

Background and Rezoning Process Summary

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

On Thursday, September 5, Springboro City Council will hold a Public Hearing regarding an application to rezone approximately 1.3 acres of land located at 500 East Street from R-2, Low-Density Residential Zoning District, to CBD, Central Business District. The rezoning is at the request of Massey, 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

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; 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 on page 6 of this document.

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. Figure 1 on page 3 provides an aerial view of the subject property within the subject property and vicinity. Figure 2 on page 4 shows existing zoning for the subject property and vicinity.

Where Things Are Presently

In response to the application filed by the applicant, the rezoning was reviewed on a preliminary review during the June 12 Planning Commission meeting. Property owners within 300 feet of the subject property were notified of the review by courtesy letter. Following the review, 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. A recommendation was made to City Council to approve the rezoning at the July 10 meeting. A copy of the application presented to Planning Commission at the June 12 meeting is included at the end of this document.

The Planning Commission's recommendation is only that: *recommendations*. 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, September 5, 2024 to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the boundaries of 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. Assuming adoption takes place, 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.

Following adoption, the applicant will be free to use the property for all the permitted uses identified in the CBD. The applicant has indicated that it is their intention to use the property, in part, as an event center, a permitted use of the CBD. That reuse would be subject to approval by City staff for all code design and development standards for that use. That use, and all uses of property, are subject to noise, smoke, and other property maintenance requirements. Further, since the property is in the Historic District, all changes to the property would be subject to review by the Architectural Review Board for compliance with the design standards that manages change in the Historic District.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on September 5, 2024, you may still forward your comments in writing to City Council so that they 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.

