

An aerial photograph of a suburban landscape. In the foreground, there are several residential neighborhoods with houses and streets. A major highway or railway line cuts through the center of the image. The surrounding area is a mix of green fields and more developed land. The sky is clear with some distant clouds.

Springboro Planning Commission

Wednesday, June 9, 2021 Meeting

Presentation Summary

- Existing Zoning
- 2009 Land Use Plan
- PUD Approval Process

Existing Zoning

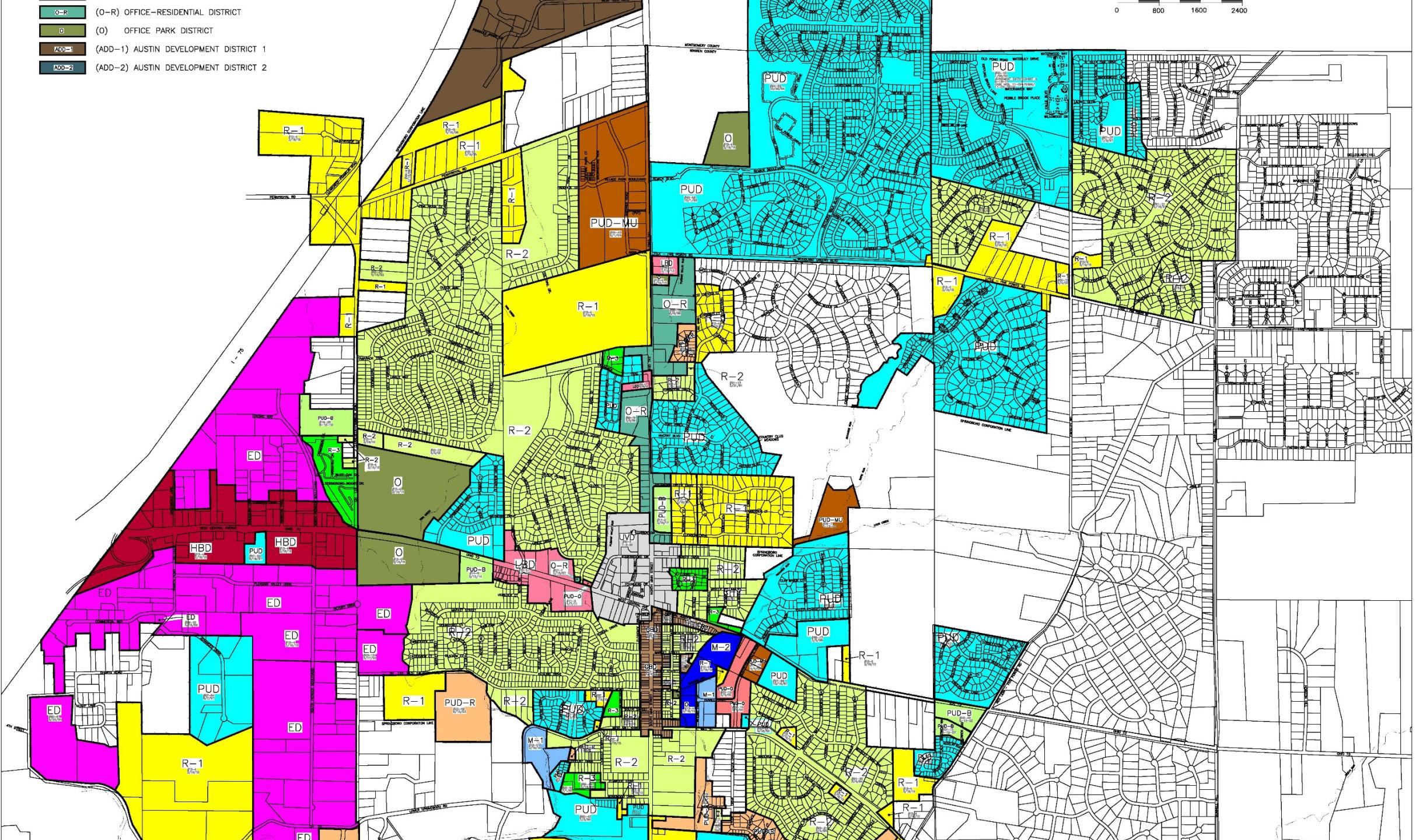
- Property annexed in 1980
- Easton Farm assigned (T)R-1, Rural Residential classification
 - Allow property owners to enjoy rights currently enjoyed in township
 - Applied to land in Clearcreek, Franklin Townships
 - 20% of City's land area zoned in this manner through 2014
- 2015 Planning & Zoning Code amendments, and revision to Official Zoning Map reclassified these lands as R-1 District
 - Nearly exact development standards as (T)R-1
 - Allows community to control development through its own codes.
- Current zoning allows development at 2 dwelling unit/acre
- No open space requirement

