

Background and Rezoning Process Summary

1525 South Main Street (SR 741)

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

On Thursday, December 7, 2023, Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 35.08 acres of land located at 1525 South Main Street (SR 741) from R-1, Estate-Type Residential Zoning District, to PUD-R, Planned Unit Development-Residential. The rezoning is at the request of M/I Homes of Cincinnati, LLC, and would accommodate the 75-unit Northampton residential subdivision. 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 PUD rezoning process, and contact information for questions you may have regarding the Public Hearing.

Background

The subject property is approximately 35.08 acres in area and consists of two adjoining parcels, both with frontage on South Main Street. Both subject property parcels are owned by Trustees of the Estate of Gilbert Morris, Jr., and have been used as a farm. The property also includes a historic home, the circa 1832 Janney House, and outbuildings. Access and frontage is from South Main Street (SR 741). The western boundary of the properties coincides with the City of Springboro/Clearcreek Township boundary. See Figure 1 on page 4 for an aerial photograph of the subject properties and vicinity.

Both parcels are zoned R-1, Estate-Type Residential District. Both properties were rezoned to that category in 2015 as part of a City initiative to revise the City's Planning and Zoning map and code. Prior to 2015, the property was zoned (T)R-1, Clearcreek Township Residence District, a designation that dates to when the property was annexed into the City. Rezoning to City R-1 District allows development and redevelopment to be managed under City codes. Until that time, the City was forced to interpret not only its own code but also that of Clearcreek and Franklin Township. The (T)R-1 and R-1 both allowed similar land uses at similar development densities, specifically for the R-1 District two units per acre on lots no smaller than 20,000 square feet.

Adjacent land uses in Springboro include to the north low density residential lots, to the east the Heatherwoode subdivision on the east side of South Main Street, to the southwest low-density residential development, to the south the Springboro Community Schools campus, to the west in Clearcreek Township low density residential development fronting Weidner Road.

Adjacent zoning in the Springboro portion of the vicinity is R-1 District to the north, PUD, Planned Unit Development, associated with the Heatherwoode subdivision, R-1 District to the southwest, PUD for the area including the school campus, and to the west in Clearcreek Township SR-1, Suburban Residence District. See Figure 2 on page 5 for an exhibit showing existing zoning in the Springboro portion of the vicinity of the subject property.

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 16, Heatherwoode, includes the subject area and land including the Heatherwoode, Farms of Heatherwoode, and Ashton Woods subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools main campus. The policy area recommends residential development and redevelopment that conforms to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area, and improving pedestrian and bicycle access.

The three residential subdivisions in the vicinity were developed at the following densities:

- Ashton Woods, 21 units on 10.62 acres, 1.98 units/acre
- Farms of Heatherwoode, 162 units on 80.79 acres, 1.78 units/acre
- Heatherwoode, 221 units on 105.71 acres, 2.08 units/acre. This includes Glencoe Court and Dunnington Court. The golf course is not included in the density calculation.

Aside from school property, lands immediately abutting the property are 11.23 acres (west), and 16.65 acres (north) in area.

PUDs are provided for in the Planning and Zoning Code to allow City Council and property owners the flexibility not normally afforded through conventional zoning district, like the R-1 District, with respect to permitted land uses, development and design standards--development densities, building setbacks, building heights and building materials. In this case the applicant is proposing a development using minimum lot sizes ranging from those permitted in the R-3, Medium-Density Residential District (6,000 square feet and larger), to those permitted in the R-2, Medium-Density Residential District (9,000 square feet and larger). The average lot size is 9,000 square feet, and the typical proposed lot is 8,370 square feet. The proposed number of homes in the subdivision is 75 that represents a development density of 2.14 dwelling units per acre.

PUDs are also required to provide a minimum 25 percent open space within the development, something not required under conventional zoning. The proposed Northampton subdivision proposes 13.4 acres of open space, or 37.6% of the development area. Part of the open space proposed includes lands immediately surrounding the Janney House.

Where Things Are Presently

In response to the application filed by M/I Homes of Cincinnati, LLC, the Springboro Planning Commission reviewed the application for rezoning and general plan approval beginning at the July 12, 2023 meeting. The plan was reviewed on a preliminary basis also at the August 9 and September 13 meetings. Property owners within 300 feet of the subject property were notified of the July 12 meeting by courtesy letter. Following the September 13 meeting, the Planning Commission authorized the rezoning and general plan to be placed on a future meeting agenda for approval. The Planning Commission approved the rezoning and general plan at their October 11 meeting. The Planning Commission included conditions on the approvals. A copy of the application presented to Planning Commission at the October 11 meeting is included at the end of this document.

