

Agenda
City of Springboro Planning Commission Meeting
Wednesday, August 14, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

- I. Call to Order
- II. Approval of Minutes
 - A. July 10, 2024 Planning Commission Meeting
- III. Agenda Items
 - A. Final Approval, Record Plan, 325 Stolle Drive, replat two lots
 - B. Final Approval, 245 Advanced Drive, Corvexxe, building addition
- IV. Guest Comments
- V. Planning Commission and Staff Comments
- VI. Adjournment

Background Information & Staff Recommendations
City of Springboro Planning Commission Meeting
Wednesday, August 14, 2024, 6:00 p.m.
Council Chambers, City Building, 320 West Central Avenue

III. Agenda Items

A. Final Approval

Record Plan, 325 Stolle Drive, Settlers Walk PUD, Planned Unit Development, replat

Background Information

This agenda item is a request for record plan approval for Stonebridge subdivision Section 1A of the Settlers Walk PUD, Planned Unit Development, located at the northeast corner of Lytle-Five Points Road and Hickory Hills Drive, submitted by the property owner Bob Trick. The record plan combines two existing platted lots (No. 3 & 4) to one new lot containing 1.18 acres for the purpose of building an accessory structure that meets setback requirements. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following conditions:

1. Revise all 2023-year callouts to 2024.
2. Revise top left title block from "Covenants and Restrictions – Settler Walk" to read "Owner Approval".
3. Remove property line that extends east of the southeast lot corner pin.
4. Submit to Warren County for review and revise accordingly.

B. Final Approval

Final Development Plan, 245 Advanced Drive, addition to Corvexxe

Background Information

This agenda item is a request for final approval of a final development plan for an addition to Corvexxe, located at 245 Advanced Drive. As indicated in the submitted materials, a 27,000-square foot addition is proposed for the existing 12,000-square foot facility. The existing building was approved by the Planning Commission in July 2008 for Restaurant Parts & More. The addition will be located on the rear/south side of the property and will include a loading dock on the front/north elevation of the addition.

The subject property has frontage on Advanced Drive. Most adjacent land includes other properties in the Stoltz Industrial Park that are occupied by the following businesses: Advanced Engineering to the northeast at 240-250 Advanced Drive, to the east Atlantic Emergency at 260 Advanced Drive, and Honest Abe Roofing to the north at 235 Advanced Drive. To the west is one of two undeveloped properties remaining in the industrial park. Immediately to the south is the City of Springboro's Clearcreek Park.

The subject property is zoned PUD, Planned Unit Development, and is part of the Advanced Drive PUD that coincides with the Stolz Industrial Park. That zoning designation permits the use of the property for office and light industrial development. Clearcreek Park to the south is zoned R-1, Estate-Type Rural Residence District.

Staff Recommendation

City staff recommends approval of the final development plan with the following conditions.

1. Confirm that wall pack fixture color-temperature is 3500 Kelvin or less.
2. Revise photometric analysis to include no points more than 6.0 foot-candles.
3. Proposed arborvitae to be a minimum of 6 feet at time of planting.
4. Provide revisions to the detention basin due to changes in impervious surface, along with design calculations.
5. Extend the 12-inch storm sewer on the west side of the building to extend beyond the proposed grading limits, as the outlet is being buried, as currently shown.
6. Provide parking lot/stall dimensions and typical section.

The information contained in this report is based on material provided to the City of Springboro as of Friday, August 2, 2024 at 3:00 p.m.

CITY OF SPRINGBORO PLANNING COMMISSION

Application for Planned Unit Development

Application No.: _____

☐ Rezoning/General Plan ☐ Final Development Plan ☒ Record Plan ☐ Revision

NAME OF DEVELOPMENT: STONEBRIDGE SECTION 1-A AT SETTLERS WALK

DEVELOPER'S NAME: Robert J & Diana G Trick

Address: 325 Stolle Dr., Springboro, OH 45066

Telephone No.: (937) 291-8374

Fax No.: (_____) _____

Email: BTrick@thinkpath.com

OWNER'S NAME: Robert J & Diana G Trick

Address: 325 Stolle Dr., Springboro, OH 45066

Telephone No.: (937) 291-8374

Fax No.: (_____) _____

Email: BTrick@thinkpath.com

LOCATION DESCRIPTION:

Project Location: 325 Stolle Dr., Springboro, OH 45066

Parcel #: 0409498001 & 2

(If necessary, attach a legal description.)

Existing Land Use: Residential, replat (lot combination) required for planned garage build

PUD FEATURES:

Total Area (acres): 1.180

Number of Lots: 1

Type of PUD:

☒ Residential ☐ Business

☐ Office

☐ Manufacturing

☐

Mixed

If Mixed, acreage in each area: ____ Residential ____ Business ____ Manufacturing ____ Office

Proposed Density: _____


Proposed Number of Units: _____

Type of Units: _____

ZONING:

Current Zoning: PUD

Proposed District (if appropriate): _____


(Signature of Developer and/or Owner)

2/18/24
(Date)

COVENANTS AND RESTRICTIONS - SETTLERS WALK

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

OWNER
ROBERT JAMES TRICK (A/K/A ROBERT J. TRICK)
325 STOLLE DR
SPRINGBORO, OHIO 45066

DATE

OWNER
DIANA TRICK (A/K/A DIANA G. TRICK)
325 STOLLE DR
SPRINGBORO, OHIO 45066

DATE

AKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF

BE IT REMEMBERED THAT ON THIS DAY OF 2023
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PERSONALLY CAME OF SETTLERS WALK HOME OWNERS
ASSOCIATION, WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING
INSTRUMENT, AND THE SAME IS HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL OF NOTARY ON
THE DAY, MONTH AND YEAR AFORESAID.

NOTARY PUBLIC

COMMISSION EXPIRY:

AKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF

BE IT REMEMBERED THAT ON THIS DAY OF 2024
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PERSONALLY CAME AND
WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING
INSTRUMENT, AND THE SAME IS HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL OF NOTARY ON
THE DAY, MONTH AND YEAR AFORESAID.

NOTARY PUBLIC

COMMISSION EXPIRY:

SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD83(12a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION,
VRS NETWORK, AS COLLECTED UTILIZING AND SP80 RECEIVER DURING A FIELD SURVEY
PREPARED BY B A LAND PROFESSIONALS, AND DATED 05/20/2024.

SUBJECT TO ALL TERMS, COVENANTS, CONDITIONS, EXCEPTIONS, AGREEMENTS, EASEMENTS AND
ENCUMBRANCES OF RECORD

ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.

AN ACTUAL TITLE SEARCH WAS NOT PREPARED BY THE SURVEYOR AND ALL DOCUMENTATION AS
SHOWN HEREON WAS MADE AVAILABLE BY PUBLIC RECORDS AS RECORDED WITH THE WARREN
COUNTY DEED AND ENGINEER'S RECORDS, ON FILE IN LEBANON, OH.

COVENANTS AND RESTRICTIONS - SETTLERS WALK

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR SETTLERS WALK HOMEOWNERS ASSOCIATION, WHICH IS RECORDED IN THE
DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD VOLUME
1187, PAGES 352-413, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR
THE ASSOCIATION.

NO PRIVATE IMPROVEMENTS OF ANY KIND SHALL BE MADE ON ANY SAID RIGHT-OF-WAY OR
EASEMENT WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY, OR
OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE, AND THE CITY OF SPRINGBORO SHALL
NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF THE PROPERTY INDICATED
ON THIS PLAT FROM ANY DAMAGE DONE ON SAID RIGHT-OF-WAY, OR EASEMENTS TO SOD,
SHRUBBERY, TREES, DRIVEWAYS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL
BY REASON OF ENTERING FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,
REPLACEMENT OR REMOVAL OF SAID IMPROVEMENTS.

THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATIONS TO MAINTAIN OR REPAIR ANY
OPEN DRAINAGE CHANNELS, DETENTION BASINS, OR EASEMENT AREA OF ANY LOT AND NO
STRUCTURES CULVERTS, PLANTING, FENCING, FILLING OR OTHER MATERIAL SHALL BE PLACED
OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH
SAID WATERCOURSE.

