

Background and Rezoning Process Summary

1360 South Main Street (SR 741)

Proposed Rezoning from PUD-R, Planned Unit Development-Residential, to R-1, Estate-Type Residential District

On Thursday, January 20, 2022 Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 2.353 acres of land located at 1360 South Main Street (SR 741) from PUD-R, Planned Unit Development-Residential, to R-1, Estate-Type Residential District. The rezoning is being requested by Tish & Nathan Arndts, property owners. The subject property is located on the east side of South Main Street north of the intersection of South Main Street and Heatherwoode Boulevard.

The Public Hearing will take place at 7:00 p.m. EST in Council Chambers in the Springboro City Building located at 320 West Central Avenue (SR 73), Springboro.

This summary document describes the nature of the rezoning request, its process and contact information for questions you may have regarding the Public Hearing.

Background

The subject property is located at 1360 South Main Street (SR 741) on approximately 2.353 acres in area, and is located on the east side of South Main Street between the intersections of South Main Street and Heatherwoode Boulevard on the south and Heather Glen Court on the north (see Figure 1). Dunnington Court is located immediately south of the subject property. The site is currently occupied by a single-family residence and an accessory structure.

Adjacent land uses include single-family residential to the west, north and south and to the east the Heatherwoode Golf Course, specifically the 10th tee. Adjacent zoning includes PUD to the north, east and west corresponding the Heatherwoode Golf Course and adjoining residential development. R-1 District is found to the west on the west side of South Main Street (see Figure 2).

The *Springboro Land Use Plan*, adopted by City Council in April 2009, includes recommendations for the long-range development of the community. It is divided into 16 policy areas that make specific recommendations for smaller portions of the community that are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area #16, Heatherwoode, includes the subject property and all lands within the corporate boundary south of Clear Creek. Preferred Land Uses identified in the plan include the golf course and clubhouse, public parks and open spaces and public uses (fire stations, schools) and semi-public uses (such as religious institutions) as well as detached residential dwellings. Residential dwellings may be developed, according to the plan recommendations, as follows:

- Up to a maximum of 2 dwelling units per acre within a conventional development pattern.
- Up to 4 dwelling units per acre when a minimum of 25 percent open space is provided.
- Up to 6 dwelling units per acre when a conservation subdivision model, including a minimum of 40 percent open space, is provided.

The subject property is presently zoned PUD-R, Planned Unit Development-Residential. That rezoning took place in 2017/2018 and resulted in an approval of a 7-unit single-family residential development named Streamside. The PUD rezoning included approval of a general plan that showed the location of proposed lots, private streets, open space, and proposed utilities. The general plan included a 12-month deadline, a timeframe that allowed the general plan to be executed in the form of an approved final development plan. The final development plan was not executed in that 12-month period. The applicant requested two successive 6-month extensions as permitted by code. The final

development plan was not executed after the two extensions and expired in 2020. The PUD-R zoning continued on the site however.

The property was purchased by the applicants in October 2021. Prior to purchase the applicants, the previous owners, and City staff discussed the status of the zoning of the site and options to allow the applicants to use the property as a single-family residence. The applicant had no interest in developing the property under the terms of the PUD-R, and opted to file an application to rezone the property back to R-1 district and use the site under the R-1 district design and development standards. The R-1 district permits up to 2 dwelling units per acre on lots with a minimum of 20,000 square feet. The R-1 district also allows as permitted uses churches, schools, bed and breakfasts, golf courses, accessory buildings, and other uses.

Where Things Are Presently

In response to the application filed by Tish & Nathan Arndts, the Springboro Planning Commission reviewed the application for rezoning at its November 10, 2021 meeting. Following a discussion between the Planning Commission, applicants, and City staff, the Planning Commission approved a motion to recommend that City Council approve the application for rezoning.

The Planning Commission's recommendation is only that: *a recommendation*. Only the Springboro City Council can formally legislate by Ordinance a change in zoning such as the one requested. As part of that process, and to solicit input from the public, City Council has set a Public Hearing for Thursday, January 20, 2022 to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the property line for the subject property were notified by mail of the rezoning request and Public Hearing as has the property owner of the subject property. All property owners within 300 feet were also notified of Planning Commission's review at the November 10th meeting.

Following the Public Hearing, and as is typical for proposed City rezoning Ordinances, the rezoning Ordinance will be read at three City Council meetings prior to adoption. Following adoption, Ordinances become effective thirty (30) days following the final reading by City Council. At that point the City Clerk will direct the City Engineering Department to revise the Official Zoning Map based on City Council's action.

Unlike the PUD process used by the previous property owners for the proposed Streamside development, no further approvals by Planning Commission or City Council will be required following rezoning. The applicant would be responsible for filing zoning and building approvals for changes to the existing home and other buildings as is normal for any other property in the City.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on January 20th, you may still forward your comments in writing to City Council so that it may be read into the record. The letter must be signed and include your name and address. Letters may be sent to the attention of Ms. Lori Martin, Clerk of Council, City of Springboro, 320 West Central Avenue, Springboro, Ohio 45066. Letters may be faxed to the attention of the Clerk of Council at (937) 748-0815 or by e-mail at lori@cityofspringboro.com and they need to include your name and address.