The Planning Commission's recommendations is only that: *recommendations*. Only the Springboro City Council can formally legislate by Ordinance a change in zoning such as the one requested, and by Resolution the general plan. As part of that process, and to solicit input from the public, City Council has set a Public Hearing for Thursday, December 7, 2023 to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the boundaries of the subject property, regardless of being City residents or not, 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.

Rezoning is only one part of the approval process for PUDs such as the one being proposed here. Concurrent to City Council's review of the rezoning application, the applicant also must submit a general plan that among other requirements identifies the relative location of land uses proposed for the site on a map, proposed private and public streets, and connections to existing infrastructure such as roads, utilities, and other public improvements. As stated

above, a recommendation to approve the general plan was approved by the Planning Commission at its October 11 meeting.

Following general plan and rezoning review and approval, the applicant will be required to submit a final development plan for the project. At this point in the PUD review process, more detailed information on the proposed development will need to be submitted to the City for review by the Planning Commission. For example, detailed building design including exterior building materials, vehicular and pedestrian transportation plans, utility infrastructure information and other project details will be presented by the applicant.

The last step in the PUD approval process is record plan review. Record plans identify the manner in which individual property is subdivided, the dedication of public rights-of-way (streets) and other information so that the property may be recorded. Sometimes this step takes place after construction has been completed.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on December 7, 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 call (937) 748-4343 for more information.

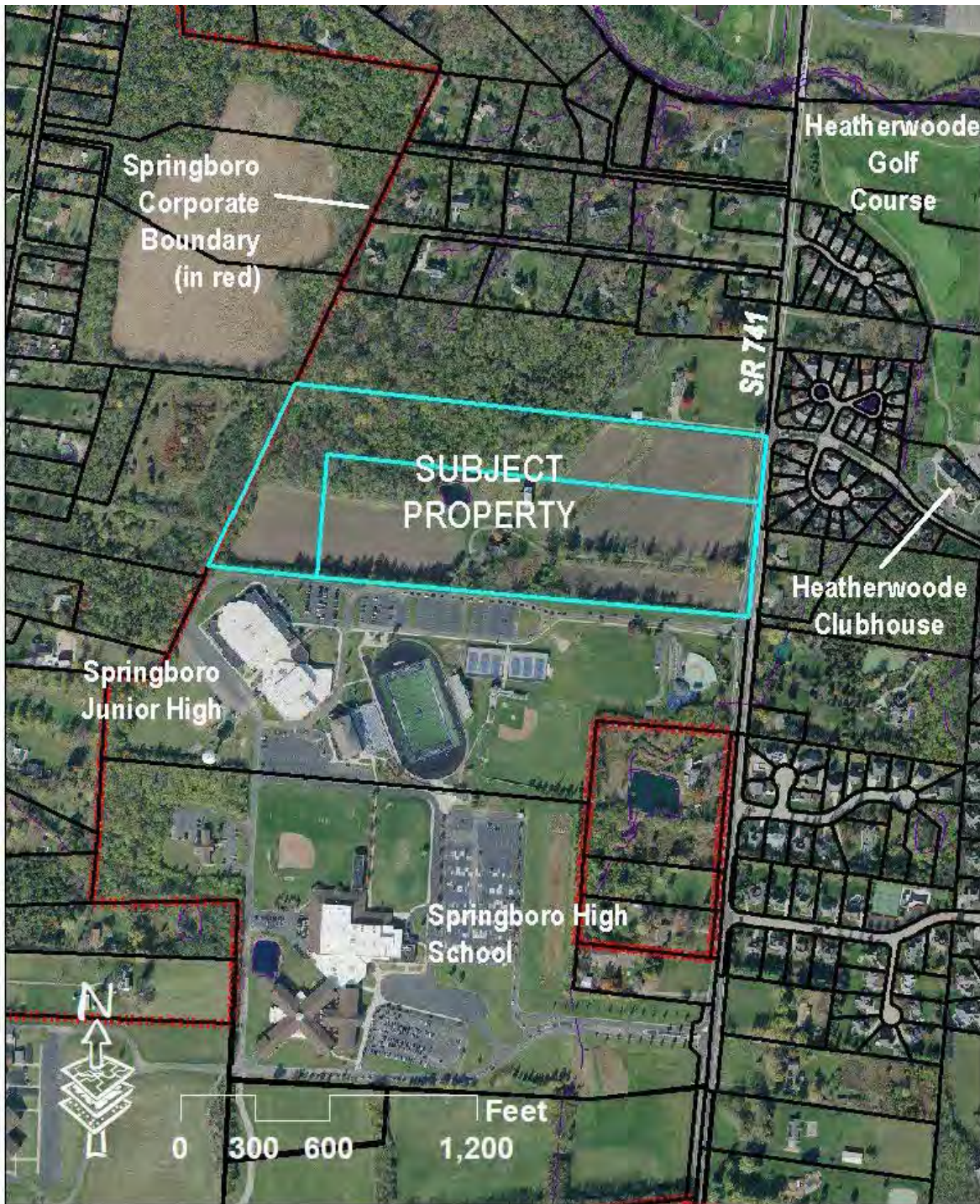


Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in light blue. The Springboro corporate boundary is show in red. Image courtesy of the Warren County GIS Department (2020).

