

# **FPA Boundary Modification Request**

**MVRPC Presentation – Water & Environment Subcommittee  
May 14, 2025**

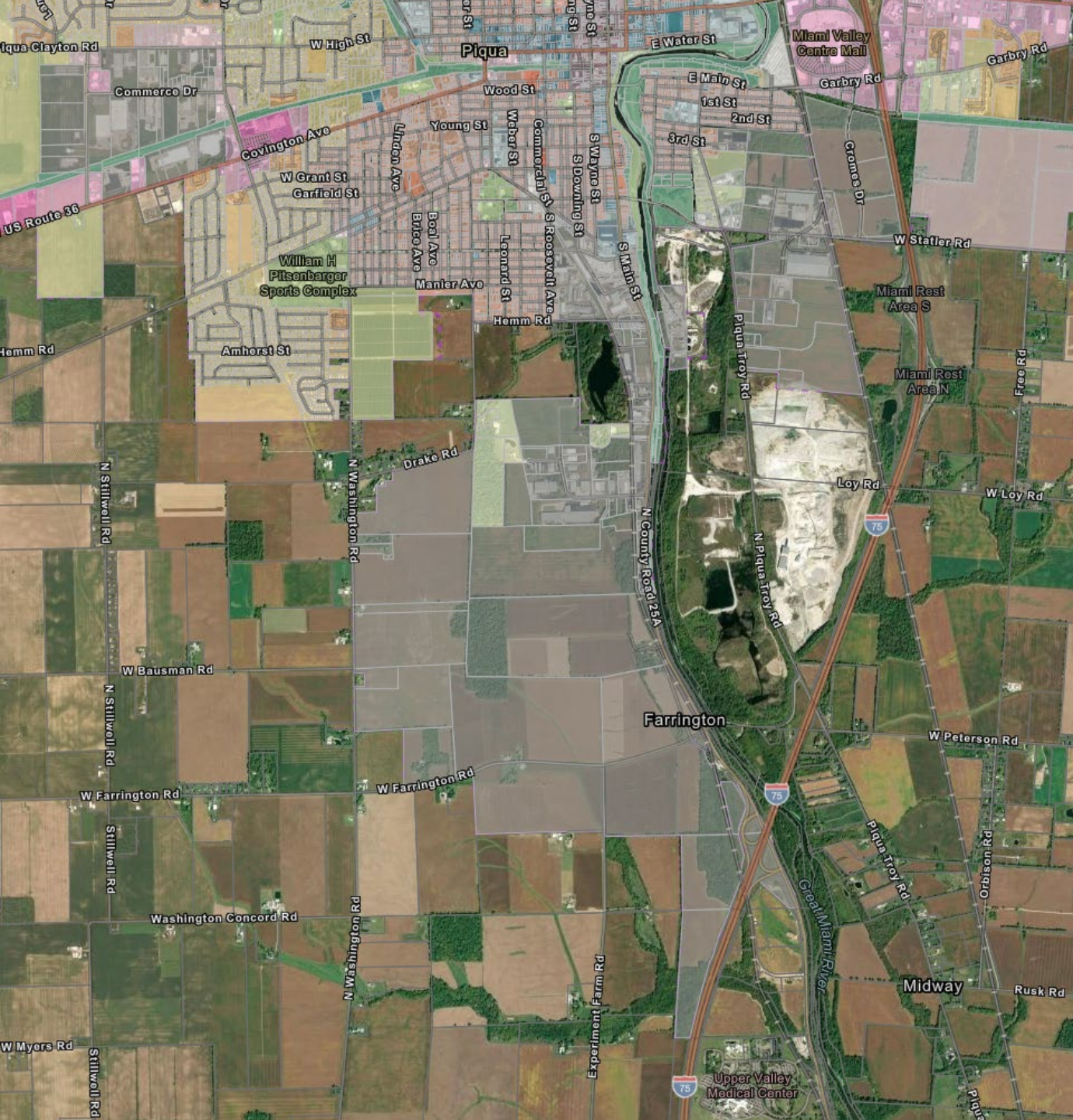
City of  
**PIQUA**

# Contents

1. Farrington Road and surrounding areas
2. Overview of development area
3. Existing Ability to Serve – Troy and Piqua
4. Existing FPA Boundary Map
5. Proposed FPA Boundary Map
6. Compromise FPA Boundary Maps

# Farrington Road Area

City of  
PIQUA



## Farrington Road Area

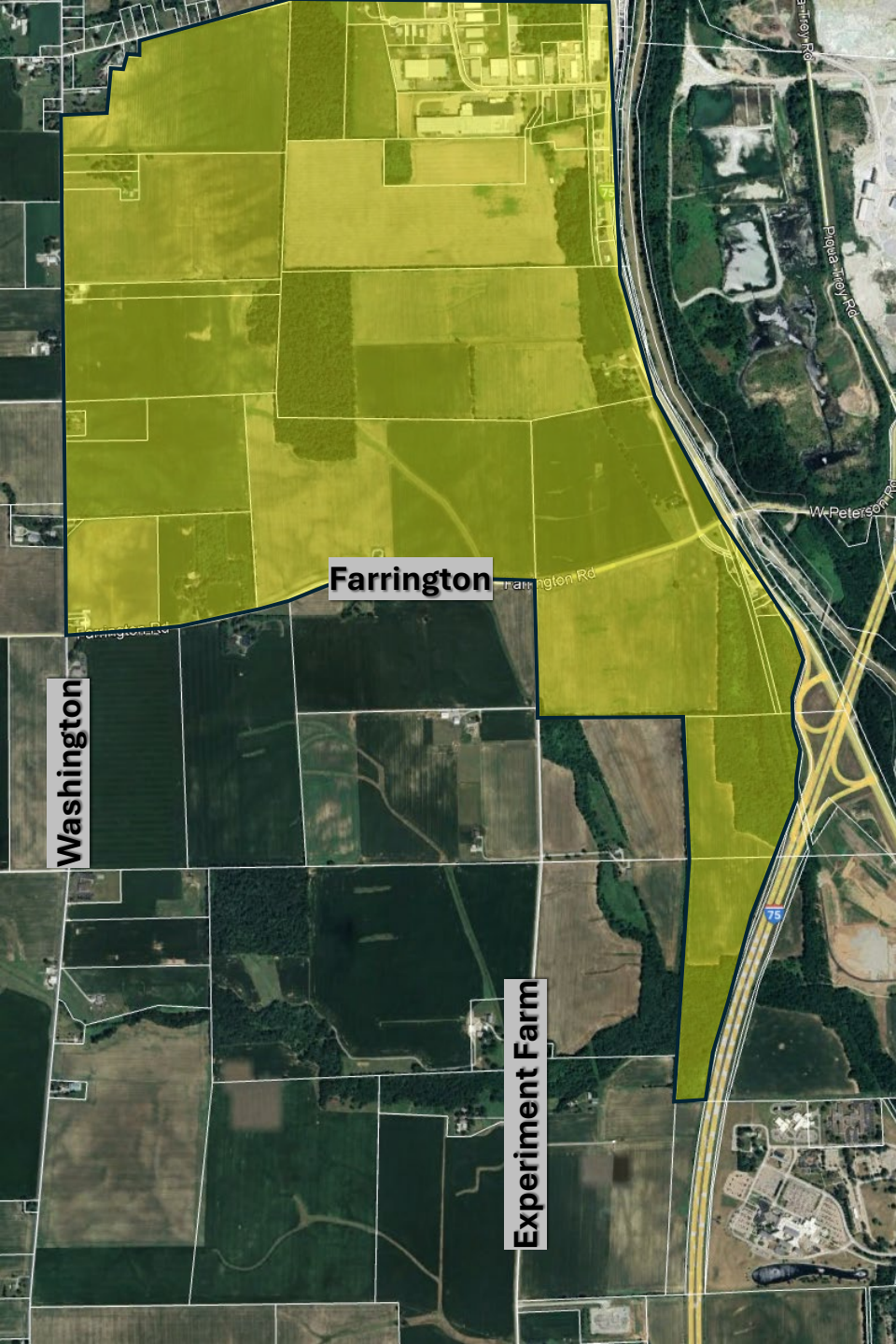
The City of Piqua has contemplated development south of the city since 2007, where it was shown as strategic growth area in our comprehensive plan.