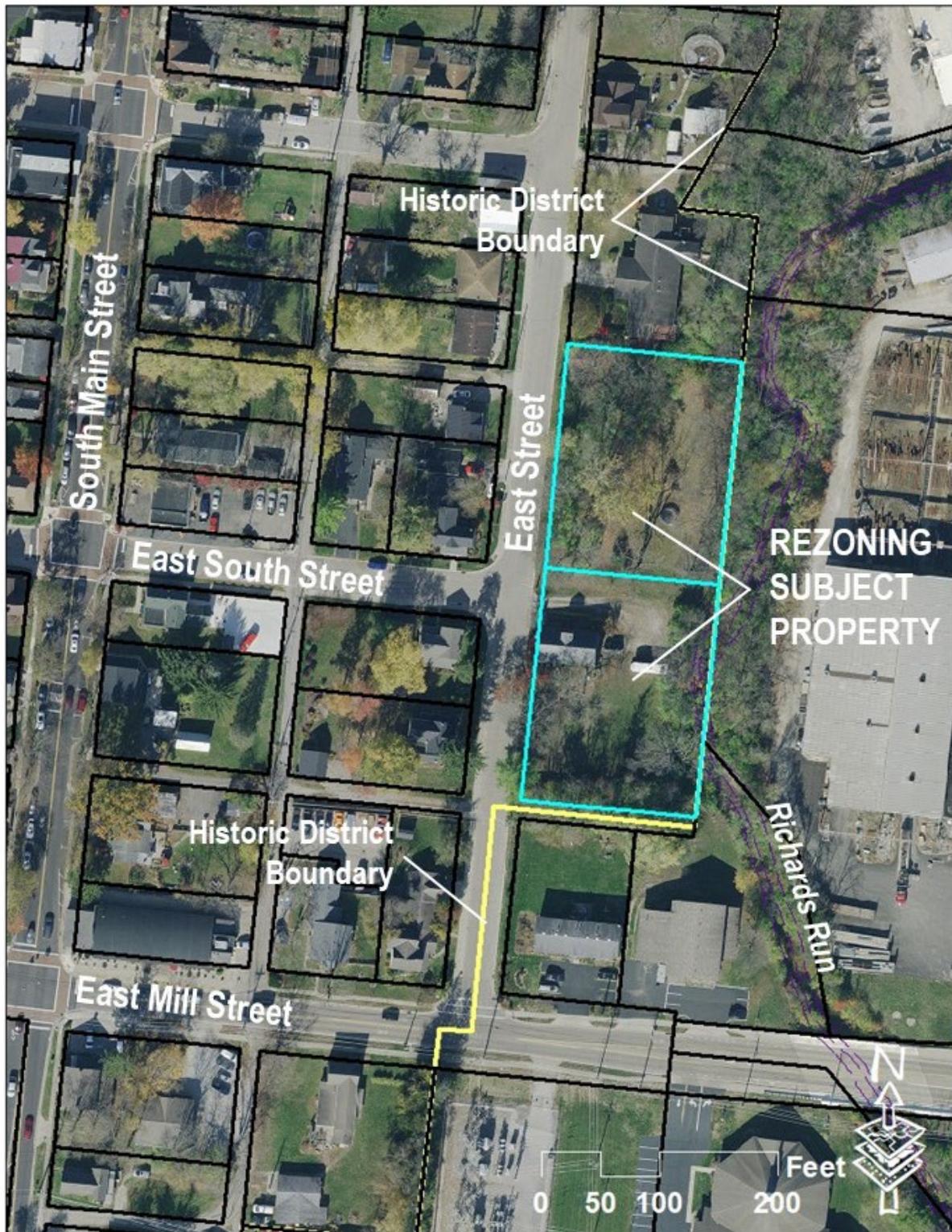


Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in light blue. The Springboro Historic District boundary is shown in yellow and coincides with the east boundary of the property.