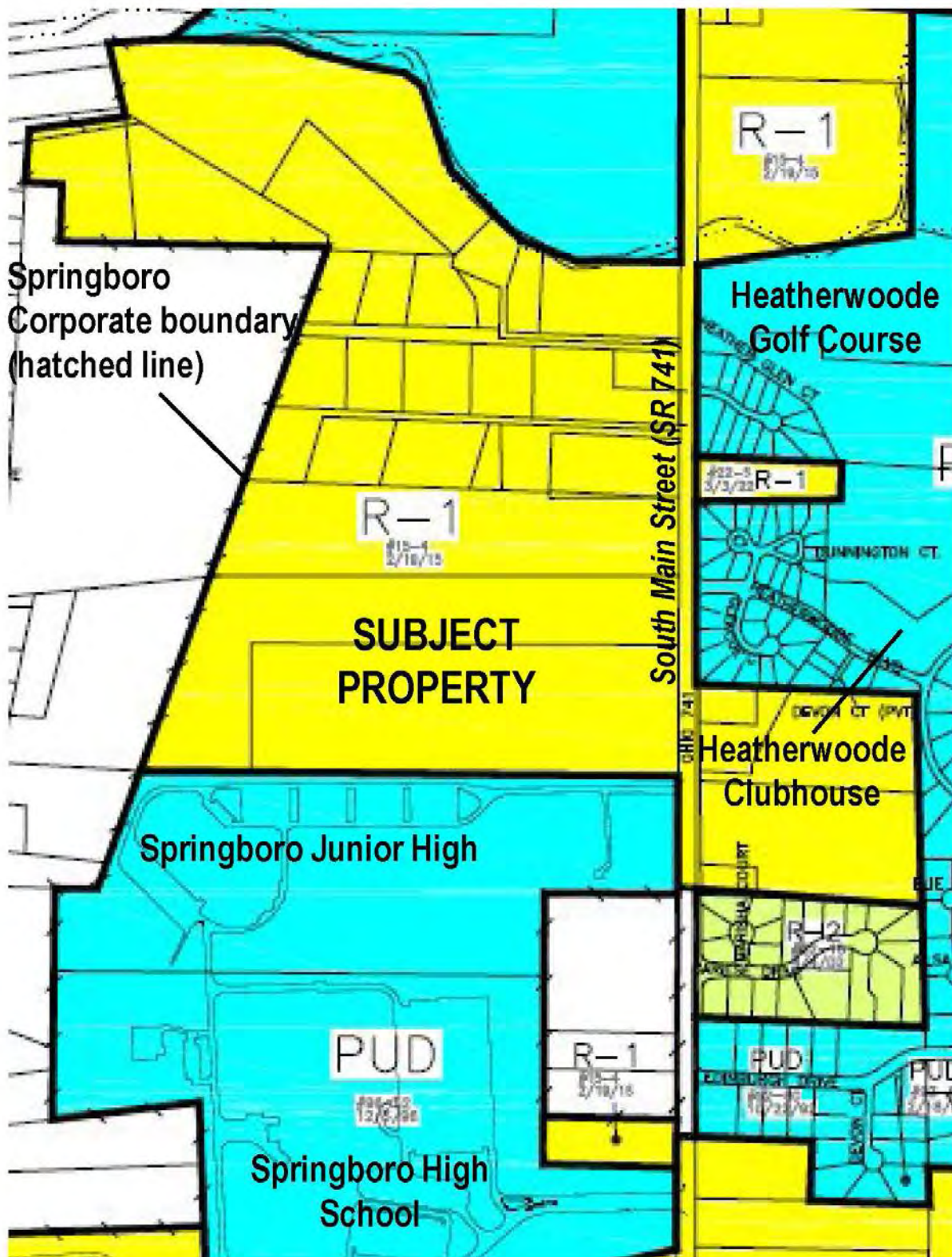


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Subject property includes two parcels in yellow currently zoned R-1 District. Areas in light blue are PUD. Areas in light green are zoned R-2 District. Areas with no color are in Clearcreek Township. North is at the top of the image. Image not to scale.

The following is a copy of the application for rezoning and general plan review submitted by M/I Homes of Cincinnati for the October 11 Planning Commission meeting.