The city invested \$50 million in 2019 to increase capacity at the WWTP to allow for future development south of the city.

Additional efforts over the last 2 years have gained substantial momentum and property has been purchased by developers for project construction.

The Piqua FPA boundary is not consistent with the City of Piqua incorporation line or with future development projections, which is consistent with many FPA boundary lines.



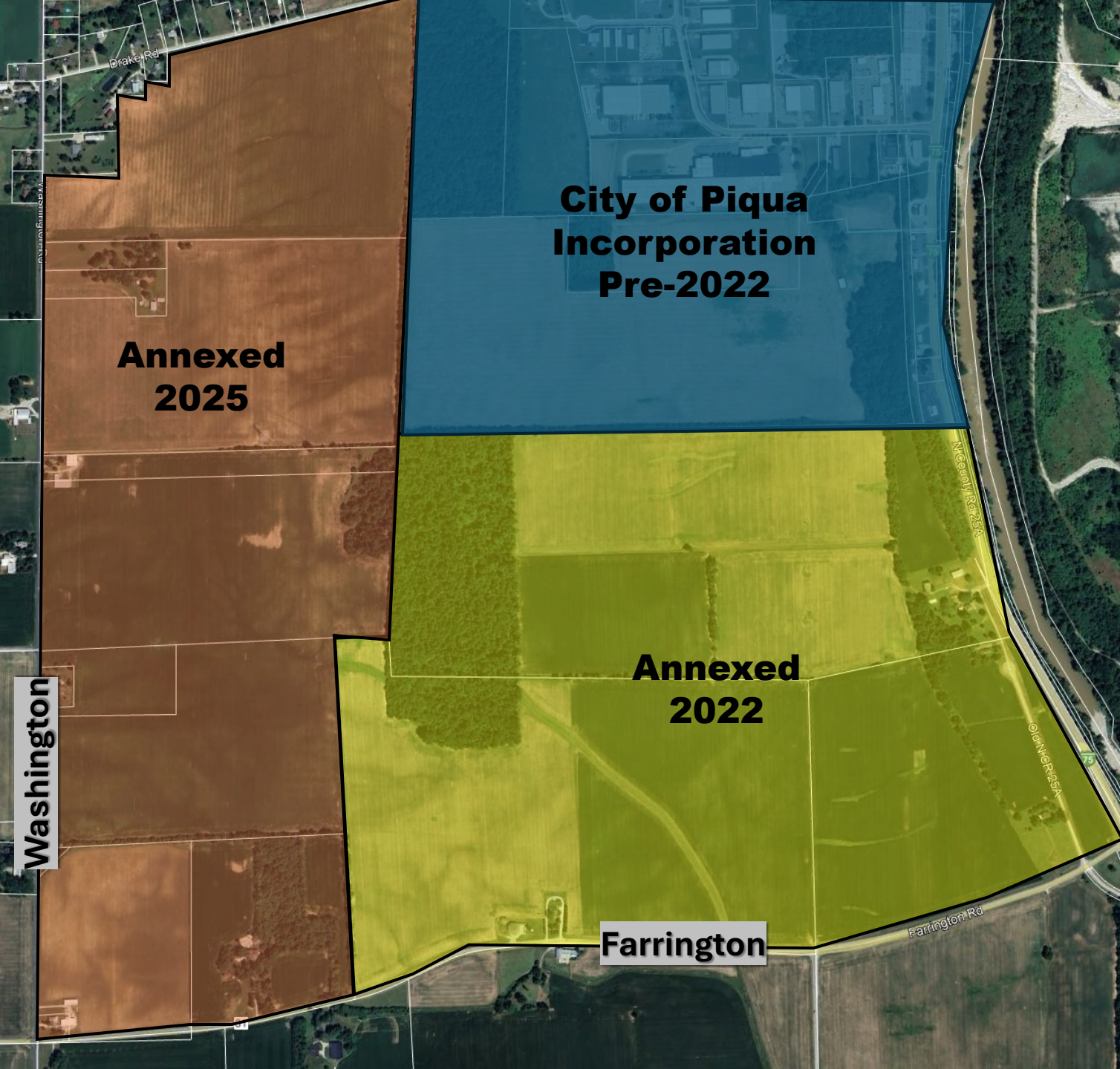


# Farrington Road Area

The City of Piqua has annexed roughly 1,064 acres of land near Farrington Road since 2022 to allow for future development.

The land annexed into the City of Piqua was done so by developers with the intention of creating a first-class industrial park off Exit 78.





## City of Piqua – Farrington Road

- Annexed – 2022
  - +/-662 acres
- Annexed – 2025
  - +/- 402 acres





## City of Piqua – Farrington Road

- Annexed – 2022
  - +/-662 acres
- Annexed – 2025
  - +/- 402 acres

# Ability to Serve

City of  
PIQUA



# Piqua Wastewater System

Wastewater Treatment Plant – Major  
Expansion and Modernization Project  
in 2019 (\$50m)