GENERAL NOTES - SETTLERS WALK

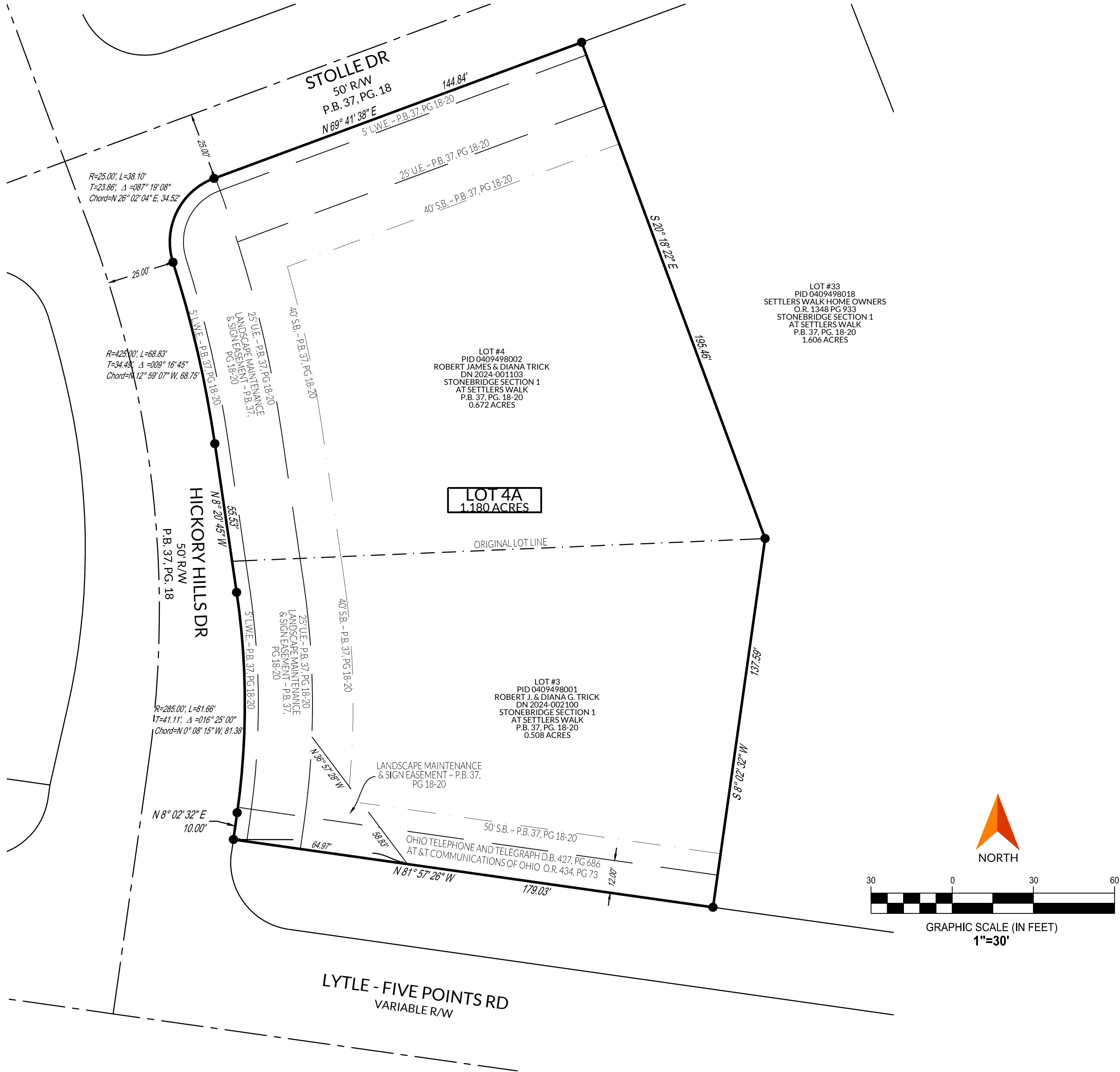
- ROOF DRAINS, FOUNDATION DRAINS, OR OTHER CLEAN WATER CONNECTIONS TO THE
SANITARY SEWER SYSTEM ARE PROHIBITED.
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS PER CITY ORDINANCE 0-90-36.
- NO PERSON SHALL INSTALL ANY PUMP, PIPING DEVICE, APPARATUS OR OTHER SUCH SYSTEM
FOR DISCHARGING SUMP PUMP EFFLUENT INTO THE PUBLIC RIGHT-OF-WAY WITHOUT THE
APPROVAL OF THE CITY OF SPRINGBORO, CITY ENGINEER.
- A POST LIGHT CONTROLLED BY A PHOTOELECTRIC CELL IS TO BE INSTALLED IN THE FRONT
YARD OF EACH LOT. THE DESIGN AND LOCATION OF THE YARD LIGHT IS TO BE APPROVED BY
THE DEVELOPER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LIGHT IN
OPERATING CONDITION AT ALL TIMES.
- THE CITY OF SPRINGBORO ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY
OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS DRAINAGE EASEMENT ON THIS PLAT.
- ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY, POINTS OF CURVATURE SHALL BE
MARKED WITH A 5/8" DIAMETER IRON PIN IF NOT INDICATED OTHERWISE.
- LANDSCAPE WALK EASEMENT-A LANDSCAPE WALK EASEMENT IS CREATED IN FAVOR OF THE
SETTLERS WALK HOME OWNERS ASSOCIATION, THE SETTLERS WALK HOME OWNERS
ASSOCIATION MAY MAINTAIN THE LANDSCAPING AND LAWNS WITHIN THIS AREA

DRAINAGE EASEMENT NOTE

A 7.5' DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF EACH SIDE LOT LINE
CONTAINED HEREIN UNLESS NOTED OTHERWISE.
A 15' DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR OF EACH LOT CONTAINED
HEREIN UNLESS NOTED OTHERWISE

RECORD PLAN
STONEBRIDGE SECTION 1-A AT
SETTLERS WALK

BEING A REPLAT OF OF LOTS 3 & 4 OF STONE BRIDGE SECTION 1
AT SETTLERS WALK, AS RECORDED IN PB 37, PAGES 18-20
SECTION 9, TOWN 2, RANGE 5 M.Rs.
CLEARCREEK TWP., CITY OF SPRINGBORO
WARREN COUNTY, OHIO
JULY 2024
1.180 TOTAL ACRES



VESTING DEEDS / RECORD PLATS

LOT 3 - STONEBRIDGE SECTION ONE AT SETTLERS WALK
PB 37, PGS 18-20
ROBERT J. & DIANA G. TRICK
DN 2024-002100

LOT 4 - STONEBRIDGE SECTION ONE AT SETTLERS WALK
PB 37, PGS 18-20
ROBERT JAMES & DIANA TRICK
DN 2024-001103

OCCUPATION STATEMENT

NO EXISTING OCCUPATION AS NOTED ALONG THE BOUNDARY LINES
AS ASCERTAINED.

DEED REFERENCE

SITUATE IN SECTION 9, TOWN 2, RANGE 5 M.Rs., CLEARCREEK
TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO AND
CONTAINING A TOTAL OF 1.180 ACRES OF LAND BEING ALL OF LOT
3 & 4, STONEBRIDGE SECTION ONE AT SETTLERS WALK
PB 37, PGS 18-20
0.508 ACRES IN THE NAME OF ROBERT J. & DIANA G. TRICK DN
2024-001103 (LOT 3) & 0.672 ACRES ROBERT JAMES & DIANA TRICK
DN 2024-002100 (LOT 4)

MAP LEGEND

- FOUND 5/8" IRON PIN - AS-NOTED
SET 5/8" X 30" IRON PIN WITH YELLOW CAP
STAMPED "BA LAND PROFESSIONALS"
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- SETBACK LINE
- ROADWAY CENTERLINE

CLIENT / OWNER

ROBERT JAMES &
DIANA TRICK
325 STOLLE DR
SPRINGBORO, OH
45066

SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
3707 W SALINAS CIR
DAYTON, OH 45440
937.535.0855
BALANDPROS.COM
ADMIN@BALANDPROS.COM

CITY OF SPRINGBORO APPROVALS

APPROVED THIS DAY OF
OF 2023 AND APPROVED BY:

CITY MANAGER DATE

CITY ENGINEER DATE

WARREN COUNTY OHIO AUDITOR

RECEIVED THIS DAY OF 2023 @

WARREN COUNTY AUDITOR

DEPUTY AUDITOR

WARREN COUNTY OHIO RECORDER

RECEIVED THIS DAY OF 2024 @

PLAT BOOK, PAGE

FILE NUMBER, FEE OF \$

RECORDER

DEPUTY RECORDER

J. BRYANT ABT, PS #8593

DATE

| REVISIONS | | | RECORD PLAN | | |
|-----------|-----------|-------------------|---|--|------------------|
| NO. | DATE | DESCRIPTION | STONEBRIDGE SECTION 1-A AT SETTLERS WALK | | |
| 1 | 7/10/2024 | W.C.E.O. COMMENTS | 325 STOLLE DR CITY OF SPRINGBORO, CLEARCREEK TWP. | | |
| 2 | 7/17/2024 | W.C.E.O. COMMENTS | SECTION 9, TOWN 2 RANGE 5, M.Rs. WARREN COUNTY, OHIO | | |
| | | SCALE: 1" = 30' | DATE: 06/03/2024 | | |
| | | DESIGN: N/A | | | JOB NO.: 24-0210 |
| | | DRAWN: DPB | | | SHEET NO.: |
| | | CHECKED: JBA | | | 1 OF 1 |
| | | | | | |

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
☒ Agent
☐ Lessee
☐ Signed Purchase Contract

APPLICANT NAME: Chris Hinkel- Dryden Builders, Inc.
Address: 1741 Thomas Paine Pkwy
Centerville, Ohio 45459
Telephone No. (937-439-2728) 937-604-3689 (Cell)
Fax No. ()
Email Address: chris@drydenbuilders.com

PROPERTY OWNER NAME (IF OTHER): Lynx Investments LLC

Address: 245 Advanced Dr.
Springboro, Ohio 45066

Telephone No. () 513-623-6077

Property Address or General Location: 245 Advanced Drive

Parcel Number(s): 0419176003 Acreage: 4.41

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

If Mixed Use, Acreage in Each Category: _____

For Residential Proposed Density _____ Number of Residential Units _____

Proposed Use: 27,000 SF Addition to be used for storage

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)

(Date)

