#### City Commission

Date: November 7, 2024

**Re:** PC 23-24 – Preliminary Replat – N44-076518 & N44-077518

PC 24-24 – Zoning Designation – N44-076518 & N44-077518

**Applicant:** D.R. Horton, Rob Smith **Owner:** Craycon Homes Inc.

**Address:** Piqua Clayton Road / Spotted Doe TL

**Parcel #:** N44-076518 & N44-077518

**Zoning:** Current: RE-10 – Residential Estate 10,000 SF

**Request:** The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

#### **Updates:**

The City Commission tabled PC23-24 and PC24-24 to November 21, 2024. During the public comment portion of the meeting, the City Commission requested that the developer consider four items to modify on the plans. Those items were:

- 1. Keep existing tree lines where possible;
- 2. Keep some buffer lots between developments;
- 3. Confirm retention ponds are appropriate and meet EPA requirements; and
- 4. Keep parking on both sides of the streets.

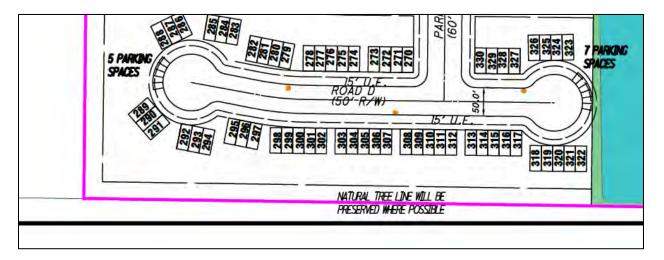
The Developer provided an updated plan for consideration on November 5, 2024. Community Services Staff has reviewed the modified plan and has received comments from other Departments. Regarding the 4 items noted, details are noted on the following pages. Additional comments, discussion, and information are also provided.

It is also important to note that the plans were sent to the City of Piqua Police Chief and Fire Chief for their review and comment which is also noted. Additionally, Staff has provided answers to common questions that have been asked since the last Commission meeting.



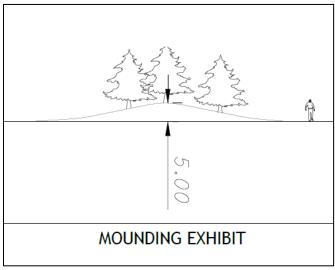
#### Request #1 - Keep Existing Tree Lines where possible

The developer has provided a note on the new plan sets that reflect "Natural Tree line will be preserved where possible". This is noted on the western edge of the property specifically, where it is also noticeable that the developer has moved the ponds to the east to accommodate potentially protecting tree lines near the ponds as well.



In Phase 5, the developer is now showing a large buffer area between the homes on Red Deer Trail and the new Road 'G'. This buffer includes a five (5) foot mound with trees on top. The noted green area also is preserved, which would likely allow for some of the existing tree buffer in this area to be preserved.



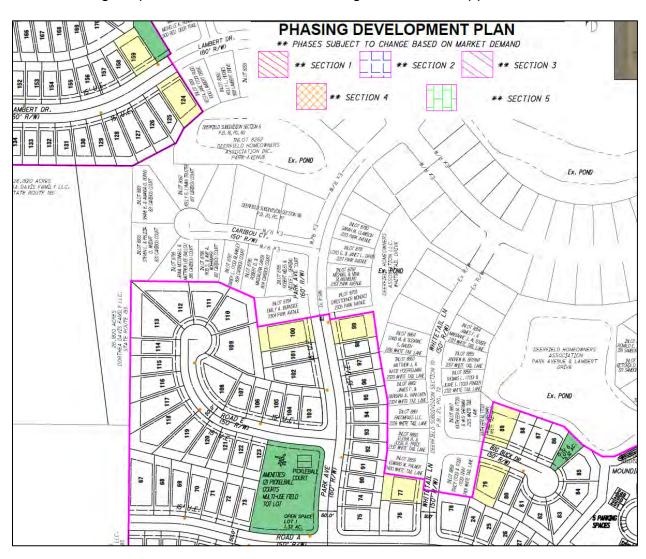




#### Request #2 - Keep some buffer lots between developments

The developer has highlighted in yellow seven (7) lots within the development that act as "buffer" lots. Those lots are labeled Lot 124, 159, 100, 99, 77, 79, and 89 in the proposed plans. These lots are roughly 80' feet wide, which is similar to adjacent properties, and would meet the RE-10 standard lot sizes (10,000 square feet). This buffer also provides the residents who bought a house in the existing Deerfield the ability to have a property next to them that is similar in lot size and density.