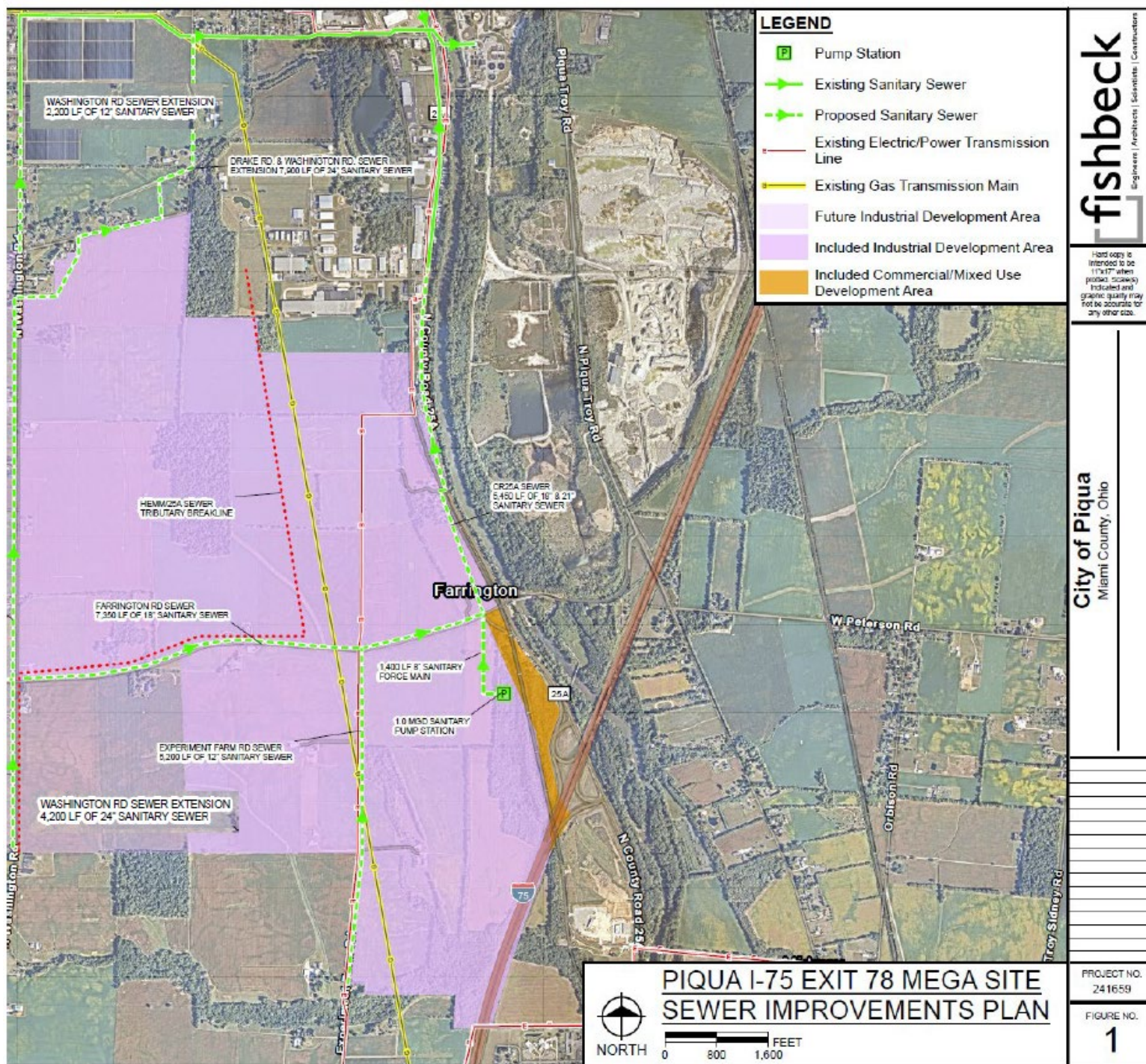
Plant Capacity 8.7 MGD

- Current Use 4.1 MGD
- Available Capacity 4.6 MGD

Expandable to 10.0 MGD





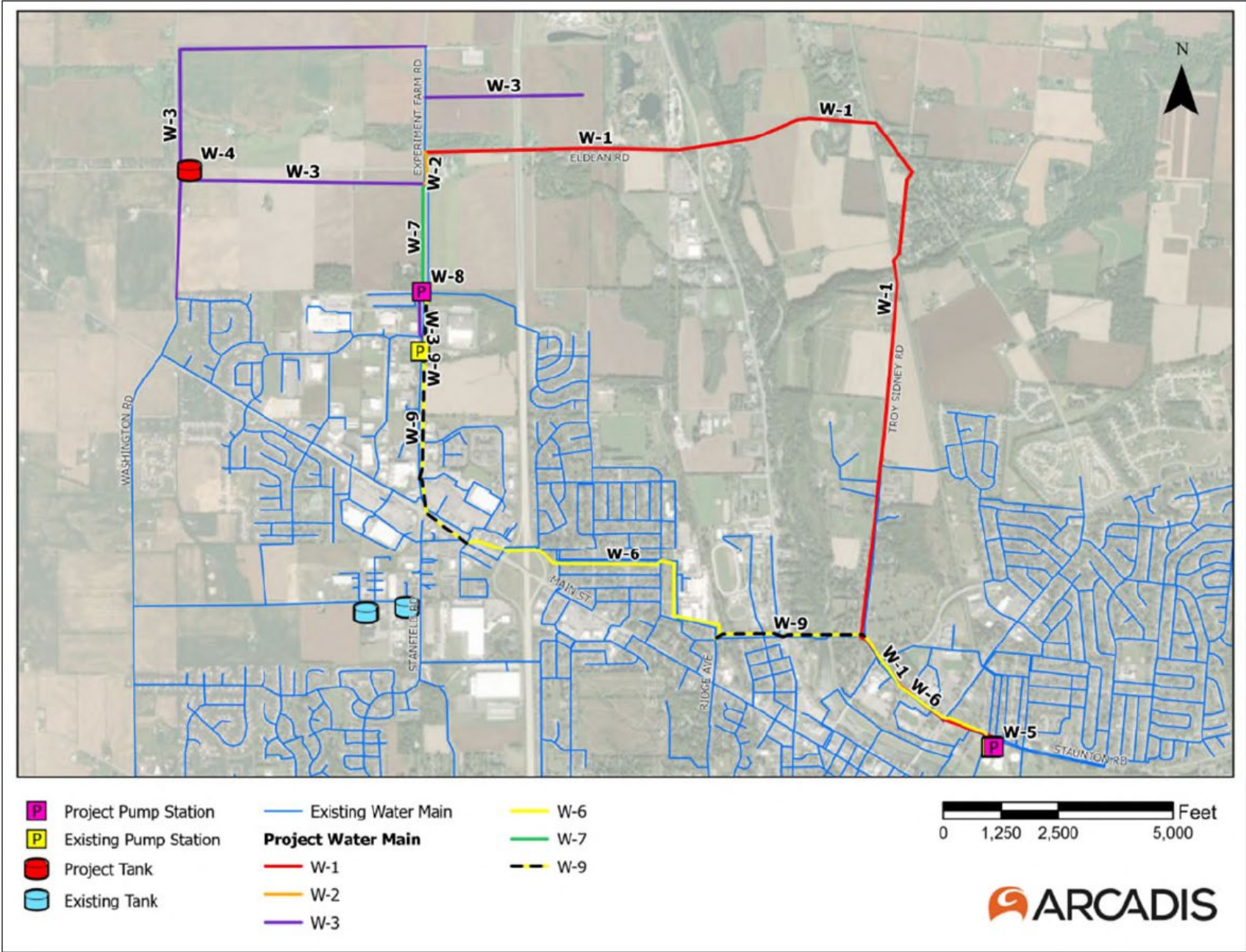


## Growth / Investment into Systems

The City of Piqua has water and sewer lines along 25-A that are within 1.5 miles of the proposed FPA modifications.

The city also began additional effort to expand our system in 2024 with substantial planning work and engineering design (60% drawings) to bring utilities along Farrington Road as this is a priority growth areas for the city.





