

## **Background and Rezoning Process Summary**

### **East Terminus of East Market Street & East Terminus of East State Street**

### **Proposed Rezoning from R-2, Low-Density Residential District, to CBD, Central Business District, from R-2 District to M-2, Heavy Manufacturing District, and M-2 District to CBD**

On Thursday, May 4, 2023 Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 0.8653 acres of land located at the east terminus of East Market Street and the east terminus of East State Street. The rezoning is at the request of High Concrete Technology, LLC, property owner. 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, the rezoning process, and contact information for questions you may have regarding the Public Hearing.

## **Background**

The subject property is approximately 0.8653 acres in area and consists of land located at the east terminus of East Market Street and the east terminus of East State Street. High Concrete owns a training and conference center at 145 East Market Street, and a vacant building at 105 East State Street that was previously used as office space. The rezoning proposal, which is itemized below, would accommodate the sale of property by provided a single zoning category for the lands immediately adjacent to these two buildings: CBD, Central Business District, and a single zoning category for the remainder: M-2, Heavy Manufacturing District. Following completion of the rezoning process, one lot would be created for the vacant office and training/meeting space described above. Currently the proposed lot sits on portions of three parcels. A second, non-buildable lot would be created immediately to the east of 145 East Market Street. This is the site of a cemetery and currently includes two parcels. The zoning of that property would also be CBD.

Lands further to the east, at the bottom of the hillside that separates the Historic District and East Street from High Concrete, would be rezoned to accommodate High Concrete's continued operation. That zoning is consistent with the current use of the site. Those lands would be consolidated into the High Concrete property following completion of the rezoning process. Currently this land sits on portions of three parcels.

High Concrete is proposing to rezone the property accordingly:

- Rezone 0.0836 acres from R-2, Low-Density Residential District, to CBD. This property is vacant and would be joined to the cemetery property. It is located immediately to the south of the training/conference center at 145 East Market Street.
- Rezone 0.333 acres from R-2 District to M-2 District. The property was formerly the site of a home but is presently the site of a detention pond for High Concrete.
- Rezone 0.2674 acres from CBD to M-2 District. This property includes a portion of the High Concrete detention pond.
- Rezone survey parcel H, 0.1813 acres in area, from M-2 District to CBD. This property includes a home that was converted into an office for use by High Concrete but is now vacant.

Please see the exhibit on page 3 of this document for an aerial photograph of the subject properties and the areas proposed for rezoning.

The building located at 145 East Market Street was originally constructed as an Orthodox Quaker meeting house, and was later used as a creamery, school, residence, church, then a training center and meeting room for High Concrete. While the building is historic, it was built sometime after 1828, it is not a protected property under the terms of the City of Springboro Historic Preservation Code. The historic district's east boundary ends at the alley that defines the property's west edge. A cemetery tied to the Orthodox Quaker congregation is located to the east of the building.

The building/property at 145 East Mill Street were rezoned to B-3, Central Business District, in 2006 to accommodate the use of the building/property by High Concrete as a training center and meeting room. In 2015 that zoning was changed to the existing CBD as part of the large scale text revision to the Planning and Zoning Code and Official Zoning Map. The B-3 District no longer exists in the Planning and Zoning Code nor on the Official Zoning Map.

Adjacent land uses include residential to the north and west on properties fronting East Market Street and East Street. Lands to the east and south are used for manufacturing and are part of the main High Concrete facility. Adjacent zoning includes R-2 District to the west and north, and M-2 District to the east and south.

The *Springboro Master Plan*, adopted by City Council in February 2022, 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 and are grouped together because of proximity, land use patterns, date of development and other general characteristics. Policy Area 13, Historic Code, includes the subject area. The policy area recommends a mix of uses to ensure a lively interactive district including residential, service, and retail.

### **Where Things Are Presently**

In response to the application filed on behalf of High Concrete the Springboro Planning Commission reviewed the application for rezoning at its February 8, 2023 meeting on a preliminary basis. Property owners within 300 feet of the subject property were notified by mail of the review taking place originally at the January 18th meeting (that review did not take place as the applicants were unable to attend). Following the review at the February 8th meeting, the Planning Commission authorized the rezoning request to be placed on a future meeting agenda for approval. The Planning Commission approved the rezoning request at their March 8th meeting. Materials submitted by the applicants, staff comments, agendas, and additional information have been made available to the public through the City's website.

The Planning Commission's action was 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, May 4th 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.

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.

### **If You Cannot Attend the Public Hearing**

If you cannot attend the Public Hearing on May 4th, 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](mailto: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 call (937) 748-4343 for more information.



