a finding of the purpose and necessity for such extension, compatibility with the then current City of Piqua Comprehensive Plan, and evidence of a reasonable effort toward the accomplishment of the Preliminary or Final Development Plan.

J. Modifications

In order to provide flexibility and efficiency in the planning and development process, while protecting the public safety and welfare of adjoining property owners, an approved Preliminary or Final Development Plan may be amended based upon the following criteria.

Modifications may be initiated by one or more of the property owners within a Planned Development District. A completed application and plan following the standards and requirements for a Preliminary or Final Planned Development Plan application respectively, together with any applicable fees, shall be submitted.

1. Administrative Minor Modifications

- i. Minor modifications to an approved Preliminary or Final Planned Development plan which become necessary due to field conditions, detailed engineering data, fire and or other life safety requirements, utility conflicts, topography, general changes requested by one or more of the owners, or critical design criteria may be authorized by the Community Services Director and/or his/her designee (Staff).
- ii. Minor Modifications are characterized as minor adjustments to approved features and buildings that comply with the standards of the particular planned development in which they are located. Minor adjustments include but are not limited to the following features:
 - a. Driveway Locations (not including the addition or removal of driveways)
 - b. Curb Cuts
 - c. Pedestrian walkways
 - d. Retaining Walls
 - e. Utilities and related equipment or storage
 - f. Storm water systems
 - g. Lighting
 - h. Swimming pools or other recreational features
 - i. Fences
 - j. Building placement or configuration and configuration of architectural elements
 - k. Parking area locations
 - l. Landscaping placement and design
 - m. Placement of bike racks and street furniture
 - n. Small (less than 200 square feet) accessory structures that can be placed or screened in such a manner as to have negligible impact upon the overall site design and adjoining property owners and other similar projects.
- iii. Minor modifications shall be guided by the following standards, shall not alter the general intent or character of the approved planned development and shall not:
 - a. Modify an element that is described as a Major Modification or an Amendment to the Planned Development Regulations
 - b. Increase the density of residential units

- c. Modify the overall street layout beyond minor adjustments in alignment due to field conditions or safety requirements.
 - d. Generally decrease the amount of landscaping provided, without appropriate substitutions based upon either the approved landscape standards or the standards of XXX or reduce required landscape buffers between uses and adjoining residentially zoned districts.
 - e. Modify signage standards in a manner that would violate the general spirit and intent of the sign regulations of XXX and provided sign standards are adjusted as part of a comprehensive sign package for a building or site. Sign packages shall emphasize low profile signage that complements the architectural style of a site or building and promotes a pedestrian friendly environment but may vary from the standards of XXXX in order to accommodate the particular layout of a development. Modifications to sign standards shall be based upon the placement, manner, duration, and area of sign displays rather than the content of proposed signage; however, staff may specify the ability to display commercial versus non-commercial messages on specific types of signage. Staff may also require that a more comprehensive set of buildings or standards be included as part of any sign modification request in order to provide consistency throughout the planned development. The sign standards of XXX and any adopted standards that are part of an approved preliminary or final development plan shall continue to apply, except as specifically modified through this process.
- iv. Staff may require such substitutions or adjustments in other site elements as necessary to mitigate an proposed modifications. All approved modifications shall be reported to the Planning Commission within sixty (60) days. A completed application form and such other information s required by the City of Piqua shall accompany all applications.
 - v. An Administrative Review for minor modifications may be appealed to the City Commission. An applicant may also choose to apply for review under the procedures for a major modification in lieu of an administrative review and upon payment of all applicable fees for a major modification. All decisions of the staff may also be appealed to the Board of Zoning Appeals following the procedures for an Appeal under XXX.
 - vi. Applications for minor modifications may be reviewed concurrently as part of an application for Zoning Permit. Fees shall be paid per the fee schedule.
 - vii. Administrative Reviews shall occur within fourteen (14) business days of receiving all necessary materials. If such review does not

occur within fourteen (14) business day and no further materials have been requested by staff, the applicant may submit the said application to the Planning Commission to be heard at the next regularly scheduled meeting. Staff may extend a review period up to fifteen (15) additional business days upon submittal to the applicant of a written letter detailing the need for such extension, i.e. for additional fire, traffic, or other regulatory review. At the end of the initial fifteen (15) day review period or such permitted extensions, staff shall either approve or deny said application.