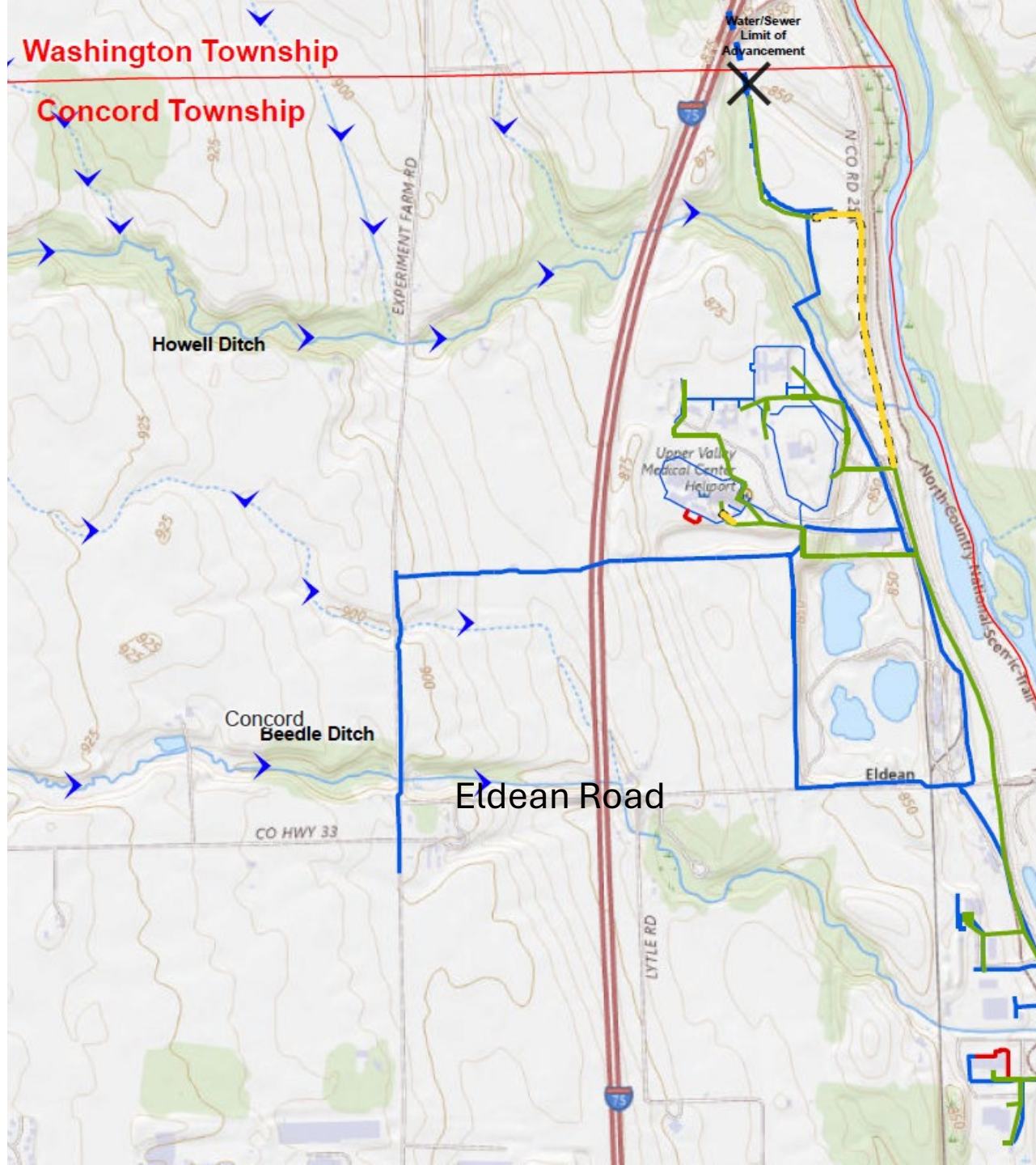
## Growth / Investment into Systems

The City of Piqua made sure its request was limited only to the areas that were either now annexed into the Piqua city jurisdictional boundary or that the city could serve with utilities within the next 5 years.

The Piqua request was specifically thought-out to stay north of the 1,000 acre development Troy is working to serve just north of their jurisdictional boundary line near Eldean Road.

Figure ES-1. Water System Capital Improvement Projects





## Growth / Investment into Systems

Miami County provided information that reflects that they have water lines extending just north of Eldean Road to serve UVMC (as shown in blue) and no sewer lines (shown in green) on the west side of Interstate 75. They do show a sewer line on CR 25-A, which ends at the Bruns Development.

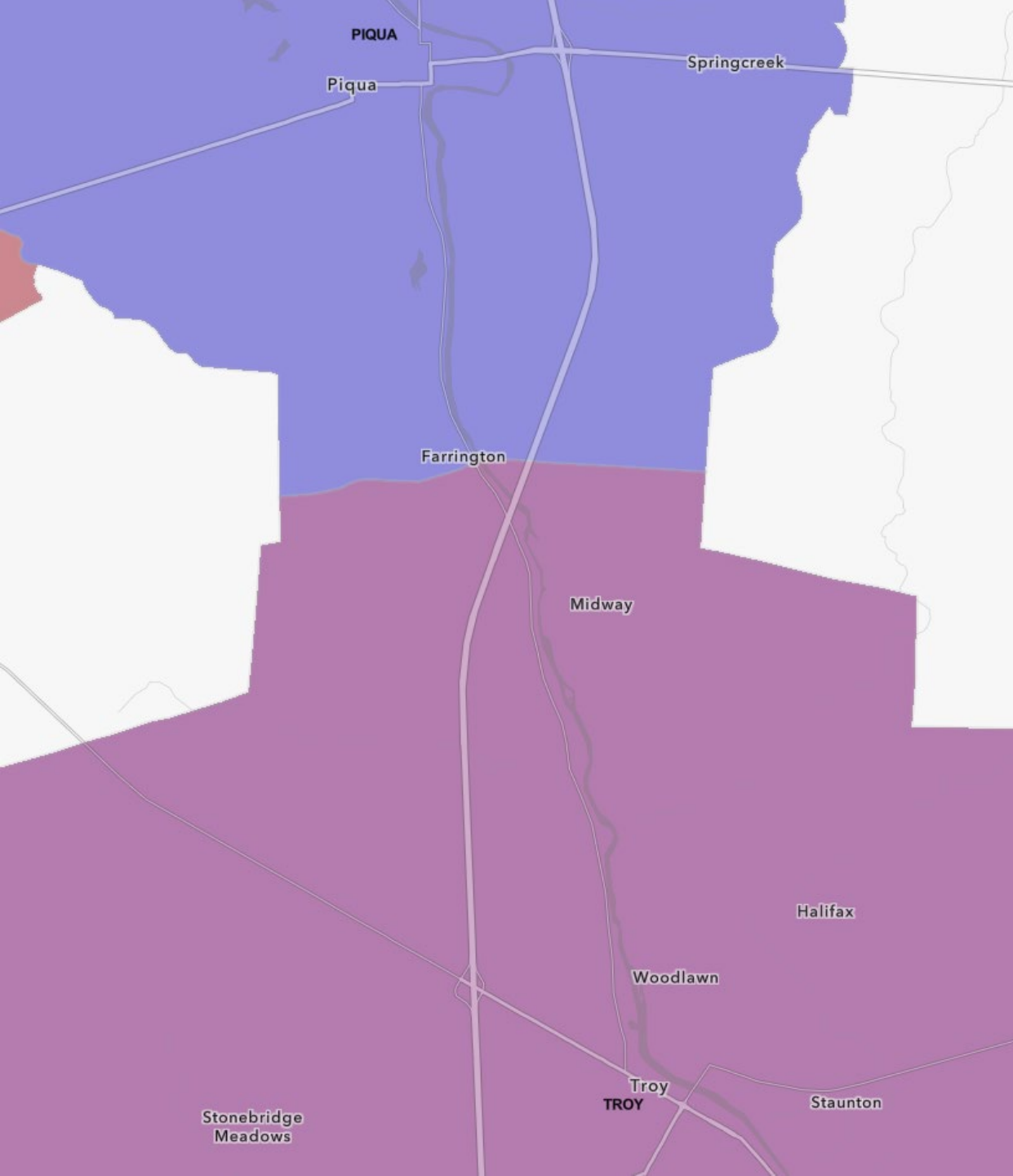
Troy has no utilities in the general area, but as noted, has plans to bring services to near Eldean Road.