*The aerial photograph above shows the location of the proposed rezoning and vicinity. Image courtesy of the Warren County GIS Department (2020) and the rezoning applicant.*



# APPLICATION—REZONING

## CITY OF SPRINGBORO PLANNING COMMISSION

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

☐ Owner  
☒ Agent  
☐ Lessee  
☐ Signed Purchase Contract

**APPLICANT NAME:** LUIS G. RIANCHO & ASSOC., INC.

**Address** 140 W. WENGER RD.

ENGLEWOOD, OH 45322

**Telephone No.** ( 937 ) 836-1585

**Fax No.** ( 937 ) 836-9974

**Email Address** lgriancho@woh.rr.com

**PROPERTY OWNER NAME (IF OTHER):** HIGH CONCRETE TECHNOLOGY, LLC  
NKA HIGH CONCRETE GROUP, LLC

**Address:** 95 MOUND PARK DR

SPRINGBORO, OH 45066

**Telephone No.** ( 717 ) 917-1549 CONTACT: JEFFREY GOOD

**Property Address or General Location:** 95 MOUND PARK DR & 145 MARKET ST

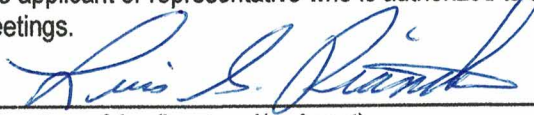
**Parcel Number(s):** PT. 0407156026, PT. 0407157023, 0407157009

**Existing Zoning District:** M-2 & CBD, CBD, R-2

**Proposed Zoning District:** CBD, M-2

**Proposed Use:** PT. 04071560260 with existing brick house to be used as consistent with "CBD" zoning allowable uses.  
PT. 04071560260, currently vacant "CBD" zoned northeast of existing brick house, to be used consistent with  
existing "M-2" use of parent parcel. PT. 04071570230, currently vacant southeasterly part being split, shall be attached  
to adjacent parcel 04071560260 to be used consistent with the adjacent current "M-2" use. Parcel 04071570090 is being  
split and each part shall be attached to the adjacent parcels 04071570230 & 04071560260 to be used consistent with the  
adjacent parcels "CBD" & "M-2" uses respectively. See attached Statement of Intent, Plat of Survey & Rezoning Map.

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

  
(Signature of Applicant and/or Agent)

12/20/2022  
(Date)

Luis G. Riancho  
Printed Name



PER CITY OF SPRINGBORO ZONING CODE  
"CBD" DISTRICT PERMITTED USES (SECTION 1263):

- Accessory Dwelling
- Apartment
- Single Family Dwelling, Attached/Two-Family Dwelling
- Type-B Family Day Care Home
- Foster Home (ORC)
- State Licensed Residential Facilities serving 1 to 5 unrelated persons (ORC 5119)
- Charitable or Philanthropic Use
- Private Club, Fraternal Organization, or Community Group
- Place of Worship
- Public and Private Schools
- Day Care Center (including pre-school)
- Recreation, Public (publicly owned)
- Cultural, Municipal or Public Use
- Essential Services and Utilities
- Retail Sales (Indoor)
- Bed-and-Breakfast
- Bar or Tavern
- Office
- Personal Service Establishment
- Hotel, Motel or Inn
- Other similar uses as determined by the Zoning Inspector

PER CITY OF SPRINGBORO ZONING CODE  
(SECTION 1262) SCHEDULE OF REGULATIONS:

- ZONING DISTRICT "CBD":
  - Min. Lot Gross Area (sq ft): none
  - Min. Frontage at right-of-way line: 50
  - Min. Width (at required setback line): 50
  - Min. Front Yard Setback: 0
  - Min. Side (Street): 0 or 5 (see Section 1280)
  - Min. Rear: 25 (see Section 1280)
  - Max. Building Height: 40
  - Max. Density (units/acre): 6.0
  - Max. Lot Coverage: none
- DETACHED ACCESSORY BUILDING REQUIREMENTS (SECTION 1272.02):
  - Location: Rear
  - Max. Building Coverage: 10%
  - Max. Height (ft): 40
  - Max. Building: 10%

PER CITY OF SPRINGBORO ZONING CODE  
"M-2" DISTRICT PERMITTED USES (SECTION 1263):