By adding these buffer lots, the developer is noting that they now are requesting 198 single-family homes, and 132 townhomes, a reduction of three (3) single-family lots from their original plan, and 17 more than the original Deerfield approval from 2003.





#### Request #3 - Confirm Retention Ponds are meeting EPA Requirements

Generally, stormwater detention is reviewed as part of the Final Development Plan / Plat process, which includes fully engineered plan sets which reflect EPA requirements. It is important to note that the existing conditions, where water is running off the fields from the west unabated, would be stopped by this new development and would be caught by the large ponds shown on the western side of the proposed development.



Due to the questions asked at the City Commission meeting regarding water runoff, and the requirements that must be met by the developer by EPA, the developer provided the following information within their resubmission:

"The stormwater management system being proposed for the Deerfield Subdivision in the City of Piqua will be developed to treat both water quantity and quality. To treat for both water quantity and quality, both the City of Piqua Storm Drainage standards (Section 600 of the City of Piqua Design Criteria) and the OEPA Construction General Permit, OHC000006, will be followed. For water quantity design, City of Piqua standards require that all proposed developments that increase the amount of impervious area provide stormwater management systems that can detain up to the 100-year storm, while releasing the stormwater per the Critical Storm method as it is spelled out in their regulations. All off-site stormwater must also be accounted for and released at a rate no



greater than it was being released prior to the development. For water quality, OEPA standards require that stormwater management systems (retention basins in this case) detain the water quality volume produced by a 0.9" event and release it over a minimum of 24 hours. This helps to settle out any sediment and pollutants that outlet into the basins from the development. Equations 1 and 2 within Part III.G.2.e.iv of the OEPA permit show how to calculate the required water quality volume to be treated based on the proposed impervious area within the development. These calculations will be submitted for review as part of the construction plans for each phase and will be approved by the City for compliance with the regulations.

In addition to the above technical explanation, here are some numbers to show the percentage of our site taken up by stormwater management areas compared to the surrounding existing developments. As you can see, a much larger percentage of our acreage is used up by the ponds so that we can hold all of the water back effectively. This isn't something we can skimp on. Not sure if this helps but I thought it was a simple way to show this.

#### **Existing Deerfield:**

Total Area = 114.5 Acres
Total Pond Areas = 8.1 Acres
7.1% of the total area is pond area

#### Eagle's Nest:

Total Area = 74.6 Acres Total Pond Area = 2.22 Acres 3.0% of total area is pond area

#### **Proposed Deerfield:**

Total Area = 83.7 Acres
Total Pond Areas = 7.6 Acres
9% of total area will be pond area



#### Request #4 - Keep Parking on Both Sides of Street

ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LAWN	ON STREET PARKING
ROADS A, C, E, G, F	50′	31′	5′	4.5′	BOTH SIDES
ROAD B, ROAD D	50′	27′	5′	6.5′	NONE
LAMBERT DRIVE, WILLSHIRE DRIVE	60′	31′	5′	9.5′	BOTH SIDES
WHITETAIL LANE, BIG BUCK DRIVE	50′	31′	5′	4.5′	BOTH SIDES
PARK AVE (TIE IN TO ROAD E)	60′	37′	<i>5'</i>	6.5′	BOTH SIDES
PARK AVE (ROAD E TO ROAD D)	60′	31′	5′	4.5′	BOTH SIDES

The developer has updated their plans to show parking on both sides of the proposed streets for all but the townhome roadways, which are limited due to curb cuts. The developer has also increased the width of the roadways from 28' b/b curb to 31' b/b curb, which is the City standard.

The new roadway designs are similar to existing roadways near and within Deerfield like Carlye, Beckert, Carol, Spotted Doe, and Deerwood.

#### **Additional Comments / Notes**

After reviewing the modified plans, Staff has additional comments that need to be noted, although generally these comments would be noted during the Final Development Plat/Plan process, due to the interest and concern in the case, Staff felt it was important to make these notes now.

- Street Lighting The developer is required to provide materials and conduit per City of Piqua specifications. The City will provide transform pads and secondary boxes, but will be installed/set by the developer. The City will run all underground power lines and transformers. The City will provide the street lights.
- **Fire Access** Since the developer is proposing the two cul-de-sac solution for Eagle's Lake Drive, there will need to be a fire access provided per the Fire Code. The developer has updated their plans to reflect this requirement.
- **Utility Easements** Access / Utility easements will be required to allow access to Lot 4, Lot 6, Open Space south of Lot 6, Open Space east of Lot 248, and Lot 99. More discussions on the final easements will be required prior to final plat approval.