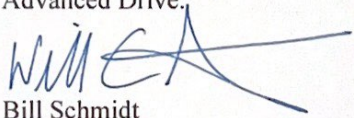
Chris Hinkel

Printed Name

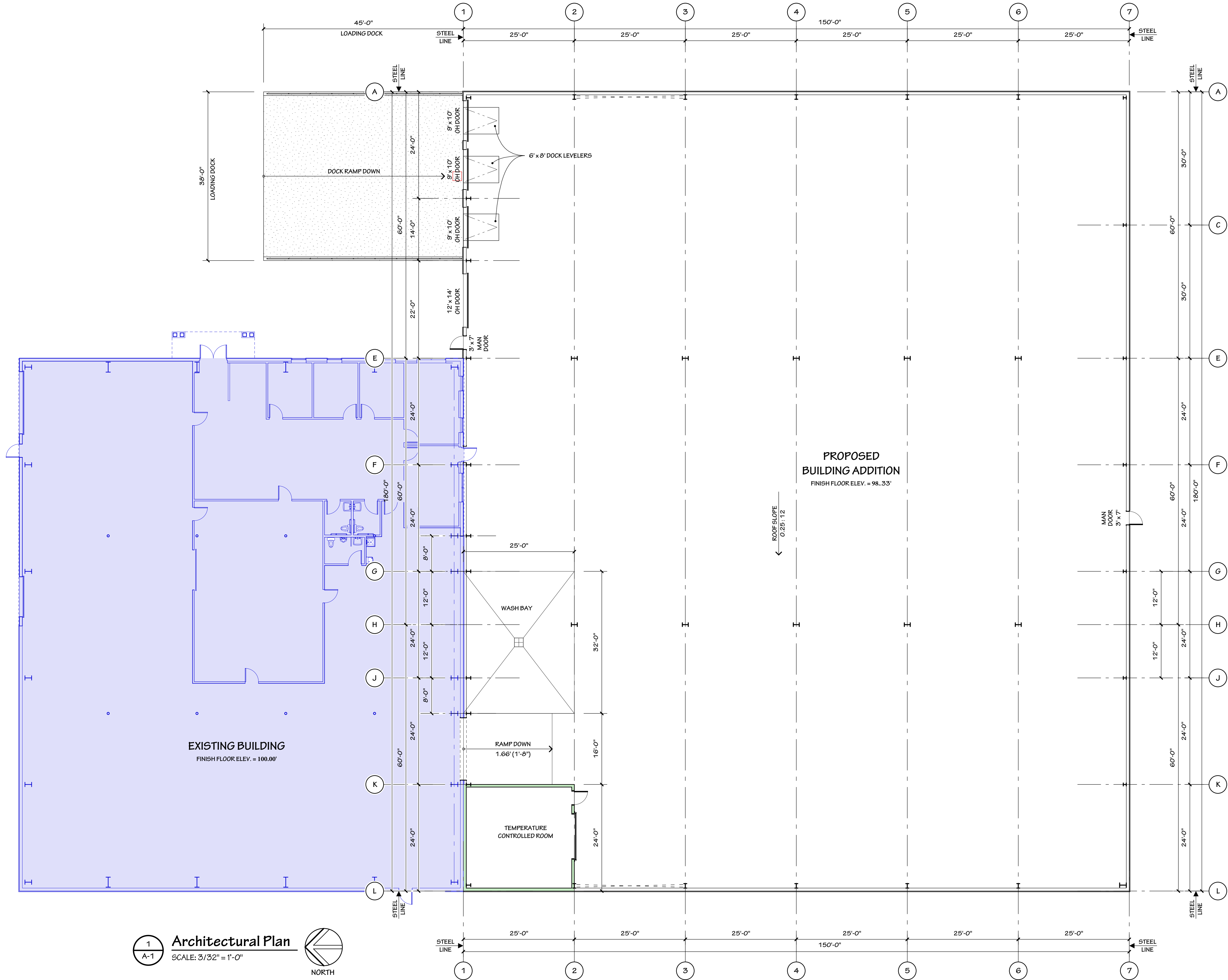
July 25, 2024

City of Springboro
Planning Commission

I give Dryden Builders, Inc. authorization to submit the necessary documents and make presentations on my behalf for our proposed building addition located at 245 Advanced Drive.

A handwritten signature in blue ink, appearing to read 'Bill Schmidt', with a long horizontal stroke extending to the right.

Bill Schmidt
Lynx Investments, LLC



1
A-1
Architectural Plan
SCALE: 3/32" = 1'-0"
NORTH

COPYRIGHT: THIS DRAWING REPRESENTS THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, DAVID ENGELHARD. ANY PUBLICATION OR OTHER USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY FORBIDDEN.

David Engelhard, Architect
8773 Creekwood Lane
Maineville, Ohio 45039
phone: 513.583.1751
mobile: 513.509.1176
email: deArch@inc1.r.com

CORVEXE
EXCELLENCE IN SERVICE

DRYDEN
BUILDERS
www.drydenbuilders.com
1741 Thomas Paine Parkway
Centerville, Ohio 45409
(607) 438-2728

| REVISIONS | | DESCRIPTION | |
|-----------|------|-------------|--|
| NO. | DATE | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SHEET TITLE | |
|--|--|
| Building Plan; Roof Plan | |
| PROJECT | |
| CORVEXE 2024 Warehouse Building Addition 245 Advanced Dr. / Springboro, OH 45066 | |
| PROJ. NO. 22 - 009 | |

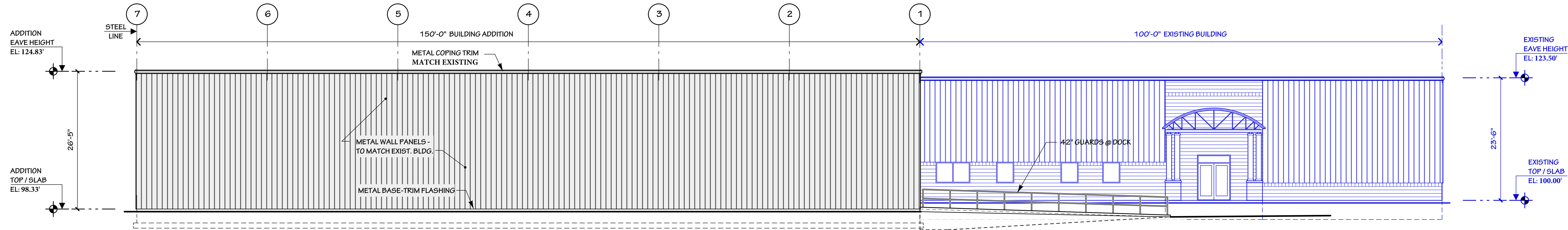
DATE: 07 / 25 / 2024

SHEET NO.

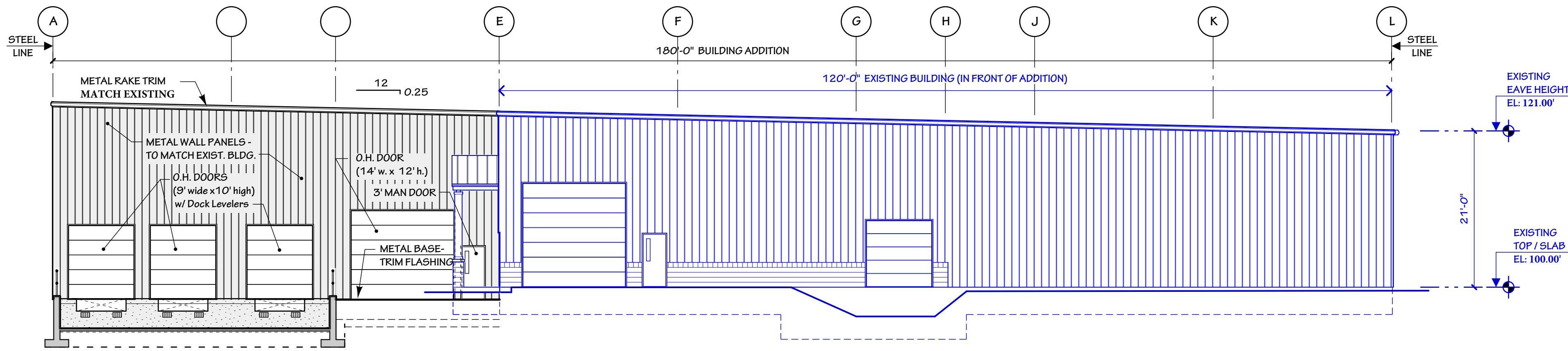
A-1



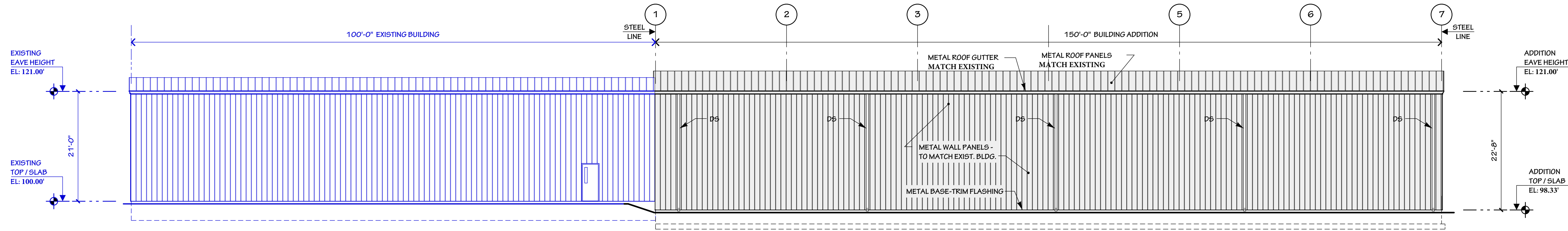
EXISTING BUILDING
NEW SIDING & TRIM TO MATCH



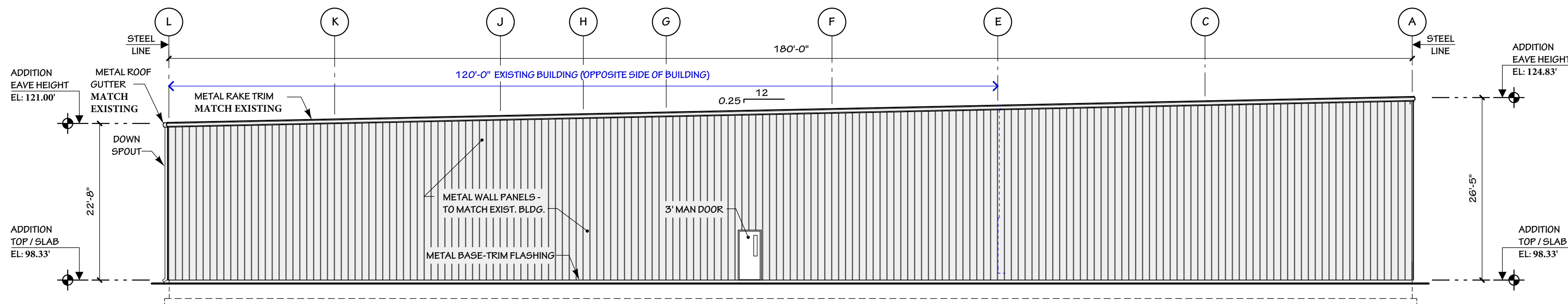
1 East Exterior Elevation
SCALE: 3/32" = 1'-0"