- Kennel
- Technical School
- Hospitals
- Recreation, Public (publicly owned)
- Essential Services and Utilities
- Vehicle Repair, Major
- Vehicle or Mechanical Equipment Sales or Rental
- Office
- Business Service Establishment
- Garden Center
- Other similar uses as determined by the Zoning Inspector
- Pet Day Care Facility
- Manufacturing, Fabrication and Processing (light or heavy)
- Sales (Indoor) of Products Manufactured On-Site
- Warehouse/Distribution
- Accessory Buildings, Structures, and Uses
- Outdoor Storage (accessory to a principal use)
- Temporary Uses
- Personal Wireless Service (PWS) Facilities

PER CITY OF SPRINGBORO ZONING CODE  
(SECTION 1262) SCHEDULE OF REGULATIONS:

- ZONING DISTRICT "M-2":
  - Min. Lot Gross Area (sq ft): none
  - Min. Frontage at right-of-way line: 200
  - Min. Width (at required setback line): 200
  - Min. Front Yard Setback: 35
  - Min. Side (Interior): 40 (see Section 1280)
  - Min. Side (Street): 35 (see Section 1280)
  - Min. Rear: 40 (see Section 1280)
  - Max. Building Height: 40
  - Max. Density (units/acre): none
  - Max. Lot Coverage: 80%
- DETACHED ACCESSORY BUILDING REQUIREMENTS (SECTION 1272.02):
  - Max. Building Coverage: 25%
  - Max. Height (ft): 40
  - Location: Rear or Side Yard
  - Setback from Principal Structure: 15 ft
  - Setback from side property line: Min. required in Zoning District
  - Setback from rear property line: Min. required in Zoning District

PREPARED BY:



LUIS C. RIANCHO & ASSOCIATES, INC.  
120 SPRINGFIELD AVE.  
POB # 20054  
WARREN COUNTY, OHIO 44682-2710  
TEL 937 836-1585  
FAX 937 836-4974  
LGR@RIANCHOWR.COM

REZONING MAP  
SECTION 7, TOWN 2, RANGE 5  
CITY OF SPRINGBORO  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
FIVE (5) PARCELS

300' BUFFER MAP ID#

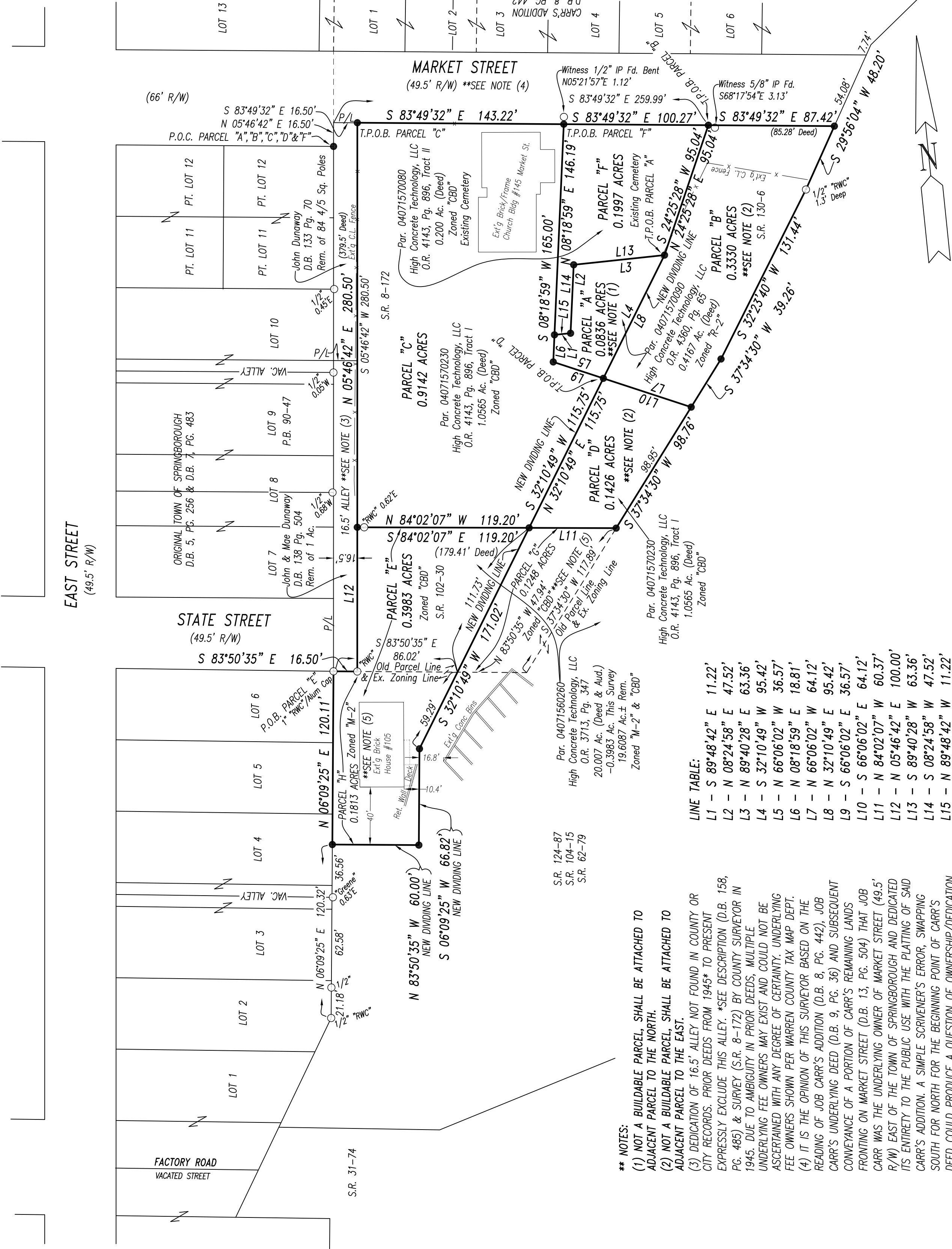
PLAT OF SURVEY  
SECTION 7, TOWN 2, RANGE 5  
CITY OF SPRINGBORO  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
2.1962 ACRES TOTAL SURVEY