2. Modifications to Residential Units within an approved Planned Development

The Community Services Director and/or his/her designee may approve, upon application for a Zoning Permit, modifications to single family residences within an approved planned development provided such modifications are limited to those which:

- i. Comply with the setback requirements established for the planned development
- ii. Involve the addition or alteration of accessory uses within non-common areas of a single-family residential planned development and comply with the provisions of XXX and other such provisions as specified by the final development plan.
- iii. Do not conflict with other provisions of the planned development.

All other modifications shall follow the procedures described for minor or major modifications. Issuance of a Zoning Permit shall suffice as documentation of all approved under XXX.

3. Major Modifications

It is the intent that a modification be considered a major when the change is of such significance that the health, safety, or general welfare of adjoining property owners outside of the planning development or residential users inside the planned development may be harmed and as such should receive notification, or the modification represents a significant deviation from the original design or intent of the planned development district:

- i. Major Modifications shall be characterized by the following:
 - a. Modifications that involve the relocation of approved buildings and other large features, beyond minor adjustments, as shown on the preliminary or final site plan(s) in compliance with the overall setback, density, or other similar standards of the development while adhering to the general spirit and intent of the approved preliminary or final development plans;
 - b. Increasing the size, general location, or placement of detention/retention basins outside of designated

retention/detention basin areas or closer to perimeter property lines if no such areas are designated on the approved plans, beyond minor adjustments necessary due to specific field conditions;

- c. A change in the number of lots or size of the phasing plan within the planned development, provided such change does not require adjustment of an approved density standard
 - d. Changes to approved architectural designs beyond minor adjustments to window and door locations or other minor architectural detail modifications, provided such designs fall within the approved architectural design standards. This allowance does not include amendments to approved design standards, such as a series of model home designs.
- ii. The items to be provided or shown on the application and plans may be modified by the City of Piqua as noted on the official and current application form for a Major Modification.
 - iii. Public Hearing and Decision by the Planning Commission
 - a. Upon receipt of a request for a Major Modification to an approved Preliminary or Final Development Plan the Planning Commission shall set a date and time for a public hearing.
 - b. Written notice of the public hearing shall follow standard notification procedures as noted in XXXX.
 - c. The Planning Commission shall have the authority to render a final decision on Major Modifications.
 - d. The Planning Commission shall within thirty (30) days following the close of the public hearing either approve, approve with modifications, or deny the Major Modification.
 - e. The approval of a Major Modification does not exempt the owner from obtaining any required new or revised Zoning Permits and such other approvals as may be required by the City of Piqua or other authorities.

4. Planned Development Regulation Amendments

Amendments to the adopted standards of a Planned Development shall be noticed and heard at a public hearing in the manner prescribed for Zoning Map Amendments under §7.2.2 of this Ordinance and upon payment of applicable fees and submission of an application by one or more of the property owners within the affected Planned Development.

- i. Planned Development Regulation Amendments shall be characterized by:
 - a. A change in the use of land beyond the permitted land uses described in the approved development plan standards or shown on an approved preliminary or final development plan, including expansion of exterior storage of items

previously prohibited or into areas generally not permitted for exterior storage

- b. A change to or adoption of new or revised development standards and any modifications impacting an otherwise required, prohibited or restricted feature of the development plan; such as, but not limited to, a setback standard, prohibited use, required site elements, restricted hours of operation, or other general standards, except as permitted for signage standards under §2.10.2.K.1.iii.e above.
- c. A reduction in the amount of public open space, pedestrian amenities, or other public amenities that are specifically required as part of an approved plan.
- ii. Relationship to Preliminary and Final Development Plan:
 - a. Upon approval of an amendment to the standards for a specific Planned Development, the applicable Preliminary, Final, or Master Planned Development Plan (if no preliminary plan was approved) may be updated to reflect any appropriate changes to any listed standards, if so, listed on the plan, without any additional approvals required.
 - b. Changes that require showing new building locations, roadways, or other geographic changes to the plans shall still require submission of a subsequent modification to the Preliminary or Final Development Plan.
 - c. A Preliminary or Final Development Plan (if no preliminary plan was approved) may be modified in conjunction with an amendment to the planned development regulations, provided the notice and hearing procedures for Zoning Map Amendment are following.
 - d. A Preliminary or Final Development Plan (if not preliminary plan was approved) approved in conjunction with an amendment to the Planned Development Regulations shall not become effective until the effective date of such amendment.

