

July 29, 2024

***** MEETING NOTICE *****

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, August 13, 2024 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 full agenda packet may be accessed by visiting the City's website using this link <https://piquaoh.gov/AgendaCenter>

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



Chad Henry
City Planner

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, AUGUST 13, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – July 9, 2024

OLD BUSINESS

1. RESOLUTION PC 18-24
A resolution to consider a zoning designation request at 716 W. Water Street.

NEW BUSINESS

1. RESOLUTION PC 19-24
A resolution requesting a recommendation for amendments to Zoning Code §4.7.5, "Signs Not Requiring a Permit".

OTHER BUSINESS/ADJOURNMENT

*paid
160.00
Cash
5/17/24/2024*

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

- To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$100.00 Application Fee to be paid at time of submittal.
- Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
- All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

| | | |
|---|---|---|
| <input checked="" type="checkbox"/> Application | <input checked="" type="checkbox"/> Lot Plan (Show existing and proposed zoning) | <input type="checkbox"/> \$100 Fee (Cash or Check) |
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|---|--|--|
| APPLICANT INFORMATION | <input type="checkbox"/> Primary Contact | <input type="checkbox"/> Billing Contact |
| First Last Name: <i>JEFFREY GRIMES</i> | | |
| Contact Person First Last Name: <i>JEFFREY / GRIMES / JEFFREY</i> | | |
| Mailing Address: <i>1512 MARGENE DR</i> | | |
| Phone Number: <i>937 541 9574</i> | Email: <i>JGRIMES0014@icloud.com</i> | |
| Type of legal interest held by applicant: <i>owner</i> | | |
| OWNER INFORMATION | | |
| First Last Name: <i>JEFFREY GRIMES</i> | | |
| Mailing Address: <i>1512 MARGENE DR</i> | | |
| Phone Number: <i>937 541 9574</i> | Email: <i>JGRIMES0014@icloud.com</i> | |

| | |
|---------------------------------------|-------------------------------------|
| LOCATION DETAILS | |
| Street Address: <u>716 WATER</u> | Parcel ID Number: <u>N44-041520</u> |
| Existing Zoning District: <u>T-RL</u> | Proposed Zoning District: <u>NX</u> |

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| PROJECT INFORMATION - Attach additional page(s) if necessary. |
| Briefly describe the reason for the requested zoning change: <u>WOULD LIKE TO HAVE MORE OPTIONS FOR USE OF VACANT Lot.</u> |

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| ACKNOWLEDGMENT AND AUTHORIZATION | |
| The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. | |
| <u>JEFFREY GRIMES</u> | <u>5-24-24</u> |
| Applicant Name | Date |
| <u>[Signature]</u> | <u>5-24-24</u> |
| Applicant Signature | Title |



Map: Microsoft | Eni Community Maps Contributors | OpenStreetMap, Microsoft, Eni, TomTom, Garmin, SatGraph, GeoTechnologies, Inc. | NITVUS, Inc. | USGS, EPA, NOAA | Powered by Eni

RESOLUTION No. PC 18-24

WHEREAS, Jeffrey Grimes, has applied for a Zoning Designation Request to authorize Parcel N44-041520 to be rezoned from T-RL Traditional Residential Low Density to NX Neighborhood Mixed Use; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- Conforms to all other applicable plans, policies and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Eddie Harvey | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Terry Wright | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Adam Seas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Micah Underwood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|-------------------|--|
| Applicant: | Jeffrey Grimes 1512 Margene Drive, Piqua, OH 45356 (937) 541-9574 jgrimes0014@icloud.com |
| Request: | Zoning Designation Change from Traditional Residential Low Density (T-RL) to Neighborhood Mixed Use (NX) |
| Location: | 716 W. Water Street |

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| Staff Analysis: | <p>The existing T-RL zoning is intended to create or preserve a base of mixed-density residential neighborhoods on an alley grid network of streets.</p> <p>The proposed NX zoning is intended for neighborhood-scale commercial uses abutting residential districts. The design intent is to limit commercial structures and uses in scale and intensity to those that serve the surrounding neighborhood.</p> <p>The following is the exact reasoning used in May to convert an NX property to T-RL (same thing in reverse):</p> <p>Rationale:</p> <ol style="list-style-type: none"> 1. Community Need: <i>There is a growing demand for residential spaces in the area, reflecting shifting demographics and housing preferences. Residential zoning would better align with the community’s needs and aspirations.</i> 2. Land Use Harmony: <i>Residential zoning would create a more harmonious neighborhood environment by reducing commercial traffic and noise. Additionally, this zoning designation shares contiguous boundaries in all directions except for the south.</i> 3. Economic Viability: <i>Residential development can contribute positively to the local economy. It can attract new residents, potentially increase property values, and encourage small-scale local businesses to cater to the needs of the residents.</i> |
|------------------------|---|

4. Infrastructure Impact: *Shifting to residential zoning would likely lessen the strain on infrastructure like roads, parking, and utilities, as residential developments typically have lower traffic impact compared to commercial areas.*

5. Environmental Considerations: *Residential developments tend to be more sustainable in terms of energy consumption and waste generation compared to commercial spaces. This transition could align with the community's environmental goals.*

That stated, every situation is unique and there are cases where certain changes make sense. This parcel presently exists as T-RL, is sized similarly to adjacent parcels to the north, west, and south; but does also border the NX zoning to the east. The existing NX development was a combination of similarly sized lots to make one neighborhood serving commercial use.

The applicant requests a zoning change from T-RL to NX without a specific development proposal. Converting to NX without a specific development plan raises concerns about potential future conflicts with the established residential character of the neighborhood.

Permitted Uses, as stated in §3.2 "Primary Use Table" for the NX District are:

Civic facility, club/lodge, library/museum, place of worship, conservation area, park/recreation field, community garden, plant nursery, indoor animal care, day care, hotel, indoor recreation, medical uses, medical marijuana dispensary, office, remote parking, personal service, restaurant, retail, and low-impact industrial.

Potential Benefits:

The property would see more opportunity to be developed.

Concerns:

- Potential future conflicts with the established character of the area from not knowing how the parcel will be developed.
- Difficult to assess the impact on the neighborhood and growth management without a development plan.
- Impact on public services cannot be accurately assessed without a defined project.
- Potential changes in parking demand and accessibility issues cannot be adequately evaluated without knowing the intended use.
- Residents and stakeholders are worried about possible future uses that may not be compatible with the current residential environment.

Staff Recommendations:

Staff recommends that Planning Commission recommends ***DENIAL*** of the zoning designation, with the primary rationale being that without a concrete development plan, this application does not allow a thorough evaluation of potential impacts, and it introduces uncertainty into the established residential neighborhood. Any of the prior stated permitted uses could bring additional challenges or concerns, but we do not see a route where they could all be examined thoroughly with rezoning this single parcel.