APPLICATION—PLANNED UNIT DEVELOPMENTS

CITY OF SPRINGBORO PLANNING COMMISSION

☒ REZONING/GENERAL PLAN ☐ FINAL DEVELOPMENT PLAN ☐ RECORD PLAN ☐ VARIANCE

The undersigned requests the approval identified above. Approvals subject to expiration provided for in Chapter 1266 of Planning & 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 **APPLICANT NAME:** M/I Homes of Cincinnati, LLC
☐ Agent
☐ Lessee Address 9349 Waterstone Boulevard, Suite 100
☒ Signed Purchase Contract Cincinnati, OH 45249

Telephone No. (513) 833-2206

Fax No. ()

Email Address ilanham@mihomes.com

PROPERTY OWNER NAME (IF OTHER): Peter S. Morris, Successor Trustee

Address: 1525 S. Main Street

Springboro, OH 45066

Telephone No. (407) 786-5125

Property Address or General Location: 1525 S. Main Street Springboro, OH 45066

Parcel Number(s): 08182000131 & 08182000132 Acreage: 35.62

PUD Category: ☒ Residential ☐ Retail ☐ Office ☐ Manufacturing ☐ Mixed Use

If Mixed Use, Acreage in Each Category: N/A

For Residential Proposed Density 2.11 Number of Residential Units 75 + Existing House

Proposed Use: Single-family detached, Accessory Use: Swimming Pools, Decks, Fences, Walls, and Hedges

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)

9/21/2023
(Date)

Justin Lanham
Printed Name



Cincinnati Division
9349 Waterstone Boulevard, Suite 100
Cincinnati, OH 45249
513.248.5400 **OFFICE**

September 21, 2023

Daniel J. Boron, AICP
Planner, City of Springboro
320 West Central Avenue
Springboro, Ohio 45066

Subject: Morris Property – Application for Amendment of Zoning Map & General Plan
Enclosed: Proposed House Elevations and Floorplans (10 Pages)

Dear Mr. Boron,

M/I Homes is pleased to provide an Application for an Amendment of Zoning Map & General Plan for the 35.62 acre Morris property located at 1525 S Main Street Springboro, OH 45066. The proposed General Plan shows (75) single-family detached lots with a typical lot dimension of 62'x135' and 25' front and rear setbacks as well as 5' side setbacks on each side (10' total). The existing house will remain and be platted on a 2-acre lot. The streets are in a 50' public right-of-way that will include 5' sidewalk on both sides of the internal streets.

If the Amendment of Zoning Map & General Plan is approved, we plan to break ground in the Summer of 2024 with the goal of having a model home open in early-2025. Buildout is expected to take 3-5 years depending on market conditions. We will market the community as "Northampton".

M/I will offer for sale detached ranch and two-story homes targeting empty-nester and family buyers. The enclosed house plans include a variety of elevations and colors with square footage ranging from 1,544sf to more than 3,000sf. Home plans will comply with Section 1264.06, Design Standards for Single-Family Detached Dwellings, of Planning and Zoning Code. Front elevations will be as shown with brick and vinyl siding. The sides and rear will have a 1st floor brick wrap with vinyl siding above.

The proposed plan has 13.40 acres of active and passive open space which is 37.6% of the total acreage. The central 6.08 acre green space will feature the existing pond, seating shelter, and 10' concrete/asphalt multi-use trail. The open space will be owned and maintained by a Homeowners Association that shall govern the community through the Covenants, Conditions, & Restrictions.

The City of Springboro Master Plan adopted in February 2022 locates the property within Policy Area 16 which is described as having the following existing and preferred future characteristics:

1. Low-to moderate-density detached residential (Pg. 79).



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- The proposed plan density is 2.11 detached du/ac (2.13 including the existing house) which is consistent with the “low-to moderate density” prescribed for Policy Area 16.
2. Extensive active and passive open space areas (Pg. 79).
 - The proposed plan includes 37.6% active and passive open space including walking paths, seating shelter, naturally wooded areas, and the existing pond.
 3. Policy area 16 is characterized by large lot single family residential uses (Pg. 79).
 - While the area does have a mixture of large lots including multiple single-family lots along S.R. 741 that could be redeveloped in the future, there are pockets of residential lots similar in size to the proposed plan most notably across at Heatherwoode Blvd.
 4. Encourage safe school access for nearby residents through the establishment of sidewalks and/or walking trails (Pg. 80).
 - The proposed plan includes 5’ sidewalk on both sides of the internal streets as well as a 10’ multi-use trail that connects S.R. 741 to the development and the school campus to the south. In addition, the right turn lane from SR741 into the school campus will be extended 200’.
 5. Promote and maintain the Heatherwoode Golf Course as a valuable local and regional amenity (Pg. 80).
 - The proposed plan will not negatively impact the golf course but should be a source of new customers.