2 North Exterior Elevation
SCALE: 3/32" = 1'-0"



3 West Exterior Elevation
SCALE: 3/32" = 1'-0"



4 South Exterior Elevation
SCALE: 3/32" = 1'-0"

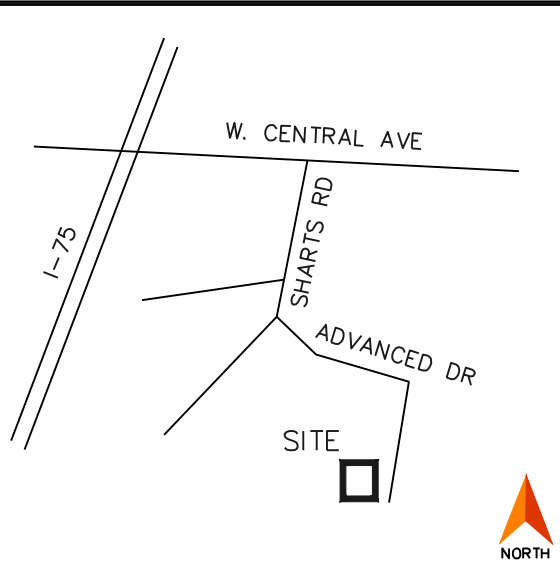
| REVISIONS | | DESCRIPTION |
|-----------|---------|-------------------------|
| NO. | DATE | |
| 1 | 2/21/24 | Issued For Construction |

| | |
|--|--------------|
| Office Area Plan; Office Area Reflected Ceiling Plan | |
| PROJECT: | CORVEXE 2024 |
| Warehouse Building Addition | |
| 245 Advanced Dr. / Springboro, OH 45066 | |
| SHEET NO. | 22 - 009 |

DATE: 07 / 25 / 2024

SHEET NO.
A-2

COPYRIGHT: THIS DRAWING REPRESENTS THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, DAVID ENGELHARD. ANY PUBLICATION OR OTHER USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY FORBIDDEN.



VICINITY MAP
NOT TO SCALE

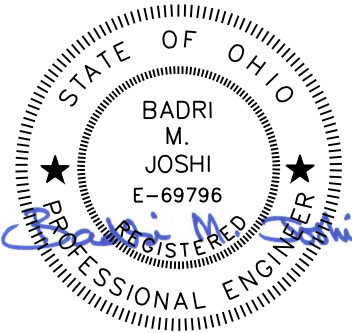
DRYDEN BUILDERS, INC
CORVEXXE ADDITION
SECTION 19, TOWNSHIP 2E, RANGE 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OH
CONTAINING - 4.4118 TOTAL ACRES
JULY 2024

SHEET INDEX

| | |
|---------------------------------|-------------|
| COVER SHEET | SHEET NO. 1 |
| EXISTING CONDITIONS & DEMO PLAN | SHEET NO. 2 |
| LAYOUT & UTILITY PLAN | SHEET NO. 3 |
| GRADING PLAN | SHEET NO. 4 |
| SWPPP & STORMWATER QUALITY PLAN | SHEET NO. 5 |

PROPERTY DATA:

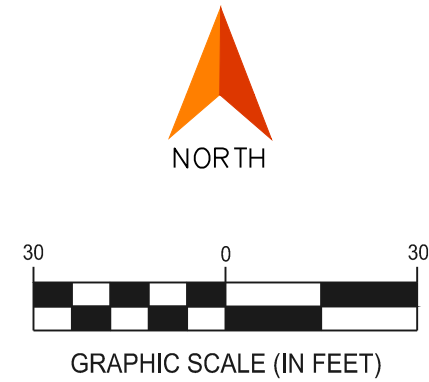
| | |
|------------------|--|
| PARCEL LOCATION: | 245 ADVANCED DRIVE CITY OF SPRINGBORO WARREN COUNTY, OHIO S.R. VOL. 134, PAGE 19 |
| ZONING: | ZONING DISTRICT: PUD (PLANNED UNIT DEVELOPMENT DISTRICT) |
| FLOOD ZONE: | ZONE "X" AREA OF MINIMAL FLOOD HAZARD FEMA FIRM NUMBER 39165C0017E, EFF. DATE DECEMBER 17, 2010. THIS FLOOD ZONE DETERMINATION IS MADE BY VISUAL INSPECTION OF THE CURRENT FIRM AND IS NOT AN ACTUAL FEMA ELEVATION CERTIFICATE. |



SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM

PRELIMINARY

| COVER SHEET | | | |
|--|--|--|---------------------|
| CORVEXXE ADDITION | | | |
| 245 ADVANCED DRIVE SPRINGBORO, OH 45066 | | SECTION 19, TOWNSHIP 2E, RANGE 5N WARREN COUNTY, OHIO | |
| SCALE: | | DATE: 07/28/2024 REV 07/28/2024 | |
| DESIGN: BMJ | | | JOB NO.: 24-0322 |
| DRAWN: BMJ | | | SHEET NO.: |
| CHECKED: JBA | | | 1 OF 5 |



SPRINGBORO ADVANCE, LLC
PID 0419176006
DN 2021-056885
8.2299 ACRES
S/R 155-53

CONTAINING
4.4118 TOTAL
ACRES
PID 0419176003
LYNX INVESTMENTS LLC
DN 2020-020727
S/R 134-19

DRYDEN BUILDERS, INC
CORVEXE ADDITION
SECTION 19, TOWNSHIP 2E, RANGE 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OH
CONTAINING - 4.4118 TOTAL ACRES
JULY 2024

LEGAL DESCRIPTION OF THE PROPERTY

SITUATED IN SECTION 19, TOWN 2E, RANGE 5N, CLEARCREEK TOWNSHIP, CITY OF SPRINGBORO, WARREN COUNTY, OHIO BEING A PART OF A 23.2971 ACRE PARCEL CONVEYED TO SPRINGBORO ADVANCE, LLC, IN OFFICIAL RECORD 4677, PAGE 838 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE DO AND HAWS PLAT AS RECORDED IN PLAT BOOK 79, PAGE 23 OF THE WARREN COUNTY PLAT RECORDS; SAID IRON PIN BEING LOCATED IN THE CUL-DE-SAC OF ADVANCED DRIVE (60' R/W), ALSO BEING THE SOUTHWEST CORNER OF THE LAND CONVEYED TO DO AND HAWS LLC, RECORDED IN OFFICIAL RECORD 1807, PAGE 57, OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE WITH THE RIGHT-OF-WAY OF SAID ADVANCED DRIVE, HAVING A RADIUS OF 60.00', A LENGTH OF 75.17 FEET SUBTENDED BY A CHORD BEARING SOUTH 77°39'32" WEST, A DISTANCE OF 70.35 FEET TO A SET 5/8" CAPPED IRON PIN AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 23°33'02" WEST, ALONG A NEW DIVISION LINE, 443.89 FEET TO A SET 5/8" CAPPED IRON PIN; THENCE ALONG THE LANDS OF THOMAS O. STATE (OFFICIAL RECORD 280, PAGE 539) ESTABLISHED BY JOHN T. BURKHARDT (RLS. NO. 6487) IN A PLAT DATED JANUARY 3, 2008 AND RECORDED IN PLAT BOOK 133, PAGE 23 SAID PLAT RECORDS OF WARREN COUNTY, THE FOLLOWING 2 COURSES:

- 1.) SOUTH 66°42'31" WEST, 132.36 FEET TO A PIN TO BE SET BY MR. BURKHARDT;
 - 2.) NORTH 54°48'11" WEST, 211.76 FEET TO A PIN TO BE SET BY MR. BURKHARDT;
- THENCE NORTH 17°59'09" EAST, 540.71 FEET TO A SET 5/8" CAPPED IRON PIN; THENCE,

SOUTH 86°06'45" EAST, WITH THE LANDS OF AMERICAN EXTRUSION SERVICES (OFFICIAL RECORD 2208, PAGE 235), 306.51 FEET TO A FOUND 5/8" CAPPED IRON PIN (H AND L ASSOCIATES); THENCE ALONG THE WESTERLY R/W OF ADVANCED DRIVE (60' R/W) THE FOLLOWING 3 COURSES:

- 1.) SOUTH 03°53'15" WEST, 24.00 FEET TO A POINT;
- 2.) WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, A LENGTH OF 37.83 FEET SUBTENDED BY A CHORD BEARING SOUTH 25°33'25" WEST, A DISTANCE OF 36.93 FEET TO A POINT;
- 3.) WITH A CURVE TO THE LEFT, WITH A RADIUS OF 60.00 FEET, A LENGTH OF 119.05 FEET SUBTENDED BY A CHORD BEARING SOUTH 09°36'33" EAST, A DISTANCE OF 100.46 FEET TO THE POINT OF BEGINNING CONTAINING 192,174.92 SQ. FT. (4.4117 ACRES).

SUBJECT TO AND TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION IS THE RESULT OF OF A SURVEY BY DAVID J. KROGER, OHIO REGISTERED SURVEYOR NO. 8329, DATED AUGUST 1, 2008, THE SURVEY PLAT OF WHICH IS FILED IN VOL. 134, PLAT 19 IN THE WARREN COUNTY ENGINEERS RECORD OF LAND SURVEYS.