#### **Answers to Questions / Comments**

Staff provided answers to the most common questions noted prior to the City Commission meeting on October 15<sup>th</sup>. Those questions were regarding the timing of the development, the value of the homes and impact on surrounding home values, and ability to service the development with city services (i.e. police / fire) and schools. Since those questions were answered at the City Commission meeting, Staff will reference those answer which are available within the City Commission packet and on the PowerPoint provided for that meeting. Additional questions that have been asked since the meeting with answers are below.

- Property Values should be considered in the area around the development, not just within the City of Piqua.
  - Staff selected two areas within Deerfield that are nearest to the proposed development (Caribou Court and White Tail Lane) and reviewed the appraised and last sale values of all homes on those streets. Staff then added an inflation factor to each last sale property to get an estimated market value for 2024.
  - Homes on Caribou Court (12) have an average Appraised Value from Miami County in 2024 of \$232,600. The average estimated Market Value is \$275,477.
  - Homes on White Tail Lane (16) have an average Appraised Value from Miami County in 2024 of \$245,712. The average estimated Market Value is \$302,858.
- We should be striving to be an upper-class community, like Centerville or Mason, and this development will impact property values negatively. The City of Piqua should require more expensive homes or larger lots, etc.
  - The City of Piqua is certainly striving to be a great community, and our Staff work hard to make it one every day. Those are wonderful communities, but they have different markets than Piqua does.
  - We continually work to attract home builders and homeowners who wish to build larger and more expensive homes. We do not have a strong market for those homes, as we have had lots available for many years and have not see them sold or built on.
  - o The City can have it both ways though. The City can provide the desired homes that people are asking for today 1,200-2,600 s.f. homes and 1,400-1,600 s.f. townhomes AND allow for future developers who want to build more expensive homes the ability to do that as well. If a developer was interested in building custom homes, or larger lot homes, we would certainly welcome their interest in our community.



The City of Piqua is growing and changing for the better each year. We continue to reinvest in our community and build unique places for people to want to be in. We understand that this means we need more housing to allow for people to join our community and eat at our new restaurants, shop at our new stores, and work at our new jobs.

#### • A development like this will increase crime in the community.

- Our Staff have not seen any crime data that reflects a negative impact on communities where homes at this price point were put in. The developer has built or is currently building in New Carlisle, Troy, Englewood, Eaton, Oxford, Xenia and others in Ohio without a noted increase in crime in those communities due to the development of homes.
- Our Police Department is appropriately staffed and has an ability to meet the demands of additional residential properties. Our Police Chief has reviewed the plans and noted that he does not have any concerns about managing any service calls from the additional residential homes.

#### The city should be focusing on job creation and bringing in business before residential.

- What most communities are seeing is competition to see who can actually fill the jobs those factories bring to a city. Now many businesses are only locating to communities that are growing and are able to accommodate the workforce they desire. This means that those communities that are building homes win out on getting certain development.
- With that said, we are always working on also bringing in commercial development and industrial development to the community. A new residential subdivision will not only provide homes for people who want to live in Piqua, which there is a solid demand for now; but will show businesses that our community is growing and thriving.

### • The City should provide more notification for cases and provide a longer period of time for comment on cases.

- It is important to note that we met all requirements, but with that said, we have heard this concern and are looking at our policies and procedures, particularly when it comes to large and impactful cases, such as this.
- We will have to find a balance between assuring that an applicant has a fair timeline for their potential approval and assuring that there is enough public notification. As noted in the City Commission meeting, Staff did do research on what other communities do, and feel it is important to reflect that research below, as our community is not unique in how we advertise for meetings such as this.



Communities	Distance Mailed	Agenda Posted how far ahead?	Time between deadline and meeting	What gets posted on the website?
Piqua	200 feet	1 week prior	4 weeks	Agenda, Staff Report, Packet
Centerville	500 feet	Friday prior	8 weeks	Agenda only
Fairborn	250 feet	Friday prior	4 weeks	Agenda, Staff Report, Packet
Greenville	200 feet	N/A	2 weeks	Agenda only
Huber Heights	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Miamisburg	200 feet	5 days prior	4 weeks	Agenda only
Sidney	200 feet	Not posted	3 weeks	Nothing
Springfield	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Springboro	300 feet	1 week prior	19 days	Agenda, Staff Report, Packet
Tipp City	200 feet	10 days prior	10 days	Agenda, Staff Report, Packet
Troy	250 feet	24 hours prior	4 weeks	Agenda, Staff Report, Packet
Urbana	200 feet	10 days prior	2 weeks	N/A
Vandalia	200 feet	Friday prior	25 days	Agenda, Staff Report, Packet
Xenia	300 feet	1 week prior	4 weeks	Agenda only