All information regarding this rezoning request application and other information is available for public inspection at the Planning Department in the Springboro City Building, 320 West Central Avenue (SR 73), during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, legal holidays excluded (please note the City Building will be closed Monday, January 17th in observance of the Dr. Martin Luther King, Jr. Holiday). Please call (937) 748-4343 for more information.



Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in light blue. Image courtesy of the Warren County GIS Department (August 2014) and Springboro Planning Department. North is at the top of the image. The image is not to scale.

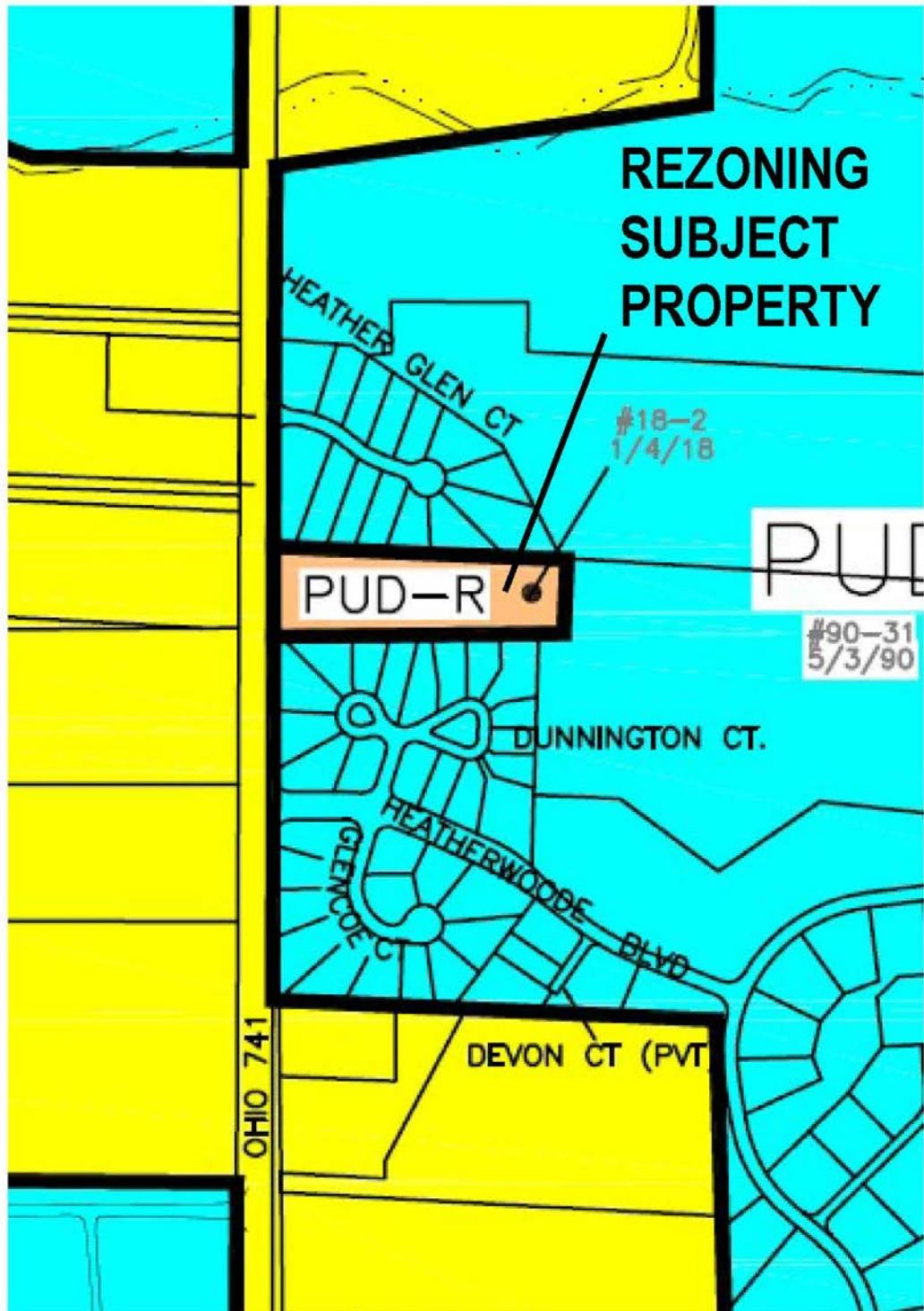


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Areas in aqua are PUD, Planned Unit Development. To the north and east the PUD corresponds to the Heatherwoode Golf Course and surrounding residential development. To the southwest the PUD corresponds to the Springboro Junior High School property. Yellow corresponds to R-1, Estate-Type Residential District. Image courtesy of the City of Springboro Engineering Department. North is at the top of the image. Image not to scale.