Based on these characteristics, we believe the proposed plan “emphasizes residential uses that conform to the existing character of the neighborhood” as is recommended by the 2022 Master Plan (Pg. 80). We look forward to working with the City of Springboro and creating a community that current and future residents can be proud of. Please contact me should you have any questions or need additional information.

Respectfully,

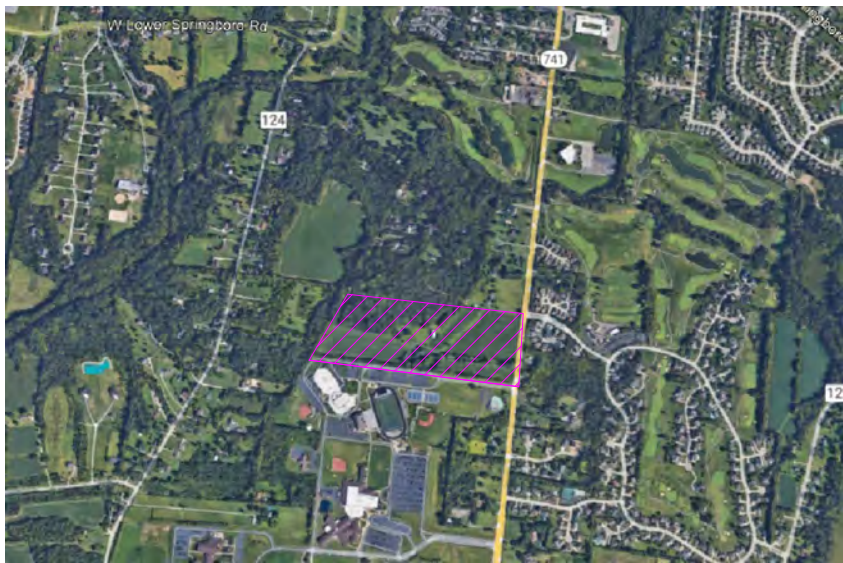
Justin Lanham

M/I Homes of Cincinnati, LLC

(513) 551-3954

jlanham@mihomes.com

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VICINITY MAP 1"=1000'