K. Planned Development District Boundaries

For the purpose of these regulations, the boundary of a planned development district shall be the area covered by a particular preliminary plan or final development plan if no preliminary plan was required pursuant to Section 3108.

§2.10.3. Planned Residential District (PD-R)

A. Principal Permitted Uses

- 1. Residential uses development in a unified manner in accordance with the approved Final Development Plan.
- 2. Other uses may be permitted if specifically approved as part of the Plan, provided that the areas and structure occupied shall be so located and

designed as to protect the character of the surrounding property, and provided further that convenience establishments shall be subject to additional requirements as herein specified:

- i. Convenience Establishments
 - a. Such establishments and their parking areas shall not occupy more than five (5) percent of the total area of the development.
 - b. Such establishments shall be limited to those permitted in the XXX District and shall fulfill all requirements of XXX.
 - c. Such establishments shall be so located, designed and operated as to serve primarily the needs of persons within the Development Plan area and not persons residing elsewhere.
 - d. Off-street parking and loading requirements shall be appropriate to the particular case based upon the types of convenience establishments permitted and the anticipated proportion of walk-in trade. Multiple use of off-street parking and service areas and access ways for convenience establishments may be permitted, if such multiple use will not lead to congestion or the creation of hazards to pedestrian or vehicular traffic.
- ii. Interim Housing in accordance with an approved Final Development Plan, provided:
 - a. No sign is displayed other than one customary to an apartment complex.
 - b. Less than 15% of the units are used for that purpose.
 - c. Less than 50% of the units in any one building are used for that purpose.

B. Development Standards

In addition to the provisions of XXXX, the Final Development Plan must comply with the following:

- i. Area Requirements.

No minimum land area shall be required.
- ii. Site Planning.

The Site Plan, Landscaping Plan, and Lighting Plan shall provide, among other things, for:

 - a. The physical character of the site shall be suitable for development in the manner proposed without hazards to person or property on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.
 - b. The site shall provide access to streets that are of adequate size to handle the proposed traffic from the development. Where possible or as required for the provision of emergency services, the site design should provide multiple connection points to more evenly distribute traffic into and outside of the proposed development area. It must either be so located in relation to

utilities and public facilities existing or to be developed so that no additional public expense will be involved.

- c. Efficient, safe, convenient, and harmonious grouping of structures, uses and facilities to protect existing natural features and to screen more intense uses.
- d. Location of common open space, existing and protected trees, and other similar site amenities.
- e. Protection of pedestrian and traffic visibility.
- f. Screening of off-street parking areas, and service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.
- g. Where Planned Residential District abuts another Residential District a permanent open space at least twenty-five (25) feet wide shall be provided along the property lines. A patio enclosure or similar type addition to an existing single-family detached residence may extend ten (10) feet into this open space, subject to approval as a major Modification. A ten (10) foot depth along the property lines shall be maintained in landscaping and no driveway or off-street parking shall be permitted in such area.
- h. Location of light poles, bollards, and other fixtures that emit light.

iii. Parking and Loading.

Off-street parking and loading spaces shall be required as set forth under XXX.

§2.10.4. Planned Mixed-Use District (PD-MUD)

A. Principal Permitted Uses

Mixed-uses developed in a unified manner in accordance with the approved Final Development Plan.

B. Development Standards

In addition to the provisions of XXX, the Final Development Plan must comply with the following:

i. Area Requirements.