SPRINGBORO





- (O-R) OFFICE-RESIDENTIAL DISTRICT
- (O) OFFICE PARK DISTRICT
- (ADD-1) AUSTIN DEVELOPMENT DISTRICT 1
- (ADD-2) AUSTIN DEVELOPMENT DISTRICT 2





2009 Land Use Plan

- Replaced 1998 Comprehensive Land Use Master Plan
- Identified long-range development and redevelopment goals for the community
- Developed with public input—steering committee, stakeholder meetings, two rounds of public open houses
- Adopted by City Council April 2009

2009 Land Use Plan

- Used to make long-range infrastructure decisions and investment.
- Used as basis for 2015 Planning & Zoning Code amendments, and revisions to Official Zoning Map
- Rezoning decisions through Planning Commission and City Council
 - Community divided into 16 policy areas based on proximity, land use, date of development.
 - Recommendations focused on preferred land uses, density and open space requirements

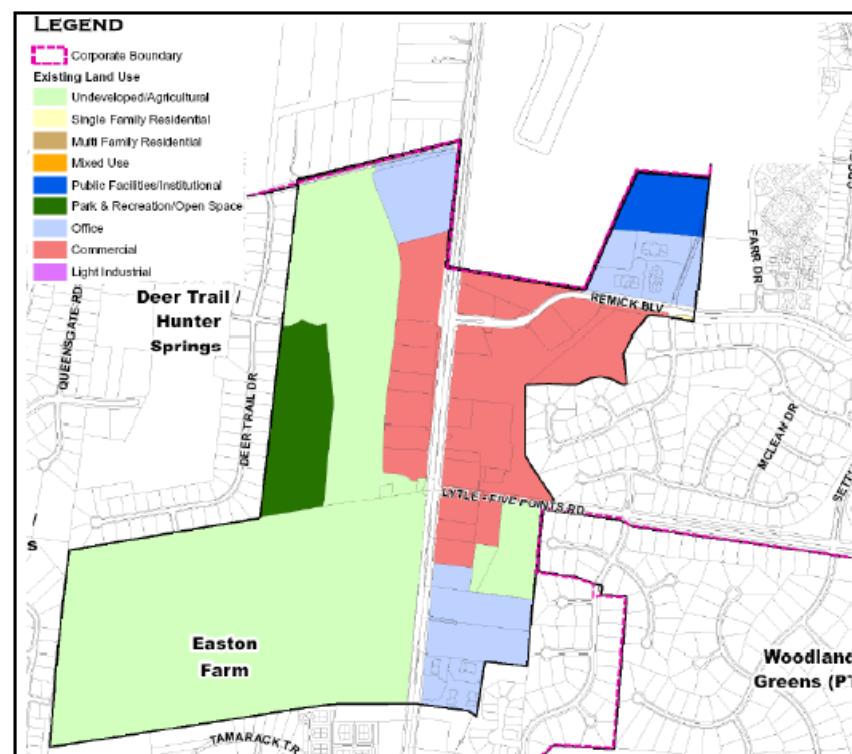


Policy Area 3 – North S.R. 741 Corridor

Existing Character

Located between Tamarack Trail and Pennyroyal Road, the North S.R. 741 Corridor Policy Area lies at the northern gateway into the City of Springboro. This area contains some of the newest non-residential development in the City, including the Marketplace at Settlers Walk at the northeastern corner of the intersection of S.R. 741 and Lytle-Five Points Road. Mixed use developments are currently being constructed on the western side of S.R. 741 in this study area, north of Lytle-Five Points Road. This Policy Area also includes the largest undeveloped parcel of land in the City, the Easton Farm, which is approximately 101 acres in size.