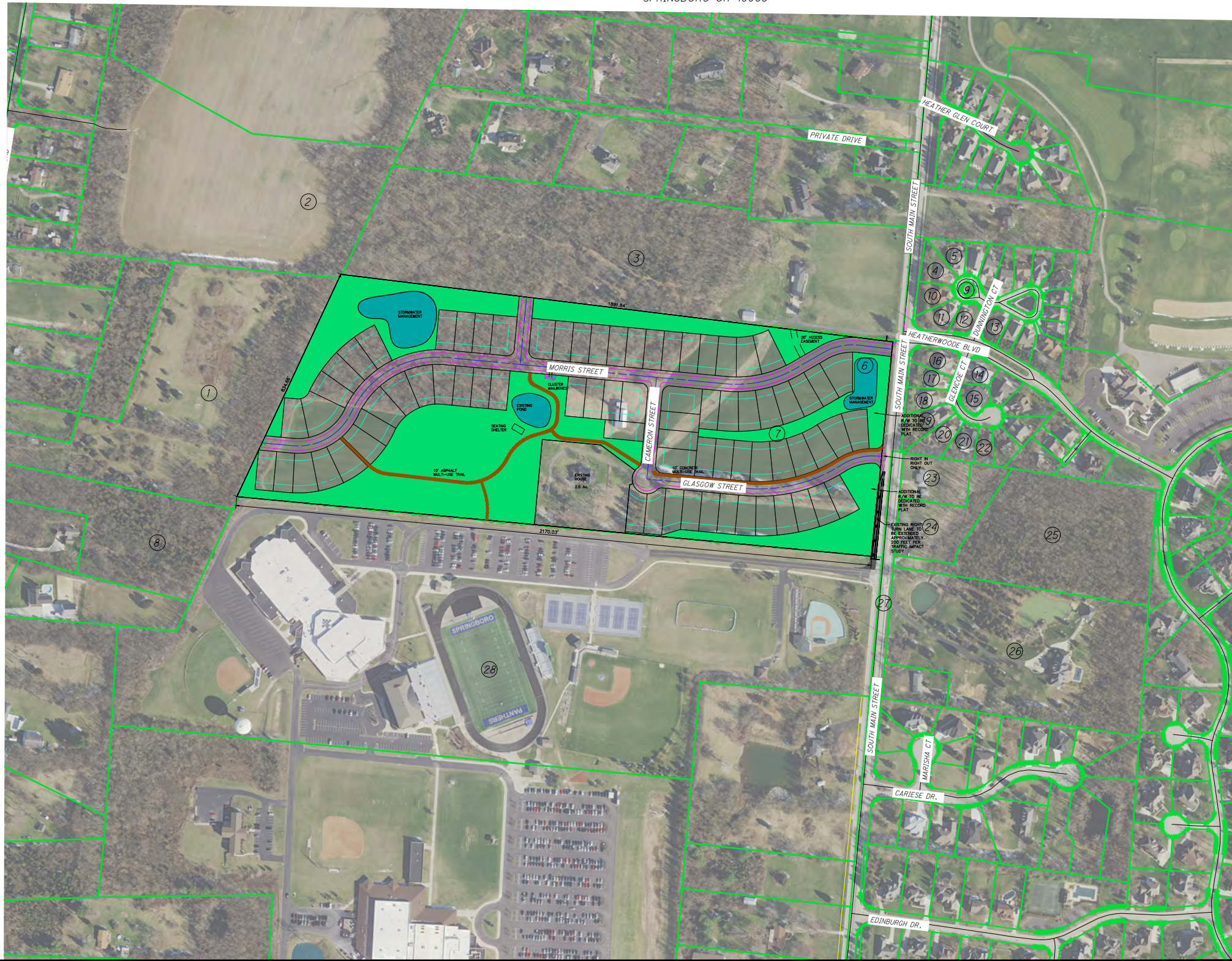


ZONING MAP: 1"=1000'

	(R-1) ESTATE-TYPE RESIDENTIAL DISTRICT
	(R-2) LOW DENSITY RESIDENTIAL DISTRICT (SINGLE FAMILY)
	(R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT (SINGLE & MULTI-FAMILY)
	(HBD) HIGHWAY BUSINESS DISTRICT
	(LBD) LOCAL BUSINESS DISTRICT
	(CBD) CENTRAL BUSINESS DISTRICT
	(UVD) URBAN VILLAGE DISTRICT
	(M-1) LIGHT MANUFACTURING DISTRICT
	(M-2) HEAVY MANUFACTURING DISTRICT
	(ED) EMPLOYMENT CENTER DISTRICT
	(PUD) PLANNED UNIT DEVELOPMENT DISTRICT
	(PUD-MU) PLANNED UNIT DEVELOPMENT-MIXED USE
	(PUD-O) PLANNED UNIT DEVELOPMENT-OFFICE
	(PUD-B) PLANNED UNIT DEVELOPMENT-BUSINESS
	(PUD-R) PLANNED UNIT DEVELOPMENT-RESIDENTIAL
	(O-R) OFFICE-RESIDENTIAL DISTRICT
	(O) OFFICE PARK DISTRICT
	(ADD-1) AUSTIN DEVELOPMENT DISTRICT 1
	(ADD-2) AUSTIN DEVELOPMENT DISTRICT 2

- 1 KASH TERRY ARTHUR
6614 WEIDNER RD
SPRINGBORO OH 45066
- 2 SAGE LAND DEVELOPMENT LLC
3601 RIGBY RD
STE 300
MIAMISBURG OH 45342
- 3 CALMES SANDRA L
1405 S MAIN ST
SPRINGBORO OH 45066
- 4 PENWELL PHILLIP L & BARBARA J
23 DUNNINGTON CT
SPRINGBORO OH 45066
- 5 BRUNNER E MELVIN & SUSAN
29 DUNNINGTON CT
SPRINGBORO OH 45066
- 6 MORRIS PETER S TRUSTEE
1525 S MAIN ST
SPRINGBORO OH 45066
- 7 MORRIS PETER S TRUSTEE
1525 S MAIN ST
SPRINGBORO OH 45066
- 8 FERGUSON REBECCA A
6584 WEIDNER RD
SPRINGBORO OH 45066
- 9 SIR EDWARDS GLEN OWNERS
ASSOCIATION
44 DUNNINGTON CT
SPRINGBORO OH 45066
- 10 CHRISTOPHER ANASTASIA
17 DUNNINGTON CT
SPRINGBORO OH 45066
- 11 MCLAIN DOUGLAS & CHRISTINE
11 DUNNINGTON CT
SPRINGBORO OH 45066
- 12 ANDERSON JANA S
5 N DUNNINGTON CT
SPRINGBORO OH 45066
- 13 GOLLIHUGH CURTIS R & LOIS J
4 DUNNINGTON CT
SPRINGBORO OH 45066
- 14 MUNTZ GARY W & MARY L
10 GLENCOE CT
SPRINGBORO OH 45066
- 15 BURCH KEVIN W
30 GLENCOE CT
SPRINGBORO OH 45066
- 16 BURNS PATRICK & PAMELA
5 GLENCOE CT
SPRINGBORO OH 45066
- 17 VALENTINO NICHOLAS V
15 GLENCOE CT
SPRINGBORO OH 45066
- 18 ASHBY HULAN C
25 GLENCOE CT
SPRINGBORO OH 45066
- 19 RUTLEDGE LARRY R JR
35 GLENCOE CT
SPRINGBORO OH 45066
- 20 HAGAMAN HENRY R & KAREN S
45 GLENCOE CT
SPRINGBORO OH 45066
- 21 MARTIN LORI A & DUDAS ELMER
55 GLENCOE CT
SPRINGBORO OH 45066
- 22 SKELDING RICHARD C & ROBIN K
65 N GLENCOE CT
SPRINGBORO OH 45066
- 23 CARNES RALPH M & MELANIE A
5707 WEIDNER RD
SPRINGBORO OH 45066
- 24 CARNES MICHAEL A
1520 S MAIN ST
SPRINGBORO OH 45066