THE PROPERTY IS CONVEYED SUBJECT TO AND THERE ARE EXCEPTED FROM THE GENERAL WARRANTY COVENANTS, THE FOLLOWING:

- 1) EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD;
- 2) ZONING AND BUILDING LAWS AND REGULATIONS; AND
- 3) LEGAL HIGHWAYS AND RIGHTS OF WAY.

PARCEL ID: 04-19-176-003

MORE COMMONLY KNOWN AS: 245 ADVANCED DRIVE, SPRINGBORO, OH 45066

PRELIMINARY



SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM

EX. CONDITION & DEMO PLAN

CORVEXE ADDITION

245 ADVANCED DRIVE
SPRINGBORO, OH 45066

SECTION 19, TOWNSHIP 2E, RANGE 5N
WARREN COUNTY, OHIO

SCALE: 1" = 30'

DATE: 07/28/2024 REV 07/28/2024

DESIGN:
BMJ

DRAWN:
BMJ

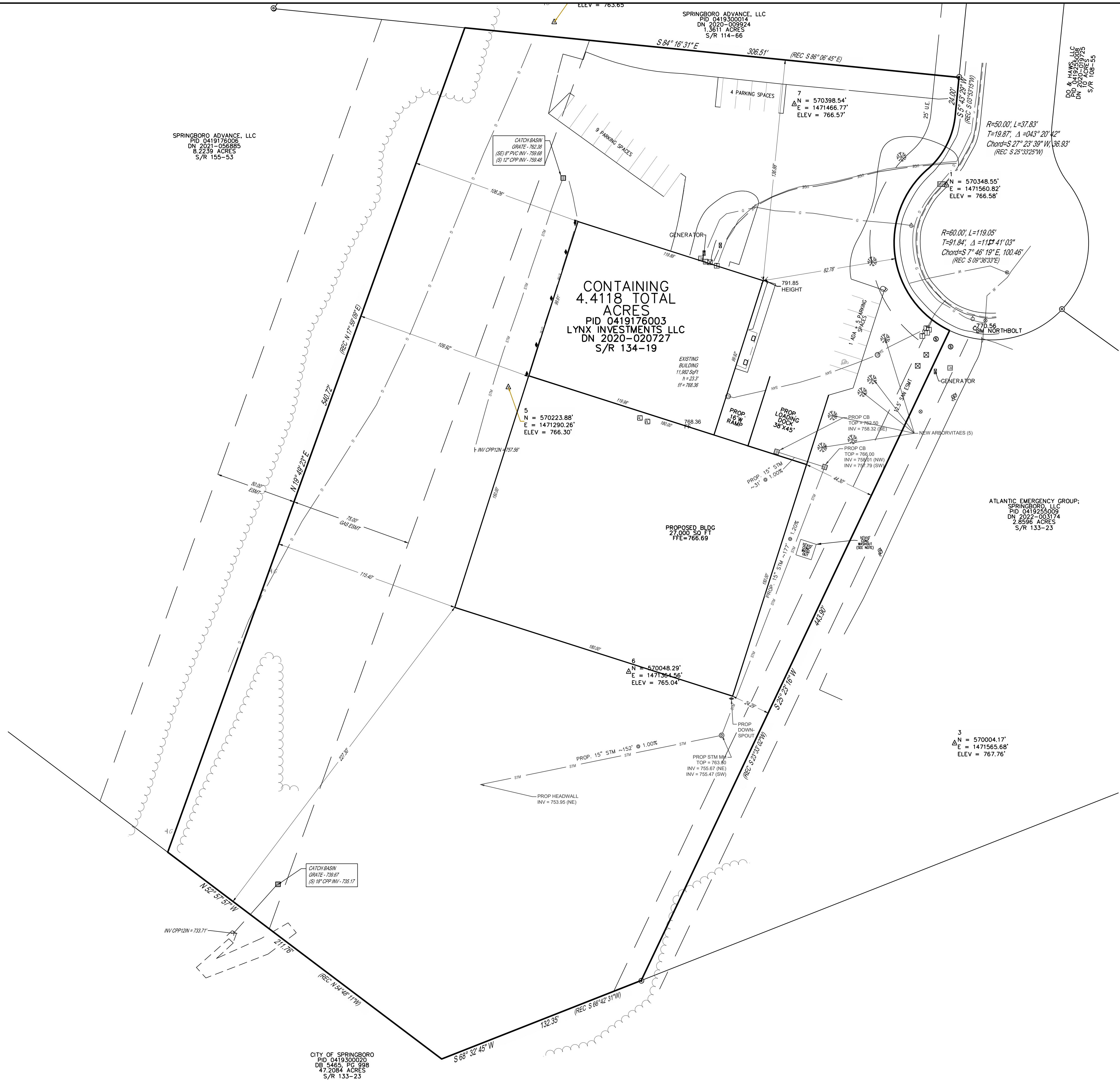
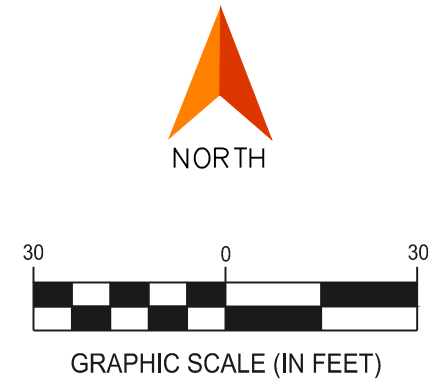
CHECKED:
JBA



JOB NO.:
24-0322

SHEET NO.:

2 OF 5



DRYDEN BUILDERS, INC
CORVEXE ADDITION
SECTION 19, TOWNSHIP 2E, RANGE 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OH
CONTAINING - 4.4118 TOTAL ACRES
JULY 2024

PARKING SPACE

PARKING SPACE DIMENSION = 9'X18'
TOTAL SPACE PROVIDED =
19 INCLUDING 1 ADA PARKING
6 EXISTING EMPLOYEES
10-12 EMPLOYEES MAX AFTER ADDITION

SANITARY NOTE:

VERIFY EXISTING DEPTH OF SANITARY
LINE AND RELOCATE AS NEEDED.

PRELIMINARY



SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTP://BALANDPROS.COM
ABT@BALANDPROS.COM

LAYOUT AND UTILITY PLAN

CORVEXE ADDITION

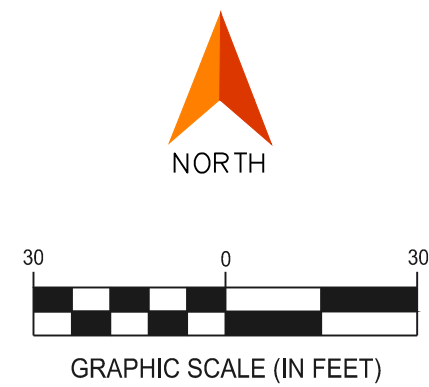
245 ADVANCED DRIVE SPRINGBORO, OH 45066 SECTION 19, TOWNSHIP 2E, RANGE 5N
WARREN COUNTY, OHIO

SCALE: 1" = 30' DATE: 07/25/2024 REV 07/26/2024

DESIGN:
BMJ
DRAWN:
BMJ
CHECKED:
JBA



JOB NO.:
24-0322
SHEET NO.:
3 OF 5



SPRINGBORO ADVANCE, LLC
PID 0419176008
DN 2021-056885
8.2239 ACRES
S/R 155-53

SPRINGBORO ADVANCE, LLC
PID 0419300014
DN 2020-009924
1.5611 ACRES
S/R 114-66

BO & HAWES, LLC
DN 2020-019785
1.1085 ACRES
S/R 108-55

DRYDEN BUILDERS, INC
CORVEXE ADDITION
SECTION 19, TOWNSHIP 2E, RANGE 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OH
CONTAINING - 4.4118 TOTAL ACRES
JULY 2024

CONTAINING
4.4118 TOTAL
ACRES
PID 0419176003
LYNX INVESTMENTS LLC
DN 2020-020727
S/R 134-19

ATLANTIC EMERGENCY GROUP:
SPRINGBORO, LLC
PID 0419255009
DN 2022-003174
2.8596 ACRES
S/R 133-23

CITY OF SPRINGBORO
PID 0419300020
DB 5465, PG 998
47.0384 ACRES
S/R 133-23

PRELIMINARY



SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTPS://BALANDPROS.COM
ABT@BALANDPROS.COM

GRADING PLAN

CORVEXE ADDITION

245 ADVANCED DRIVE
SPRINGBORO, OH 45066

SECTION 19, TOWNSHIP 2E, RANGE 5N
WARREN COUNTY, OHIO

SCALE: 1" = 30'

DATE: 07/28/2024 REV 07/28/2024

DESIGN:

BMJ

DRAWN:

BMJ

CHECKED:

JBA



LAND PROFESSIONALS

JOB NO.:

24-0322

SHEET NO.:

4 OF 5

DRYDEN BUILDERS, INC
CORVEXE ADDITION
SECTION 19, TOWNSHIP 2E, RANGE 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OH
CONTAINING - 4.4118 TOTAL ACRES
JULY 2024

WATER QUALITY VOLUME (WQ_v)

WATER QUALITY VOLUME WILL BE CALCULATED USING OHIO EPA FORMULA
 $WQ_v = R_v \times P \times A / 12$
WHERE R_v = VOLUMETRIC RUNOFF COEFFICIENT = $0.05 + 0.9i$,
WHERE i = FRACTION OF POST CONSTRUCTION IMPERVIOUS SURFACE
TOTAL BMP AREA = 4.4118 AC = 192,178 SF
POST CONSTRUCTION IMPERVIOUS AREA = 39,232 SF

$R_v = 0.05 + 0.9 \times (39232/192178) = 0.2337$
 $WQ_v = R_v \times P \times A / 12 = 0.2337 \times 0.9 \times (4.4118/12) = 0.07733 \text{ AC-FT}$
= 3,368 CF
SEDIMENT STORAGE, 20% OF WQ_v = 674 CF
TOTAL WATER QUALITY STORAGE VOLUME = 4,042 CF
THIS VOLUME WILL BE ACCOMMODATED BY THE EXISTING BASIN LOCATED IN THE SOUTH.