Figure 2.4 – North S.R. 741 Corridor



A summary of the existing character and issues relating to the North S.R. 741 Corridor Policy Area is as follows:

- The Policy Area currently includes a large amount of developable land including the Easton Farm property, which is approximately 101 acres in size. This parcel is directly accessible from S.R. 741 and Anna Drive.
- The Policy Area can be best described as a mixed-use area including retail, office, City parks and the local YMCA. This development is primarily contained along S.R. 741 between Pennyroyal Road and the northern border of Policy Area 8.
- This area contains all necessary infrastructures for existing and future development needs.
- Newer existing developments have been well designed and are primarily conventional in nature with parking lots in the front of the building, at the street.
- The Policy Area is surrounded by residential subdivisions to the east (Settlers Walk) and to the southeast (Woodland Greens, McCray Farms).
- This Policy Area is bisected by S.R. 741 that affords easy access to all parcels. It is the primary north-south transportation corridor in the community.

Preferred Future Characteristics, Actions and Needs

- The City prefers the continuation of the mixed-use development pattern as new development and redevelopment occurs, with non-residential uses fronting on S.R. 741. Residential uses can be permitted on S.R. 741 if located on the upper floors of a multi-story building. This can be accomplished through the rezoning of property as a traditional zoning district that permits multiple types of uses, through the application of a planned unit development district or through the creation of an overlay district.
- Promote the walkability in the Policy Area through the continued implementation and use of paths and sidewalks to link uses that front along S.R. 741 to those parcels of land that do not front on S.R. 741.
- Continue emphasis on high quality design features both on and off site. This can be accomplished through the application and enforcement of design guidelines in an overlay district or general design guidelines applicable to all retail areas of the City.
- An emphasis on high quality streetscapes and greenspace that are well maintained is preferred.
- Provide a physical connection between the Village Park Planned Unit Development in this Policy Area and North Park in Policy Area 2 by a dedicated pedestrian/bicycle trail and roadway connections in the vicinity of Anna Drive and Tamarack Trail.

Preferred Land Uses

The following land uses are identified for the North S.R. 741 Corridor Policy Area in order of preference. This list is applicable to ensure adequate property maintenance and the proper reuse or development of available land to ensure viability.

- Uses permitted in the Planned Mixed Use District(s) currently established for the Policy Area as outlined below.
 - Convenience Retail. Convenience retail means a small businesses, typically 5,000-10,000 square feet in floor area or less which provides convenience-type goods for the daily needs of the people within the surrounding residential areas.
 - Personal Service (e.g. barber shop, beauty shop, dry cleaner, health club/gym).
 - Retail; less than 75,000 square feet in gross floor area.
 - Restaurants, excluding drive through.
 - Office (Professional, Business, Medical, Dental).
 - Residential dwellings when not located on S.R. 741 or if it is located on the upper floors of a mixed use building on S.R. 741.
 - Public park and open space.
 - The Easton Farm property should be limited to one anchor type land use as a part of an overall integrated Planned Unit Development concept.
 - Facades visible from the public right-of-way on buildings over 50,000 square feet in size should be designed to break up the horizontal and vertical massing of the building so as to make the building appear as multiple buildings.
 - All uses and services shall be conducted in a completely enclosed building or structure.
 - All drive thru/drive in facilities shall be in a location as approved by the Planning Commission.
- Public and semi-public uses.

Recommended Density and Open Space Requirement

- Non-residential uses should be located on lots with a maximum lot coverage of 75%. Lot coverage includes all impervious or hard covered surfaces including, but not limited to: building footprints, sidewalks, patios, driveways, loading and unloading areas, and parking lots. Graveled areas shall be considered as an impervious surface since the continued compaction eventually creates a concrete like surface which becomes impervious to storm water.
- Detached and attached residential dwellings are preferred at a moderate overall density of 6-8 dwelling units per acre with a minimum open space requirement of 25% for attached dwellings.

- Mixed use development pattern encouraged.
- Strict limitations on the size of individual retail uses.
- Residential development density of 6-8 dwelling units/acre with 25% open space.

Planned Unit Development Approval Process

- Rezoning & General Plan
 - Rezoning identifies permitted uses for property, development and design standards—setback, building heights, lot sizes, and more
 - For mixed use PUDs this may be presented as multiple components with individual standards
 - General plan establishes the preliminary layout for the site—the location of streets, public improvements, the dedication of open space.
 - Recommendation by Planning Commission; final approval by City Council
- Final Development Plan
 - Details plans for individual sites or sections
 - Review by Planning Commission only
- Record Plan
 - Creates lots, dedicates open space and rights-of-way
 - Review by Planning Commission, City Council.