- 25 CRANE ROBERT M & REGINA
138 TIMBERSIDE CT
SPRINGBORO OH 45066
- 26 DO DAKLAK CAO &
DAKBLA TRAN
1550 S MAIN ST
SPRINGBORO OH 45066
- 27 CITY OF SPRINGBORO
320 W CENTRAL AVE
SPRINGBORO OH 45066
- 28 SPRINGBORO COMMUNITY
CITY SCHOOLS
1685 S MAIN ST
SPRINGBORO OH 45066



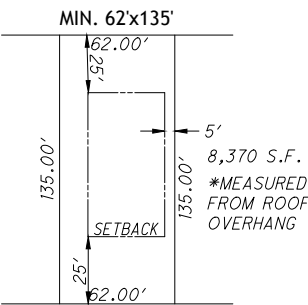
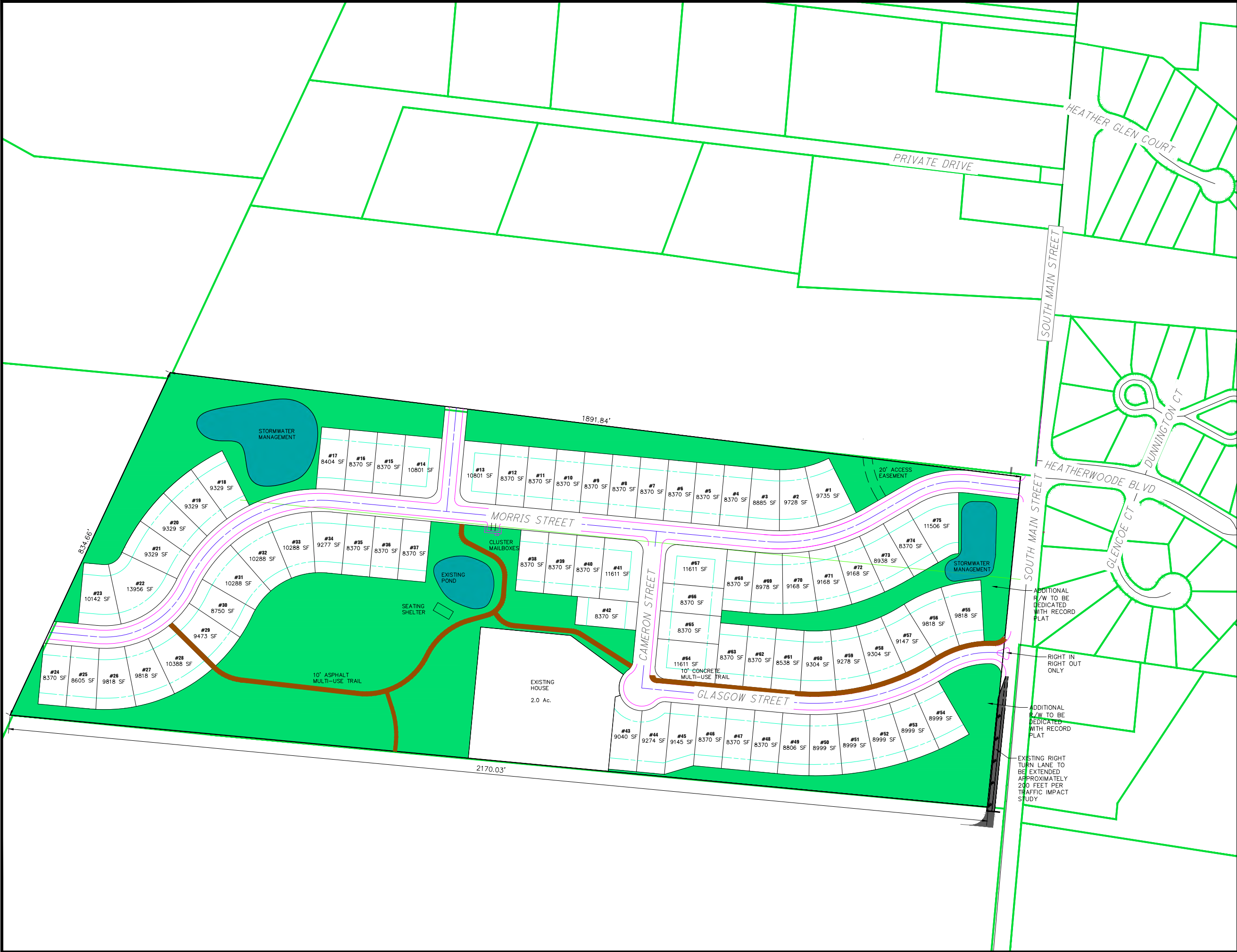
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LOVELAND, OHIO 513.239.8554
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NORTHAMPTON
CITY OF SPRINGBORO
SCHEMATIC PLAN