No minimum land area shall be required.

ii. Land Occupancy by Buildings

Total land occupancy by all buildings for a Mixed-Use Planned Development shall not exceed sixty (60) percent of the area of the tract, provided, however, that underground parking structures, the highest portions of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings.

iii. Open Space Requirements

An open space of at least twenty-five (25) feet shall be provided from any

public road right-of-way line and shall not be used for parking. The open space strip may be reduced in size upon specific recommendation for approval by the Planning Commission, provided suitable alternative areas are designated within the site for open space improvement and the primary reasons for relaxation of this requirement are to provide for placement of buildings near public roadways and to improve the pedestrian accessibility and experience within the site. Such space shall be reserved for landscaping, and its location, use and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located.

iv. Relation to Major Transportation Facilities

There shall be direct access to at least one major thoroughfare, as established on the Official Thoroughfare Plan for the City of Piqua.

v. Site Planning

The Site Plan, Landscaping Plan, and Lighting Plan shall provide, among other things, for:

- a. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, slipping of the soil or other dangers, annoyances, or inconveniences.
- b. The site must have direct access to a major street without creating traffic on minor residential streets outside the district. It must either be so located in relation to utilities and public facilities existing or to be developed so that no additional public expense will be involved.
- c. Efficient, safe, convenient, and harmonious grouping of structures, uses, and facilities.
- d. Appropriate relation of space inside and outside buildings to intended uses and structural features.
- e. Pedestrian ways and vehicular access to streets.
- f. Protection of pedestrian and traffic visibility.
- g. Location of common open space.
- h. Screening of off-street parking areas, service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.

§3.2. Primary Use Table

Add under Special – “PD-R” and “PD-MUD” the following permitted uses and add “*PD-R and PD-MUD uses shall be approved as part of a preliminary development plan for each planned development district.”

- PD-R Permitted Uses
 - Residential Uses - ALL

- Public Uses
 - College / University
 - Library / Museum
 - Place of Worship
 - School
 - Essential Services – ALL
 - Recreation & Open Space – ALL
- Commercial Uses
 - Indoor Recreation
 - Outdoor Recreation, except shooting ranges
 - Restaurant, without drive-thru
 - Retail
- PD-MUD Permitted Uses
 - Residential Uses - ALL
 - Public Uses - ALL
 - Commercial Uses
 - Day care
 - Hospitality – ALL
 - Indoor Recreation
 - Medical Office, not Hospital or Marijuana dispensary
 - General Office
 - Outdoor Recreation, except shooting ranges
 - Restaurant
 - Retail, except alternative financial services
 - Industrial Uses
 - Warehouse & Distribution

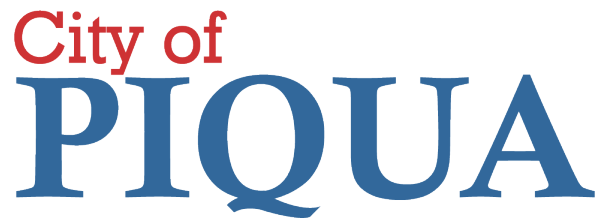
§3.7. Accessory Use Table

Add under Special – “PD-R” and “PD-MUD”

- All uses are permitted with added language to state “PD-R and PD-MUD accessory uses shall be approved as part of a preliminary development plan for each planned development district.”