Troy supplies Miami County with their water and sewer services through a contract as Miami County does not have their own water or wastewater treatment facilities.

Troy additionally has agreements with Miami County to provide water and sewer services within Concord Township. Miami County noted past investment to potentially be able to serve the Farrington area – but no plans, nor investment in at least 5 years has been made to accomplish that effort.

# FPA Boundary Request

City of  
PIQUA



## Existing FPA Boundary Line between Troy / Piqua

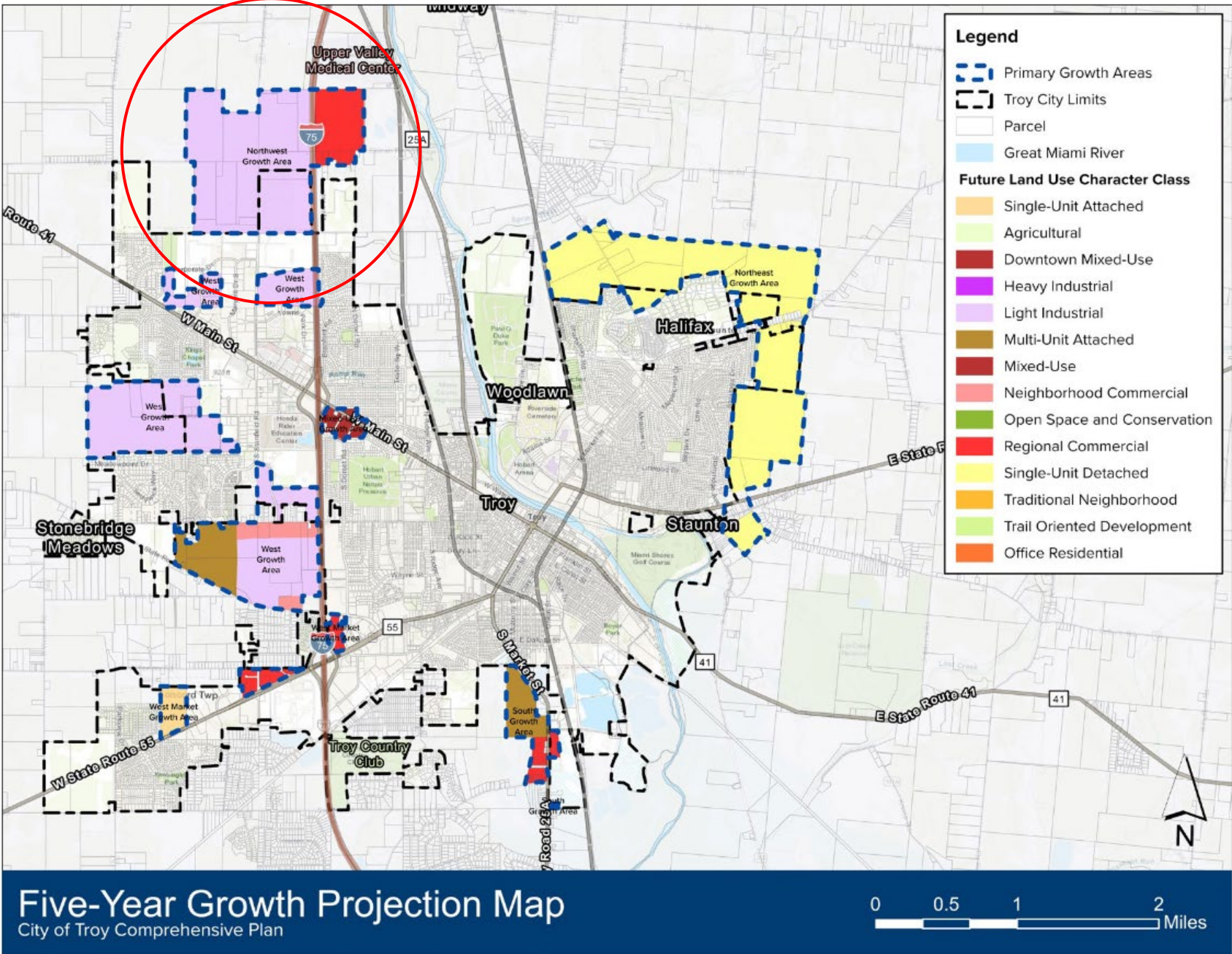
In 2005, a boundary line between the Troy and Piqua FPA's was established at Farrington Road with the initial MVRPC designations.

Both Troy and Piqua acknowledge that this line was arbitrarily determined and failed to consider which authority could most effectively serve the area – as neither could serve the area at that time.

We are now requesting that we revisit this boundary, as Piqua is able to serve the area effectively and efficiently.



FIGURE 42: PRIMARY GROWTH AREA FUTURE LAND USE MAP



## City of Piqua FPA Request - Considerations

Troy updated their Comprehensive Plan in 2024 – which reflects their 5-year growth projections.

That map does not include the proposed FPA boundary change areas, nor does it include the Neal Property, which is a property of discussion.