REVISIONS:

FILE NAME	VICINITY
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT NO.	WARSPR2303
DATE	09-21-2023
SHEET NUMBER	1 OF 4



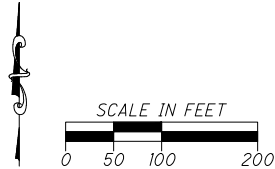
TYPICAL LOT
8,370 S.F.
AVERAGE LOT
9,000 S.F.

PROPOSED STREET RIGHTS OF WAY
TO BE 50' IN WIDTH.
INTERNAL STREETS TO BE 29' BACK
TO BACK CURB WITH 5' SIDEWALKS
AND MEET CITY REQUIREMENTS.

SITE: 35.62 Ac.
SUMMARY TABLE:
PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELL UNITS: 75
1 EXISTING HOUSE: 2.00 Ac.
NET DENSITY OF RESIDENTIAL USES:
75 UNITS / 35.62 Ac.
= 2.11 UNITS / ACRE
EXISTING ZONING: R-1 ZONING
PROPOSED ZONING: PUD-R ZONING
OPEN SPACE: 13.40 Ac. / 37.6%
ACTIVE OPEN SPACE: 6.08 Ac. / 17%
STORMWATER MANAGEMENT: 2.51 Ac. / 7.1%
BUFFER AREA: 4.81 Ac. / 13.5%
75 LOTS 62'x135'

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL, MEASURED
FROM ROOF OVERHANG

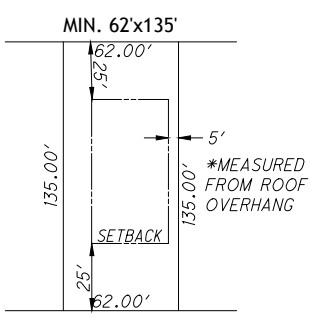
OPEN SPACE
MAINTAINED BY
HOA
PROPOSED
WALKING PATH



NORTHAMPTON
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	PHASE
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WARSPR2303
DATE	09-21-2023
SHEET NUMBER	2 OF 4



STREET
TYPICAL LOT
8,370 S.F.
AVERAGE LOT
9,000 S.F.

PROPOSED STREET RIGHTS OF WAY
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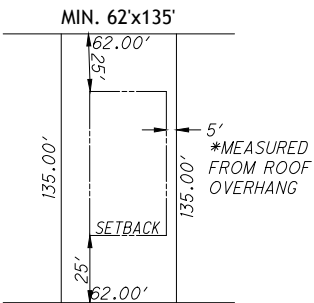
FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL, MEASURED
FROM ROOF OVERHANG

- OPEN SPACE
MAINTAINED BY
HOA
- PROPOSED
WALKING PATH



REVISIONS:

FILE NAME	50 SCALE-1
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WARSPR2303
DATE	09-21-2023
SHEET NUMBER	3 OF 4



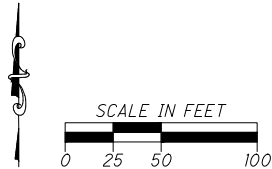
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AVERAGE LOT
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REAR SETBACK = 25'
SIDE SETBACK = 5', 10' TOTAL, MEASURED FROM ROOF OVERHANG

- OPEN SPACE MAINTAINED BY HOA
- PROPOSED WALKING PATH



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LOVELAND, OHIO 43123-8554
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NORTHAMPTON
CITY OF SPRINGBORO
GENERAL PLAN

REVISIONS:

FILE NAME	50 SCALE-2
DRAWN BY	JBP
CHECKED BY	JSP
PROJECT No.	WARSPPR2303
DATE	09-21-2023
SHEET NUMBER	4 OF 4