CONCRETE WASHOUT

CONCRETE WASHOUT SHALL BE MIN. 10'X10' IN SIZE AND SHALL BE "ABOVE GRADE" OR "BELOW GRADE" WITH 10 ML PLASTIC LINING.
IT SHALL BE CONSTRUCTED PER CONCRETE WASTE MANAGEMENT DESIGN STANDARDS.
A CONC. WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE WASHOUT FACILITY.

SILT FENCE

TOTAL LENGTH OF SILT FENCE = 671 L.F.

PRELIMINARY



SURVEYOR
J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS, LLC
301 BOURBON ST
BLANCHESTER, OH 45107
937.558.6671
HTTP://BALANDPROS.COM
ABT@BALANDPROS.COM



SWPPP & STORMWATER QUALITY PLAN

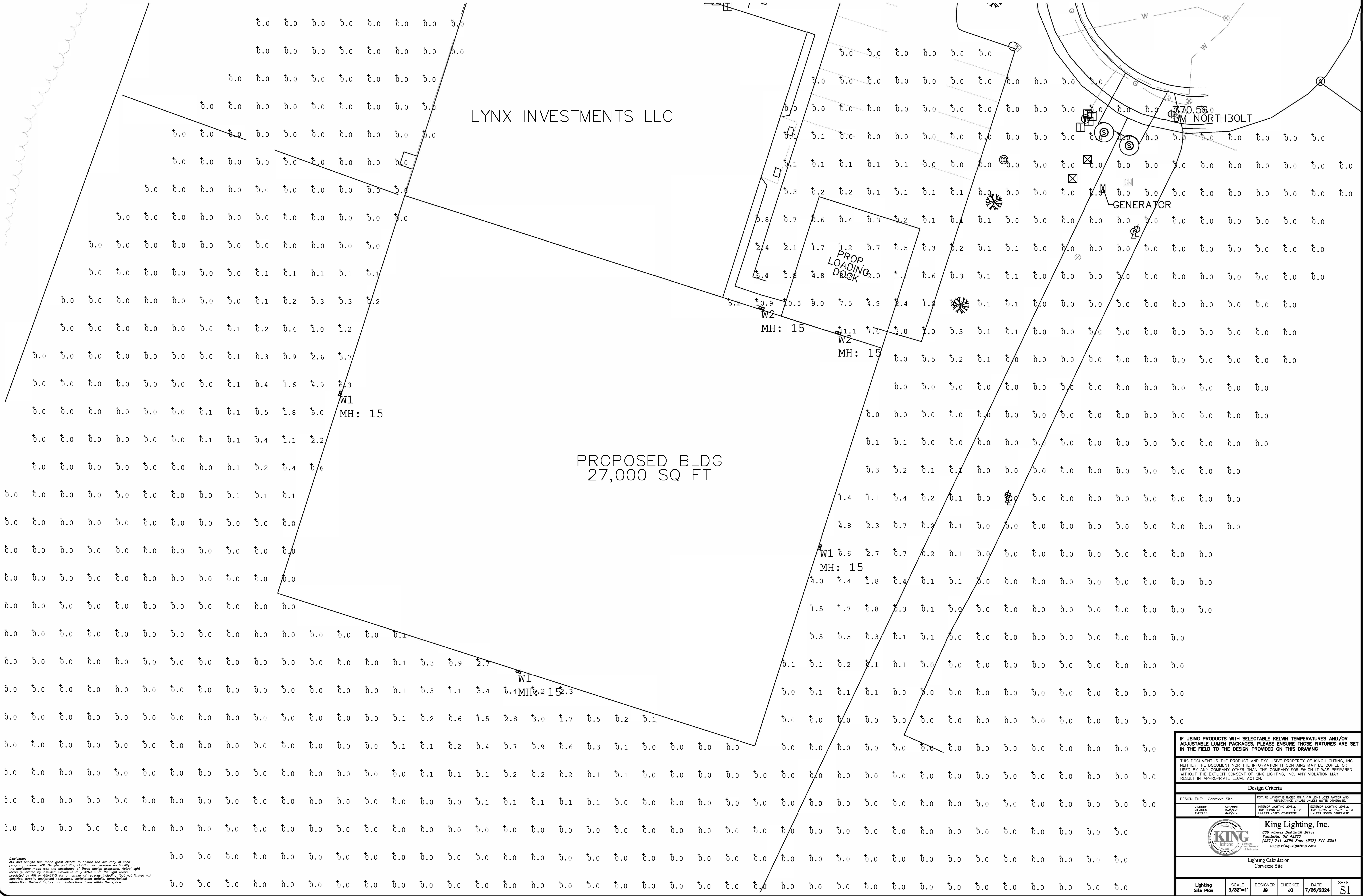
CORVEXE ADDITION

245 ADVANCED DRIVE SPRINGBORO, OH 45066 SECTION 19, TOWNSHIP 2E, RANGE 5N WARREN COUNTY, OHIO

SCALE: 1" = 30' DATE: 07/28/2024 REV 07/28/2024

| | | |
|--------------|--|------------------|
| DESIGN: BMJ | | JOB NO.: 24-0322 |
| DRAWN: BMJ | | SHEET NO.: |
| CHECKED: JBA | | 5 OF 5 |
| | | |

| Luminaire Schedule | | | | | | | | |
|---|-----|-------------|-------------|-------|--------------------|------------|-------------|-------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | Total Watts | Lum. Lumens |
|  | 3 | W1 | Single | 0.900 | WPX2 LED 40K Mvolt | 47.77 | 143.31 | 5896 |
|  | 2 | W2 | Single | 0.900 | WPX3 LED 40K Mvolt | 72.33 | 144.66 | 9270 |
| Calculation Summary | | | | | | | | |
| Label | | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Site | | Illuminance | Fc | 0.19 | 11.1 | 0.0 | N.A. | N.A. |




Disclaimer:
KLI and Design has made great efforts to ensure the accuracy of their program, however KLI, Design and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by KLI or CIBA/SVS for a number of reasons including but not limited to: material supply, equipment tolerances, installation details, lamp/fixture interaction, thermal factors and obstructions from within the space.

IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

| Design Criteria | | | |
|--------------------------|---|--|--|
| DESIGN FILE: Corvex Site | FIXTURE LAYOUT IS BASED ON A 0.9 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE. | | |
| WINDOW: MAX/AVE. AVERAGE | AVG/AVE. MAX/AVE. MAX/AVE. | INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.F. UNLESS NOTED OTHERWISE. | EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.F. UNLESS NOTED OTHERWISE. |



King Lighting, Inc.

339 James Buchanan Drive
Rendlesham, DE 18777
(817) 741-2280 Fax: (817) 741-2281
www.king-lighting.com

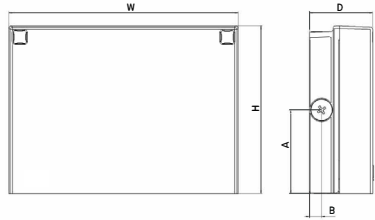
| Lighting Calculation | | | | |
|----------------------|----------------|-------------|------------|----------------|
| Corvex Site | | | | |
| Lighting Site Plan | SCALE 3/32"=1' | DESIGNER JG | CHECKED JG | DATE 7/26/2024 |
| | | | | SHEET S1 |



WPX LED Wall Packs



Specifications



Front View

Side View

| Luminaire | Height (H) | Width (W) | Depth (D) | Side Conduit Location | | Weight |
|-----------|----------------|-----------------|----------------|-----------------------|---------------|------------------|
| | | | | A | B | |
| WPX1 | 8.1" (20.6 cm) | 11.1" (28.3 cm) | 3.2" (8.1 cm) | 4.0" (10.3 cm) | 0.6" (1.6 cm) | 6.1 lbs (2.8kg) |
| WPX2 | 9.1" (23.1 cm) | 12.3" (31.1 cm) | 4.1" (10.5 cm) | 4.5" (11.5 cm) | 0.7" (1.7 cm) | 8.2 lbs (3.7kg) |
| WPX3 | 9.5" (24.1 cm) | 13.0" (33.0 cm) | 5.5" (13.7 cm) | 4.7" (12.0 cm) | 0.7" (1.7 cm) | 11.0 lbs (5.0kg) |

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

| Series | Color Temperature | Voltage | Options | Finish |
|-------------|--------------------------------|-----------|---|---|
| WPX1 LED P1 | 1,550 Lumens, 11W ¹ | 30K 3000K | MVOLT 120V - 277V | (blank) None |
| WPX1 LED P2 | 2,900 Lumens, 24W | 40K 4000K | 347 347V ³ | E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ² |
| WPX2 LED | 6,000 Lumens, 47W | 50K 5000K | E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ² | PE Photocell ³ |
| WPX3 LED | 9,200 Lumens, 69W | | | |

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Performance Data

Electrical Load

| Luminaire | Input Power (W) | 120V | 208V | 240V | 277V | 347V |
|-------------|-----------------|------|------|------|------|------|
| WPX1 LED P1 | 11W | 0.09 | 0.05 | 0.05 | 0.04 | 0.03 |
| WPX1 LED P2 | 24W | 0.20 | 0.12 | 0.10 | 0.09 | 0.07 |
| WPX2 | 47W | 0.39 | 0.23 | 0.20 | 0.17 | 0.14 |
| WPX3 | 69W | 0.58 | 0.33 | 0.29 | 0.25 | 0.20 |