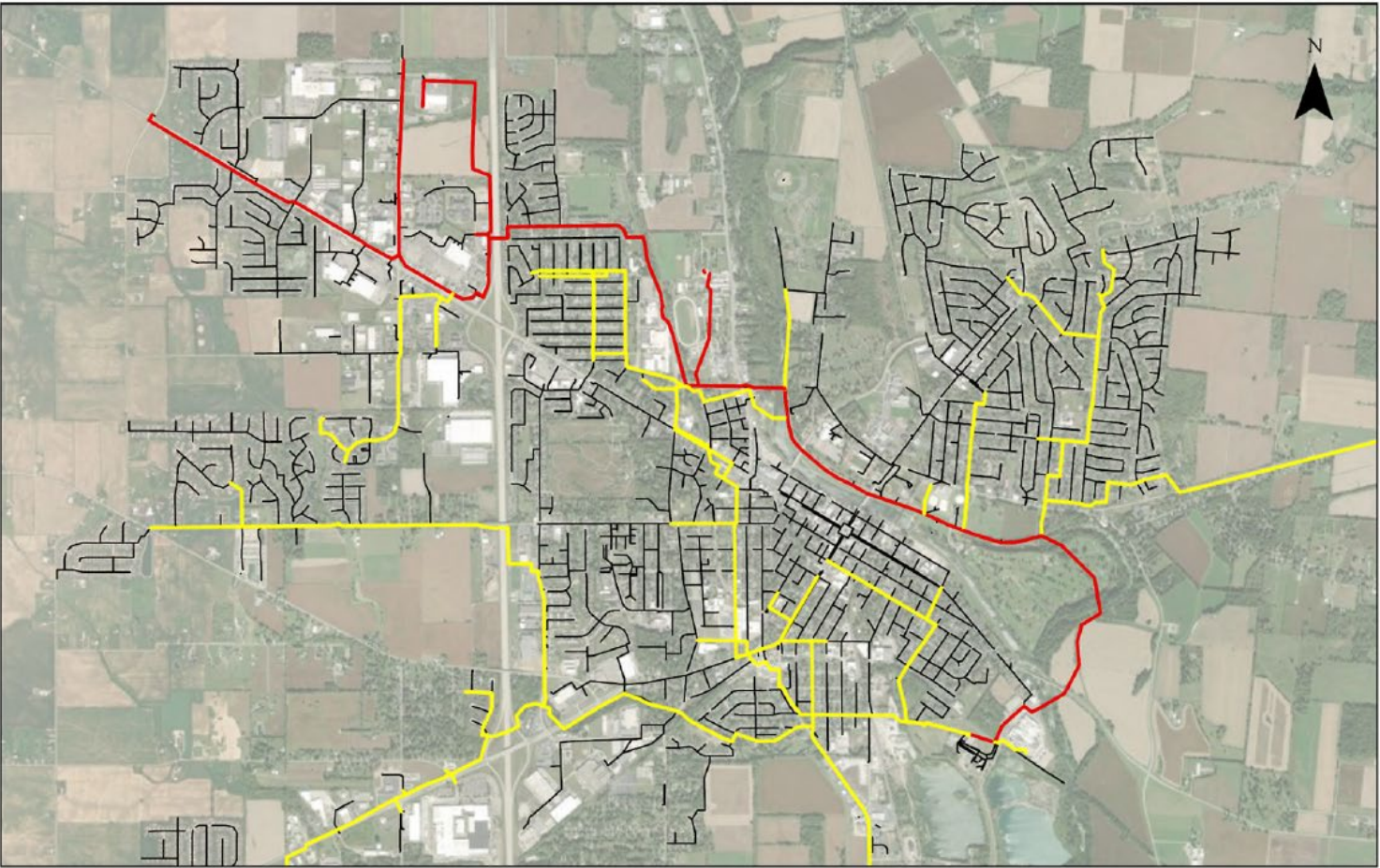


# City of Piqua FPA Request - Considerations

Troy completed a large engineering study by Arcadis which looked at bringing services to the 1,000 acre potential development area near Eldean Road.

No studies have been completed for any land north of this 1,000 acres.

No studies or design for services have been completed for the Neal Property.



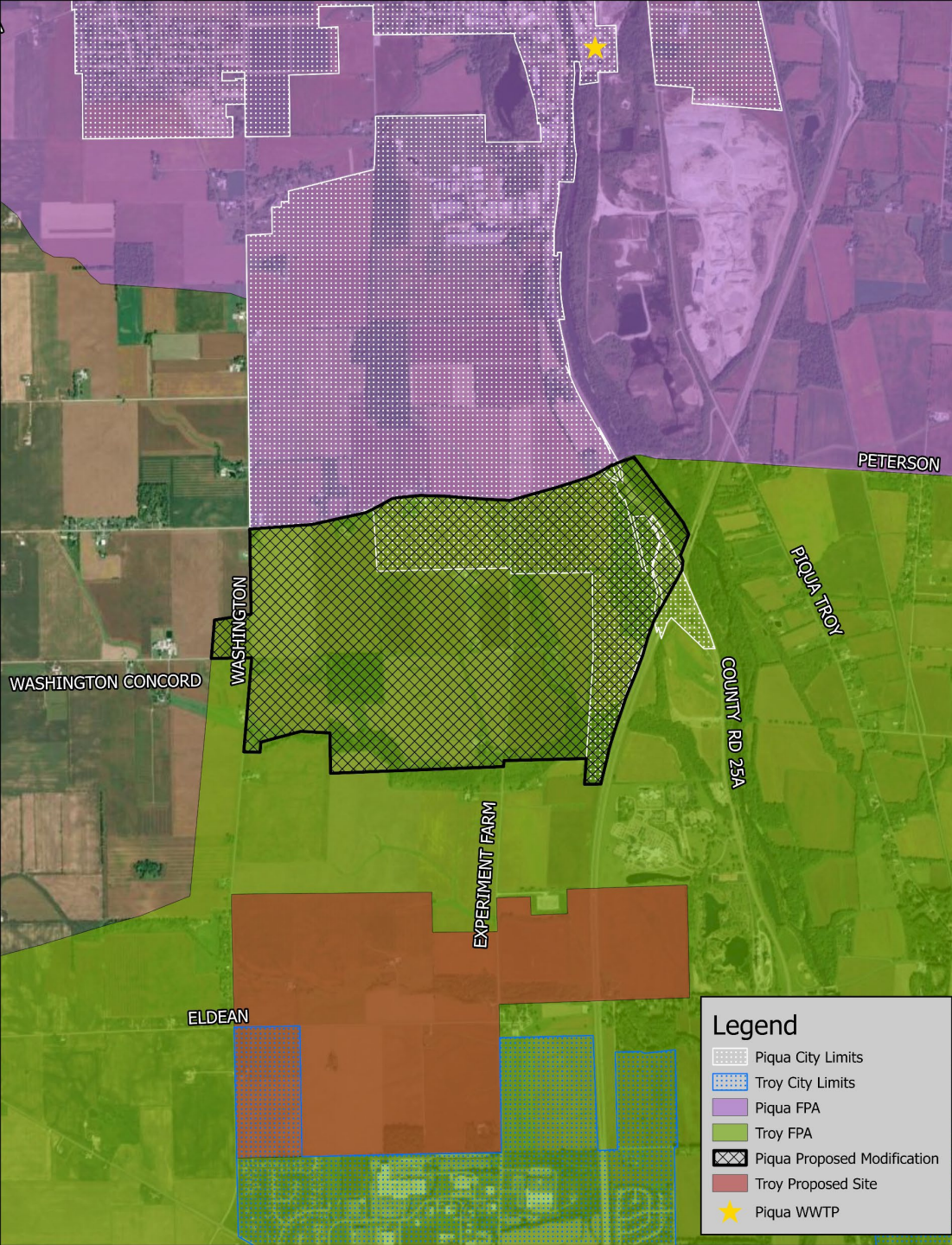
- Model Extents
- Focused
- Not Modeled

0 1,500 3,000 6,000 Feet



Figure 3-1. Focused Sewers Studied for the Feasibility Study





## City of Piqua FPA Request

The map reflected shows where the City of Piqua believes the FPA boundary line should be placed, to allow both Troy and Piqua to meet the needs of the water and sewer utilities in these areas. This meets the Comprehensive Plans of both Piqua and Troy.