ACREAGE TABULATION:  
0.0836 AC. PARCEL "A"  
0.3330 AC. PARCEL "B"  
0.9142 AC. PARCEL "C"  
0.1426 AC. PARCEL "D"  
0.3983 AC. PARCEL "E"  
0.1997 AC. PARCEL "F"  
0.1248 AC. PARCEL "G"  
2.1962 AC. TOTAL SURVEY

REFERENCE ALSO WARREN COUNTY  
SURVEY VOLUME 157, PAGE 59.

(INCLUDES "H")

(SHOWN FOR REZONING PURPOSES ONLY)



MONUMENTATION LEGEND	
SYMBOL	DESCRIPTION
○	IRON PIN FOUND
⊗	IRON PIPE FOUND
⊗	R.R. SPIKE FOUND
⊗	CROSS FOUND
⊗	STONE FOUND
⊗	MAG OR PK NAIL FOUND
⊗	MONUMENT FOUND
⊗	IRON PIN & CAP SET
⊗	R.R. SPIKE SET
⊗	CROSS SET
⊗	MAG NAIL SET
⊗	MONUMENT SET
⊗	3/4" IP SET W/2" CAP
⊗	IP & CAP SET
NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.	
NOTE: ALL FOUND IRON PINS ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.	
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.	

PERTINENT DOCUMENTS:

DEEDS/PLATS/SURVEYS AS SHOWN ON THIS PLAT OF SURVEY AND:

ROAD DWGS.:

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS SURVEYED LINES UNLESS SHOWN OTHERWISE HEREON.

\*\* NOTES:

- (1) NOT A BUILDABLE PARCEL, SHALL BE ATTACHED TO ADJACENT PARCEL TO THE NORTH.
- (2) NOT A BUILDABLE PARCEL, SHALL BE ATTACHED TO ADJACENT PARCEL TO THE EAST.
- (3) DEDICATION OF 16.5' ALLEY NOT FOUND IN COUNTY OR CITY RECORDS. PRIOR DEEDS FROM 1945\* TO PRESENT EXPRESSLY EXCLUDE THIS ALLEY. \*SEE DESCRIPTION (D.B. 158, PG. 485) & SURVEY (S.R. 8-172) BY COUNTY SURVEYOR IN 1945. DUE TO AMBIGUITY IN PRIOR DEEDS, MULTIPLE UNDERLYING FEE OWNERS MAY EXIST AND COULD NOT BE ASCERTAINED WITH ANY DEGREE OF CERTAINTY. UNDERLYING FEE OWNERS SHOWN PER WARREN COUNTY TAX MAP DEPT.
- (4) IT IS THE OPINION OF THIS SURVEYOR BASED ON THE READING OF JOB CARR'S ADDITION (D.B. 8, PG. 442), JOB CARR'S UNDERLYING DEED (D.B. 9, PG. 36) AND SUBSEQUENT CONVEYANCE OF A PORTION OF CARR'S REMAINING LANDS FRONTING ON MARKET STREET (D.B. 13, PG. 504) THAT JOB CARR WAS THE UNDERLYING OWNER OF MARKET STREET (49.5' R/W) EAST OF THE TOWN OF SPRINGBOROUGH AND DEDICATED ITS ENTIRETY TO THE PUBLIC USE WITH THE PLATTING OF SAID CARR'S ADDITION. A SIMPLE SCRIVENER'S ERROR, SWAPPING SOUTH FOR NORTH FOR THE BEGINNING POINT OF CARR'S DEED COULD PRODUCE A QUESTION OF OWNERSHIP/DEDICATION OF SAID MARKET STREET. HOWEVER, UPON EXAMINATION OF RECORD DISTANCES ALONG THE EAST LINE OF THE ORIGINAL PLAT OF THE TOWN OF SPRINGBOROUGH FROM THE NORTH LINE OF MARKET STREET TO THE NORTHEAST CORNER OF LOT 132 IN FRANKLIN PIKE (NKA S.R. 73) YIELDS A DISTANCE OF 676.5' WHILE CARR'S WEST LINE ALONG SAID EAST LINE OF THE TOWN FROM THE FRANKLIN PIKE CALLS FOR 726' (44p.), BEING THE DIFFERENCE OF 49.5' FOR MARKET STREET EAST OF THE TOWN.
- (5) PARCELS "G" & "H" SHOWN FOR REZONING PURPOSES ONLY AND ARE NOT EXISTING SEPARATE PARCELS.