PC 11-25	N44-078300	BRUMBAUGH PHILIP C TRUSTEE	108 PHILIP DR	WEST MILTON	OH	45383
PC 11-25	N44-078226	ROYER ASHLEY	2108 INDIAN RIDGE DR	PIQUA	OH	45356
PC 11-25	N44-078224	DILL DIANA L & WILLIAM L	2112 INDIAN RIDGE DR	PIQUA	OH	45356
PC 11-25	N44-078634	GUTIERREZ JESUS BENITEZ & GARDENIA AYALA	2301 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078338	RITTENHOUSE CHRISTOPHER R & SHELLY L	2304 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078336	DECKER ROBERT L & COURTNIIE	2308 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078306	BURT WILLIAM E & AMY S	2309 KIOWA ST	PIQUA	OH	45356
PC 11-25	N44-078630	BURT AMY S & WILLIAM E	2309 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078306	BURT WILLIAM E & AMY S	2313 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078332	PIERCE RICHARD T & PATRICIA A SMITH	2316 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078308	LIDDY STEPHEN G	2317 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078330	MCGRAW BARTON A & LISA L	2320 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078310	COX RYAN C & SCARLET K	2321 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078328	SMITH SCOTT C & HEATHER L	2324 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078312	BOLTON TERRY J & CHRISTINE M	2325 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078326	JAMES TINA M & JOHN C	2328 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078314	SEIBEL RODNEY L & SUSAN E	2329 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078316	CONNOLLY RITA H & DANA K	2333 KIOWA CT	PIQUA	OH	45356
PC 11-25	N44-078350	WIRT JONATHAN	3012 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078186	BACHMAN KEITH & JULIE	3016 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078280	HALL AMY L	3017 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078348	INSPIRE TRUST COMPANY NA	3020 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078282	HALL HAROLD W & PATRICIA A	3021 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078188	LAWRENCE TIMOTHY & CRYSTAL	3021 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078284	RAYBERN HAROLD E JR & CAROLYN M	3025 CHINOOK PASS	PIQUA	OH	45356
PC 11-25	N44-078344	LEVECK MARY L TRUSTEE OF ROBERT M LEVECK JR TR	3025 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078346	WILLS CONNIE KAY & STEPHEN E	3028 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078342	WOODIE MICHAEL A & RONDA R	3028 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078286	POLLOCK FLAVIL M JR	3029 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078288	WINSLER MICHAEL A & KATHY S	3033 CHINOOK PS	PIQUA	OH	45356
PC 11-25	N44-078345	TEETERS REAL ESTATE INVESTMENTS LLC	3033 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078340	ALEXANDER ROBIN S	3036 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078290	KOENIG RYAN J & JULIE	3037 CHINOOK PS	PIQUA	OH	45356

PC 11-25	N44-078348	INSPIRE TRUST COMPANY NA	310 GRANT ST SUITE 1205	PITTSBURGH	PA	15219
PC 11-25	N44-078292	POWELL MICHAEL E & FLORENCE	3101 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078294	BRUMBAUGH PHILIP C TRUSTEE	3109 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078295	BRUMBAUGH PHILIP C TRUSTEE	3113 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078296	BRUMBAUGH PHILIP C TRUSTEE	3117 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078632	STILLWELL BRANDI L	3118 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078297	BRUMBAUGH PHILIP C TRUSTEE	3121 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078301	BRUMBAUGH PHILIP C TRUSTEE	3122 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078298	BRUMBAUGH PHILIP C TRUSTEE	3125 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078300	BRUMBAUGH PHILIP C TRUSTEE	3126 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078299	BRUMBAUGH PHILIP C TRUSTEE	3129 SEMINOLE WY	PIQUA	OH	45356
PC 11-25	N44-078098	SMITH DOUGLAS A & JULI L	3200 CHEROKEE DR	PIQUA	OH	45356
PC 11-25	N44-076895	ZAILAND LLC	5118 W FARRINGTON RD	COVINGTON	OH	45318
PC 11-25	N44-076899	ZAILAND LLC	5118 W FARRINGTON RD	COVINGTON	OH	45318
PC 11-25	N44-076905	ZAILAND LLC	5118 W FARRINGTON RD	COVINGTON	OH	45318
PC 11-25	N44-078326	JAMES TINA M & JOHN C	6850 MILLER RD	BRECKSVILLE	OH	44141
PC 11-25	N44-078344	LEVECK MARY L TRUSTEE OF ROBERT M LEVECK JR TR	7295 AGENBROAD RD	TIPP CITY	OH	45371
PC 11-25	N44-101808	TEETERS REAL ESTATE INVESTMENTS LLC	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 11-25	N44-078345	TEETERS REAL ESTATE INVESTMENTS LLC	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 11-25	N44-078188	LAWRENCE TIMOTHY & CRYSTAL	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 11-25	N44-078340	ALEXANDER ROBIN S (TR)(LC)	8404 N UNION SHELBY RD	PIQUA	OH	45356



Development Department

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May 2, 2025

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, May 13, 2025 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The agenda may be accessed by visiting the City's website using this link <https://piquaoh.gov/1614/Agendas-Minutes>.

Please contact this office if you have any questions pertaining to this notice.

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

Chad Henry
City Planner