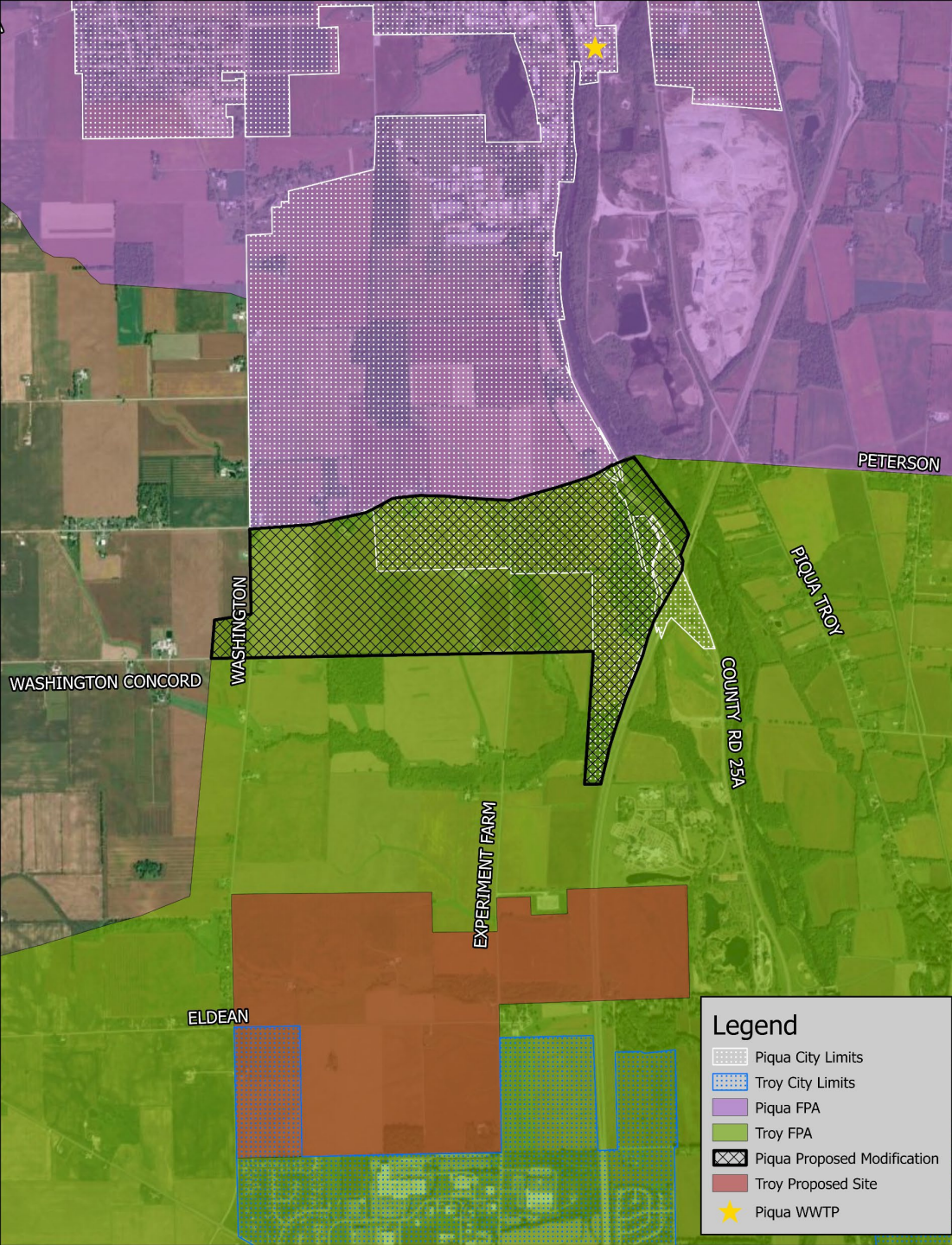
The map notes each jurisdictions boundaries, which show that the proposed FPA boundary modification is abutting the current City of Piqua incorporation limits and is over one mile from the City of Troy incorporation limits.

Additionally, reflected in orange is the 1,000 acre development that Troy is working to incorporate into their community which is estimated to cost over \$50 million to bring utilities to the development site – which is still 0.5 miles south of the proposed area.

Piqua made this request due to our ability to serve the area within the next 5 years, the capacity available at our plant, and the direct adjacency to the Piqua city limits.

Troy did not agree to the boundary. Per MVRPC standards, a compromise was then discussed between parties.





# City of Piqua FPA Compromise Request

Troy noted that although they weren't able to serve it directly, that Miami County could potentially. As noted, Miami County is supplied water and sewer services by the City of Troy.

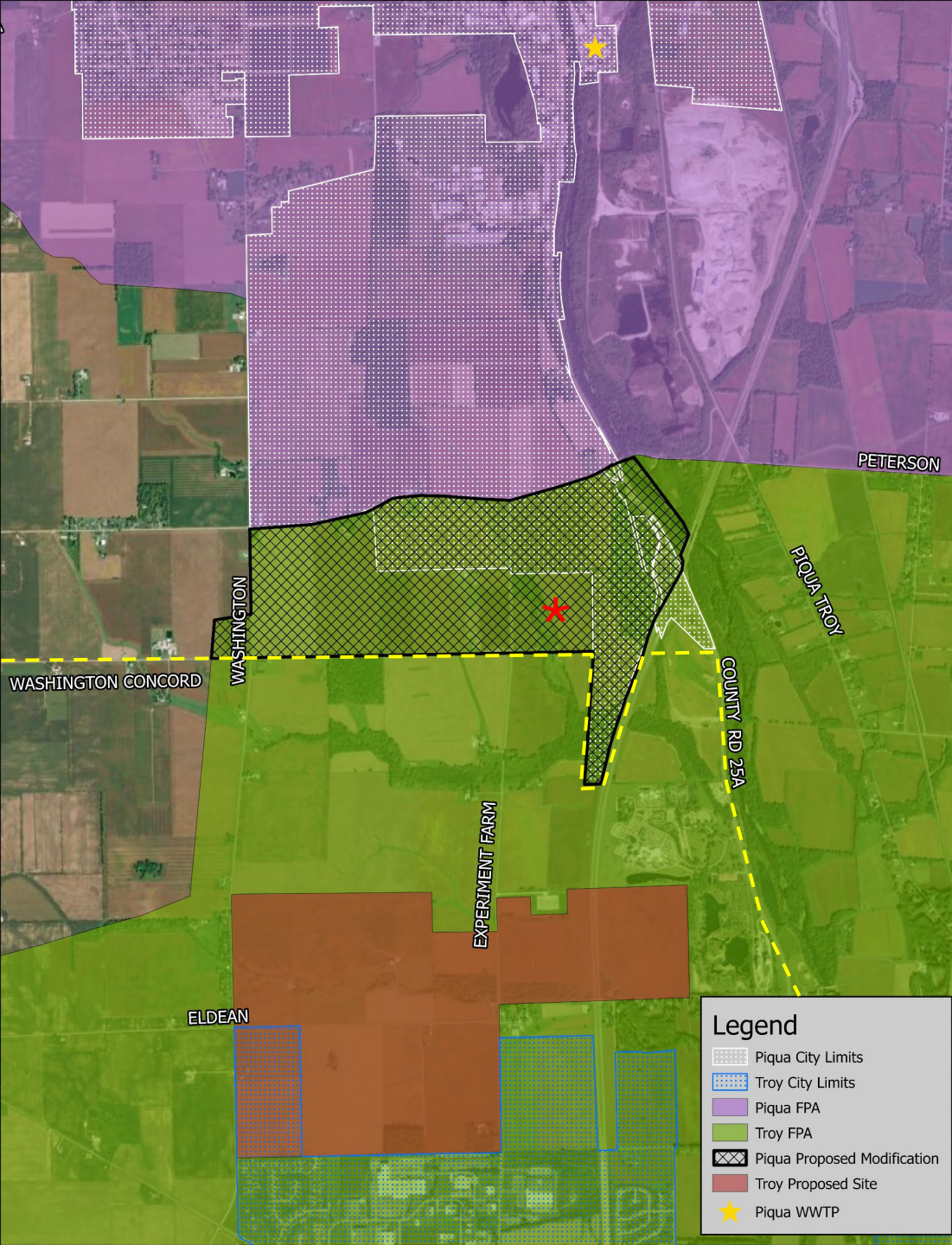
Troy disagreed with the Piqua proposed FPA changes based on the planning and investment into potentially serving this area at some undefined time in the future. Neither Troy nor Miami County have current plans to serve the area.