LINE TABLE:	
L1	- S 89°48'42" E 11.22'
L2	- N 08°24'58" E 47.52'
L3	- N 89°40'28" E 63.36'
L4	- S 32°10'49" W 95.42'
L5	- N 66°06'02" W 36.57'
L6	- N 08°18'59" E 18.81'
L7	- N 66°06'02" W 64.12'
L8	- N 32°10'49" E 95.42'
L9	- S 66°06'02" E 36.57'
L10	- S 66°06'02" E 64.12'
L11	- N 84°02'07" W 60.37'
L12	- N 05°46'42" E 100.00'
L13	- S 89°40'28" W 63.36'
L14	- S 08°24'58" W 47.52'
L15	- N 89°48'42" W 11.22'

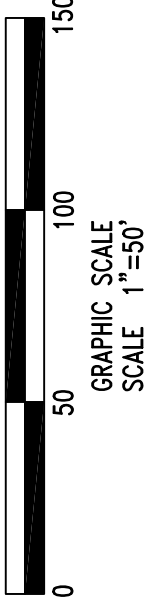
CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

By: *Luis G. Riancho*  
LUIS G. RIANCHO  
REGISTERED SURVEYOR OF OHIO NO. 5287  
DATE 12-20-2022



BASIS OF BEARING: N 05°46'42" E FOR THE EAST LINE OF LOTS 7-12 OF THE ORIGINAL TOWN OF SPRINGBOROUGH FROM GPS OBSERVATIONS UTILIZING ODOT VRS, STATE PLANE COORDINATE SYSTEM, NAD'83(2011) (GEOID'12), OHIO SOUTH ZONE.



LUIS G. RIANCHO & ASSOCIATES, INC.  
SURVEYING  
JOB # 22054  
DRAWING: 22054POS.DWG  
JULY 2022  
PLOT DATE 12-20-2022  
TEL 937 836-1585  
FAX 937 836-9574  
LGRIANCHO@WOH.RR.COM  
140 WEST WENGER ROAD  
ENGLEWOOD, OH  
45322-2727

CLIENT: HIGH CONCRETE TECHNOLOGY, LLC  
DATE OF SURVEY: JULY 2022

PREPARED BY:



# REZONING VICINITY SKETCH FOR HIGH CONCRETE TECHNOLOGY PARCELS





**Subject:** High Concrete Group Authorization  
**From:** "Good, Jeff" <JGood@high.net>  
**Date:** 9/9/2022, 1:28 PM  
**To:** "elmer@cityofspringboro.com" <elmer@cityofspringboro.com>  
**CC:** "Luis G. Riancho & Assoc., Inc." <lgriancho@woh.rr.com>

Good afternoon, Elmer,

Per the discussion you had with Luis Riancho, this email is to authorize Luis Riancho & Associates to work on the behalf of High Concrete Group LLC (formerly High Concrete Technology) for completion of the rezoning on multiple parcels of property.

Let me know if you have any questions.

Thanks

Jeff

**JEFFREY GOOD**

Director of Purchasing  
High Concrete Group  
M. 717.917.1549 | jgood@high.net