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 50,000 | 75,000 | 100,000 |
|--------------------------|--------|--------|---------|
| Lumen Maintenance Factor | >0.94 | >0.92 | >0.90 |

Lumen Output

| Luminaire | Color Temperature | Lumen Output |
|-------------|-------------------|--------------|
| WPX1 LED P1 | 3000K | 1,537 |
| | 4000K | 1,568 |
| | 5000K | 1,602 |
| WPX1 LED P2 | 3000K | 2,748 |
| | 4000K | 2,912 |
| | 5000K | 2,954 |
| WPX2 | 3000K | 5,719 |
| | 4000K | 5,896 |
| | 5000K | 6,201 |
| WPX3 | 3000K | 8,984 |
| | 4000K | 9,269 |
| | 5000K | 9,393 |

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Ambient | Lumen Multiplier |
|---------|---------|------------------|
| 0°C | 32°F | 1.05 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 59°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |

HID Replacement Guide

| Luminaire | Equivalent HID Lamp | WPX Input Power |
|-------------|---------------------|-----------------|
| WPX1 LED P1 | 100W | 11W |
| WPX1 LED P2 | 150W | 24W |
| WPX2 | 250W | 47W |
| WPX3 | 400W | 69W |

Emergency Egress Battery Packs

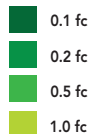
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

| Battery Type | Minimum Temperature Rating | Power (Watts) | Controls Option | Ordering Example |
|--------------|----------------------------|---------------|-----------------|---------------------------------------|
| Standard | 0°C | 4W | E4WH | WPX2 LED 40K MVOLT E4WH DDBXD |
| Cold Weather | -20°C | 14W | E14WC | WPX2 LED 40K MVOLT E14WC DDBXD |

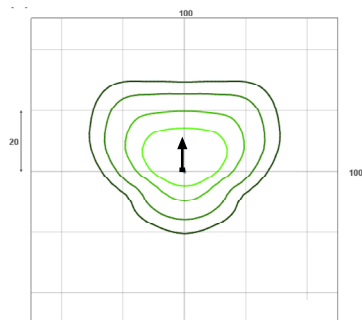
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

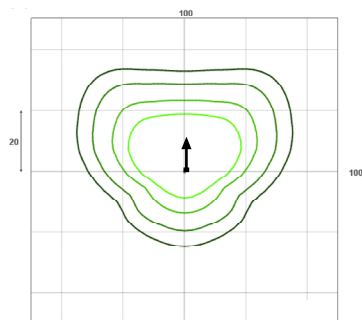
LEGEND



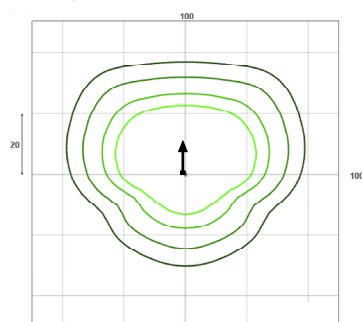
WPX1 LED P1



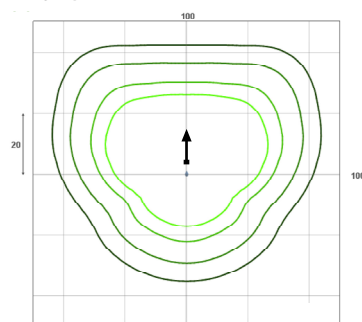
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](#)
© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 07/01/24

**City of Springboro
320 West Central Avenue, Springboro, Ohio 45066
Planning Commission Meeting
Wednesday, July 10, 2024**

I. Call to Order

Becky Iverson, Chair, called the Wednesday, July 10, 2024 Springboro Planning Commission Meeting to order at 6:00 p.m. at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio.

Present: Becky Iverson, Robert Dimmitt, Steve Harding, Matt Leedy, John Sillies, and Mike Thompson.

Staff Present: Dan Boron, City Planner; Elmer Dudas, Development Director; and September Bee, Planning Commission Secretary.

Mr. Harding motioned to excuse Mr. Pearson. Mr. Dimmitt seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6 yes – 0 no)

II. Approval of Minutes

June 12, 2024 Planning Commission Minutes

Ms. Iverson asked for corrections or additions to the minutes. There were none.

Mr. Harding motioned to approve the June 12, 2024 Planning Commission minutes. Mr. Sillies seconded the motion.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6 yes - 0 no)

III. Agenda Items

A. Final Approval

Record Plan, 785 West Central Avenue (SR 73), right-of-way dedication for proposed Seven Brew Coffee

Background Information

This agenda item is a request for right-of-way dedication approval for the proposed location of Seven Brew Coffee located at 785 West Central Avenue (State Route 73) in the Midway Plaza Shopping Center. The right-of-way dedication was a condition of the Seven Brew Coffee site plan approved by Planning Commission at the June 12 meeting. The dedication contains approximately 0.3 acres. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following condition:

1. Submit to Warren County for review and revise accordingly.

Discussion:

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron deferred to Mr. Dudas for comments.

Mr. Dudas said this is a straightforward right-of-way dedication for West Central Avenue. This item was a condition of conditional approval of the Seven Brew Coffee site plan from the June 12 Planning Commission meeting. Once any changes have been made based on Warren County's review, it will go before City Council for final approval. City staff recommends approval.

Ms. Iverson asked if there were any questions or comments. There were none.

Mr. Thompson made a motion to approve the Final Approval, Record Plan, 785 West Central Avenue (SR 73), right-of-way dedication for the proposed Seven Brew Coffee. Mr. Harding seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6-0)

Ms. Iverson said the motion was approved unanimously.

B. Final Approval

Record Plan, Wadestone subdivision, Phase 3, residential subdivision

Background Information

This agenda item is a request for record plan approval for Wadestone subdivision Phase 3, located on West Factory Road, south of the Catalpa Drive intersection, submitted by Grand Communities, LLC. The plan contains 18 single-family buildable lots on the PUD-R, Planned Unit Development -Residential portion of the site, with an approximate overall area being 4.5 acres. Record plan review is the final stage of the subdivision PUD approval process. Once approved, the plan will proceed to City Council for final approval.

Staff Recommendation

City staff recommends approval of the record plan subject to the following conditions.

1. Sheet 1 – add document number on Note #5.
2. Record plan does not scale correctly. Revise in future submittal.
3. Sheet 2 – add min lots size and min dwelling S.F.
4. Revise easement between lot 64 and 65 to be a 10-foot walkway easement.
5. Revise easement between lot 72 and 73 to be a Private HOA storm sewer easement.
6. Revise legend to match lot pin symbolism.
7. Submit to Warren County for review and revise accordingly.

Discussion:

Ms. Iverson asked Mr. Dudas for a summary of this agenda item.

Mr. Dudas said this agenda item is regarding Phase 3 of the Wadestone residential subdivision on West Factory Road. This is the third of four proposed phases for the development of this property. There are 18 lots proposed for this section. City staff is recommending approval conditional to the applicants meeting the minor comments submitted by staff. Once all the changes have been addressed, this item will go before City Council for final approval. City staff recommends approval.

Ms. Iverson asked if there were any questions or comments. There were none.

Mr. Sillies made a motion to approve the Final Approval, Record Plan, Wadestone subdivision, Phase 3, residential subdivision. Mr. Thompson seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6-0)

Ms. Iverson said the motion was approved unanimously.

C. Final Approval

Site Plan Review, 825 West Central Avenue (SR 73), exterior renovations for Planet Fitness, Midway Shopping Plaza

Background Information

This agenda item is a request for site plan review approval for exterior renovations to a portion of the Midway Plaza Shopping Center to accommodate a new Planet Fitness location. The space to be used by Planet Fitness, 21,908 square feet, will occupy the left/east side of the former GAC Fitness space (and briefly the 1440 Fitness space) on the easternmost portion of the main shopping center building.

Changes to this portion of the shopping center are limited to the north/front façade facing West Central Avenue.

Staff Recommendation

City staff recommends approval of the site plan for Planet Fitness subject to the following comments:

1. Provide a material board or bring samples of materials proposed to the July 10 Planning Commission meeting.
2. Verify that no changes are proposed for the south/rear side of the proposed fitness center space.
3. Indicate if any lighting, including architectural lighting, is proposed as part of this proposal. If so, coordinate with Planning Department for submission requirements and more.
4. Indicate if a dumpster is proposed for the space. All mechanical equipment to be screened.
5. Signage to be reviewed with Zoning Inspector outside the site plan review process.

Discussion:

Mr. Mike Twiss, MT Studio, Troy, introduced himself to the Planning Commission and staff.

Ms. Iverson asked Mr. Twiss if he had any questions or comments about the staff comments for this item. He did not.

Ms. Iverson asked Mr. Boron for a summary of this agenda item.

Mr. Boron said this is one-half of the former GAC Fitness space in the Midway Plaza Shopping Center. This item is under review by the Planning Commission for exterior changes to the building only. The Building and Zoning department will review all other interior changes to be made to the building.

Ms. Iverson asked if Planning Commission members had any questions or concerns.

Mr. Sillies asked if City staff approved of all proposed changes to the site.

Mr. Boron said yes. The two tenants in this space are working together and with the landlord regarding all exterior changes. The changes meet all design standards for this district.

Mr. Dimmitt asked if Mr. Twiss had any color/materials samples for the project.

Mr. Twiss shared samples with Planning Commission members. He stated that they are working in conjunction with Aldi to ensure that the color/materials used will not clash with each other and remain aesthetically pleasing.

Ms. Iverson asked if there were any further questions or comments. There were none.

Mr. Dimmitt made a motion to approve the Final Approval, Site Plan Review, 825 West Central Avenue (SR 73), exterior renovations for Planet Fitness, Midway Plaza Shopping Center. Mr. Harding seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6-0)

Ms. Iverson said the motion was approved unanimously.