The City of Troy, Miami County, Concord Township, MVRPC and the City of Piqua met to discuss options and to come to a compromise – per MVRPC guidance.

After initial discussions, there was agreement not to place property in Concord Township within the Piqua FPA at this time, due to the agreements in place to serve those areas by Miami County.

Piqua agreed to that standard, and created the map shown, which doesn't show any properties in Concord Township.





## City of Piqua FPA Compromise Request

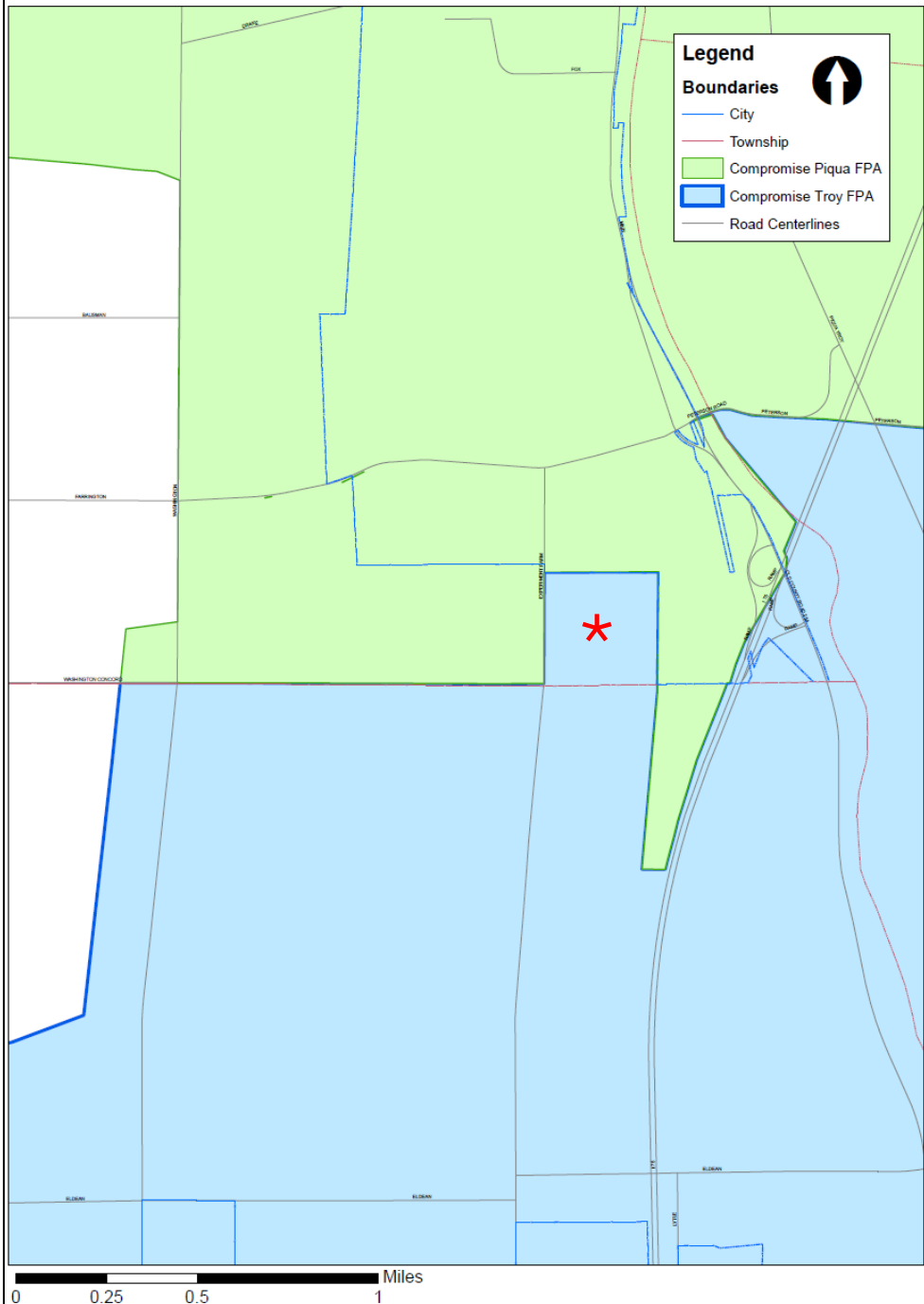
The map has a portion of land that goes south of the Concord / Washington Township line, but that land was annexed into the City of Piqua and is not within Concord Township any longer.

The yellow line below reflects the Washington / Concord Township lines.

Troy responded that a specific parcel (Neal Property) could not be added to the Piqua FPA.

They noted that because the property is adjacent to another parcel that is owned by the same owner in Concord Township, it shouldn't be added.

No documentation of an ability to serve, or even a desire to serve this property was provided, only that they did not agree to add the parcel, which is not within Concord Township, but is within Washington Township, in the Troy FPA.



## City of Piqua FPA Compromise Request – Modified

MVRPC created the map shown, which is being presented for consideration today.

Piqua agrees that this map is a step in the right direction to update an arbitrary line from 2005. We have concerns about the FPA line being used as an economic development line where one community could potentially stop development of another community that can serve an area with utilities most efficiently and cost effectively.

If a DMA is able and willing to serve a property, deference should be given to that DMA to serve it, especially if the properties within the FPA boundary are unable to be served by the adjacent FPA in a reasonable manner or timeline.

We appreciate the consideration of the proposed FPA boundary modification request being made as a first step and intend to come back for additional FPA modification considerations over the next year as conditions change in this dynamic area of Piqua.

Thank you.