D. Final Approval

Site Plan Review, 827 West Central Avenue (SR 73), exterior renovations for Aldi grocery store, Midway Plaza Shopping Center

Background Information

This agenda item is a request for site plan review approval for exterior renovations to a portion of the Midway Plaza Shopping Center to accommodate a new Aldi grocery store location. The space to be used by Aldi, 20,705 square feet, will occupy the right/west side of the former GAC Fitness space (and briefly the 1440 Fitness space) on the easternmost portion of the main shopping center building. Aldi proposes to construct a 480-square foot addition to the rear/south site of the shopping center to accommodate receiving operations. A shopping cart area will be constructed on the front/north side of the space along with a canopy.

Staff Comments

City staff recommends approval of the site plan subject to the following conditions:

1. Provide a material board or bring samples of materials proposed to the July 10 Planning Commission meeting.

2. Indicate if any existing lighting, including architectural lighting, is proposed as part of this proposal. If so, coordinate with Planning Department for submission requirements and more.
3. Dumpster to be enclosed or otherwise screened.
4. Signage to be reviewed with Zoning Inspector outside this site plan review process.
5. Revise north arrow on sheet A-131 to point left.
6. Add graphical scale to building elevation sheets. Also revise the elevation callouts to be north and south, not front and back.
7. Remove one existing rear parking stall that is adjacent to the proposed bollard at the south (back) of the property near loading dock.
8. Overall site plan Sheet C5.0 has the property line for Popeyes shown incorrectly. The right-of-way has been previously dedicated along West Central Avenue.

Discussion:

Mr. Clayton Schrey of Aldi introduced himself to Planning Commission members and staff.

Ms. Iverson asked Mr. Schrey if he had any questions or comments regarding the staff comments for this project.

Mr. Schrey said his team had received the comments from City staff. He presented color/materials samples to Planning Commission members for their review tonight to satisfy comment number 1.

Mr. Schrey commented on staff comment number 2 regarding lighting proposed. He said that there was an up-down lighting sconce on the entry-way side of the wall but that had been removed from the plans. The exterior façade for the illumination at night they included has uplighting as an architectural feature.

Mr. Boron asked Mr. Schrey to submit their proposed lighting specifications and the illumination standards of the amount of footcandles put out by the fixtures. The lighting must comply with the City's color temperature maximum; Mr. Boron will supply Mr. Schrey with that information.

Mr. Schrey presented the Planning Commission with a color board with samples of the colors and materials to be used for the exterior renovations. All members of the Commission were able to view the samples as they were passed around.

Ms. Iverson asked if Planning Commission members had any questions or comments.

Mr. Sillies asked if this item would go before the City Council for approval if approved by the Planning Commission.

Mr. Boron said that because these are exterior renovations only to an existing site, it would not be required to go before the Council. If the Planning Commission approves this agenda item, it can move forward with the renovations immediately.

Mr. Sillies asked Mr. Schrey when Aldi expects to be open.

Mr. Schrey stated that they were working in conjunction with Planet Fitness and would like to be open by the end of the first quarter of 2025.

Ms. Iverson asked if there were any further questions or comments. There were none.

Mr. Harding made a motion to approve the Final Approval, Site Plan Review, 827 West Central Avenue (SR 73), exterior renovations for Aldi grocery store, Midway Plaza Shopping Center. Mr. Sillies seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, yes; Thompson, yes; (6-0)

Ms. Iverson said the motion was approved unanimously.

E. Final Approval

Rezoning, 500 East Street, from R-2, Low-Density Residential District, to CBD, Central Business District

Background Information

This agenda item is based on a request filed by Massey, LLC, property owner, seeking approval to rezone approximately 1.3 acres of land located at 500 East Street. The property, which includes two separate parcels under common ownership, is currently zoned R-2, Low-Density Residential District; the applicant is requesting rezoning to CBD, Central Business District.

The property was until recently used as a single-family residence, however the applicant earlier this spring was in the process of converting part of the structure into a bed-and-breakfast. Both single-family residences and bed-and-breakfast are permitted uses in the R-2 District. While the application states that the request is to accommodate an outdoor event space, the rezoning of property permits all permitted uses within the district. A chart of permitted uses in both the R-2 and CBD is included in the meeting materials.

The property includes two structures that appear on the Ohio Historic Inventory (OVI) prepared for the City in 1997. The OVI was used as a basis to determine the boundaries of the Springboro Historic District and protected or contributing properties within it. The first structure is a circa 1850-1860 shed on the north side of the property that is presently used for storage. The second is a circa 1860 barn that was converted into a residence in the 1980s. The shed is a contributing structure of the Springboro Historic District; however the residence is not. The Historic District's east boundary ends on the east property line of the subject properties.

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. An excerpt of the plan addressing Policy Area 13 is included in the meeting materials.

Adjacent land uses include single-family residential uses to the southwest, west, and north. To the east is an industrial area that includes Mound Steel and High Concrete. To the south is a commercial use (110 East Mill Street) and apartment building (100 East Mill Street). Adjacent zoning includes R-2 District to the west and north, M-2, Heavy Industrial District, to the west, and CBD to the south and southwest along East Mill Street.

This agenda item was reviewed on a preliminary review during the June 12 Planning Commission meeting at which time the Planning Commission authorized this item to be placed on the July 10 agenda for final approval in the form of a recommendation to City Council.

Courtesy notification letters were sent out to all property owners within 300 feet of the subject property. A copy of the letter is included in the meeting materials. Should this proposal move forward, the same property owners will be notified of a Public Hearing of the City Council on the rezoning of the property.

Staff Recommendations

City staff has the following comments regarding this agenda item.

1. No additional development is to occur in the floodway and/or floodplain without prior approval by the City Engineer.
2. Future development of site including structures and pavement subject to review by City staff under site plan review process prior to building code review.

Discussion:

Mr. Doug Massey, Massey LLC, 500 East Street, Springboro, introduced himself to the Planning Commission and staff.

Ms. Iverson asked Mr. Massey if he had any questions regarding the staff comments for this agenda item.

Mr. Massey said he did not have any questions.

Ms. Iverson asked Mr. Boron for a summary of this item.

Mr. Boron said this item was on the agenda last month for preliminary review and is now being considered for final approval regarding rezoning of property at 500 East Street. Planning Commission members are being asked to consider rezoning these two properties for all Central Business District (CBD) uses. If approved, the property owner could use the properties for any permitted CBD use following all design and development standards in place by the city. If noise or parking should become an issue, there are policies in place to address these issues accordingly. These properties are both located in the Historic District, which means that all proposed changes would need to be reviewed by the Architectural Review Board (ARB) for approval.

Mr. Sillies said he drove up and down East Street prior to this evening's meeting and he said that he feels like the rezoning of these properties to CBD does not fit the character of the neighborhood. It is mostly residential and having something like a wedding venue in the neighborhood would be bothersome to the permanent residents.

Mr. Dimmitt commented on the lack of parking available and said he could understand why residents are concerned about the number of vehicles a venue like the one proposed would add to the area. He also commented that because much of the property is in a valley, that might help with mitigating some of the noise that could be generated by a large event.

Ms. Iverson commented that she is not concerned about noise being a problem because there is a noise ordinance in effect for the area and it will be enforced as necessary.

Mr. Harding stated that throughout the whole downtown area he is starting to see more commercial growth and he feels like rezoning the entire area to CBD is inevitable.

Mr. Thompson said that considering rezoning the area in question seems reasonable given the variety of other businesses located nearby. It would be up to the applicant to determine what type of venue would be a good fit for the area and the city would hold him accountable for meeting all the standards in place for the CBD and Historic District.

Mr. Leedy agreed with Mr. Harding and Mr. Thompson.

Mr. Boron said that when reviewing the land use plan for the Historic District, there is a patchwork of zoning up and down East Street.

Ms. Iverson asked if there were any further comments.

Mr. Massey stated that in reference to the concerns about noise being a problem, he would follow any guidance needed to be compliant with the City's ordinances. He feels that the eventual goal of the downtown district is to have more commercial businesses and fewer residential properties. East Street already has a mixture of residential and commercial properties, and he thinks that his property would be a good fit for commercial development.

Ms. Iverson thanked Mr. Massey for his input.

Mr. Thompson made a motion to approve the Final Approval, Rezoning, 500 East Street, from R-2, Low-Density Residential District, to CBD, Central Business District. Mr. Harding seconded the motion.

Ms. Iverson called for roll call.

Vote: Iverson, yes; Dimmitt, yes; Harding, yes; Leedy, yes; Sillies, no; Thompson, yes; (5-1)

Ms. Iverson said the motion was approved.

IV. Guest Comments

Ms. Iverson called for guest comments. There were none.

V. Planning Commission and Staff Comments

Ms. Iverson asked if there were any further questions or comments from Planning Commission members. There were none.

Mr. Boron said the next step for the rezoning process will be to forward it on to the City Council to be scheduled at the next available meeting, in early September.

Mr. Boron commented that the next meeting will be on Wednesday, August 14 at 6:00 pm in the Council Chambers. The deadline for submittals for the August 14 meeting is Friday, July 26 at noon.

Ms. Iverson thanked Mr. Harding for running the June meeting in her absence.

Ms. Iverson asked for any further questions or comments. There were none.

VI. Adjournment

Ms. Iverson called for a motion to adjourn.

*Mr. Harding motioned to adjourn the July 10, 2024 Planning Commission Meeting at 6:26 pm
Mr. Dimmitt seconded the motion.*

Vote: Pearson, yes; Dimmitt, yes; Leedy, yes; Sillies, yes; Thompson, yes (5 yes - 0 no)

Ms. Iverson said that the motion is approved unanimously, and the meeting is adjourned.

Becky Iverson, Planning Commission Chairperson

Dan Boron, Planner

September Bee, Planning Commission Secretary

DRAFT