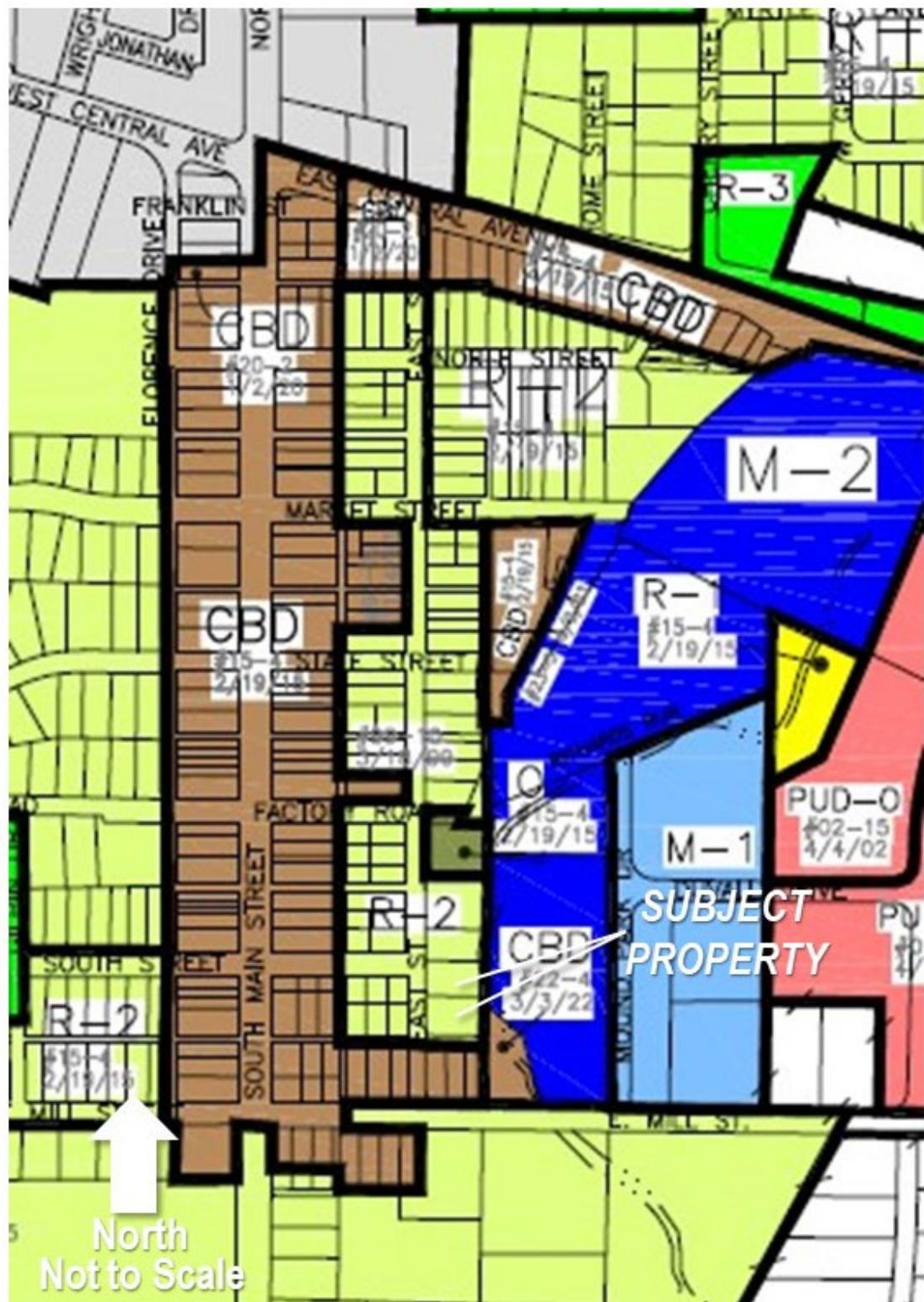


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Subject property includes two parcels in yellow currently zoned R-2 District. Areas in brown are CBD, areas in dark blue are M-2 District, and areas in olive green are O District. Areas with no color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

Permitted Uses in R-2, CBD Districts

R-2, Low-Density Residential District	CBD, Central Business District
Residential Uses	
Single-family residential	Single-family residential
Residential day care	Residential day care
Foster homes	Foster homes
State licensed residential facilities, 1-16 persons	State licensed residential facilities, 1-5 persons
Community, Civic, Institutional Uses	
Places of worship	Colleges
Schools	Charitable, philanthropic organizations
Public recreation	Private clubs, fraternal organizations, community groups
Cultural, public uses	Places of worship
Essential services	Schools
	Day care center
	Public recreation
	Cultural, public uses
	Essential services
Commercial, Office, Service Uses	
Bed and breakfasts	Retail sales
	Bed and breakfasts
	Bar or tavern
	Office
	Personal service establishment
Other uses as determined by Zoning Inspector	Hotel, motel, inn
	Other uses as determined by Zoning Inspector
Golf course	Funeral home
	Restaurants w/ or w/o drive-through
	Bakery
	Place of assembly
Accessory, Temporary, Other Uses	
Accessory buildings, structures, and uses	Accessory buildings, structures, and uses
Farmer's market	Farmer's market
Roadside stand	Roadside stand
Home occupation	Food trucks
	Home occupation
	Outdoor storage
	Off-street parking
	Outdoor dining
	Seasonal sales
	Personal wireless service facilities

The following is a copy of the application for rezoning submitted by Massey, LLC.

Case No. _____

CITY OF SPRINGBORO, OHIO

Application to Amend Zoning Map

1. Date of Application 5/7/24

2. Applicant Information

Name _____
Street Address 500 East St, LLC
City Springboro
State OH Zip 45066
Telephone (days) 513-394-7159 (eves) 5461
Fax (if available) N/A

3. Applicant is (check one):

Property Owner
 Owner's agent (attach document creating agency)
 City Planning Commission
 Other (Identify) _____

4. Provide an accurate and unambiguous description of all lots or parcels of land for which rezoning is requested below, or attach a separate sheet:

Separate sheet attached dated 5/7/24

5. Identify the existing and requested zoning for each such lot or parcel below, or attach a separate sheet:

See attached

6. State below the reason(s) for each proposed rezoning(s), or attach a separate:

See attached

7. What is the present use of the property for which rezoning is requested?

Residential See attached

8. What is the proposed use of the property for which rezoning is requested:

See attached

9. Attach a list of names and addresses of the owners of each property, any part of which is within two hundred feet (200') of any part of a lot or parcel proposed to be rezoned, as currently listed on the tax records of the Treasurer of Warren County, Ohio.

10. Attach a vicinity map at a scale approved by the City Engineer, accurately showing all property lines of the lot(s) or parcel(s) proposed to be rezoned, all streets providing access, existing and proposed zoning and other relevant features as the City Engineer may require (8-1/2" x 11" page size is preferred).

11. Are the proposed rezoning and the proposed use entirely consistent with the City of Springboro Land Use Master Plan? Yes _____ No. If no, please identify each inconsistency below, and explain why you do not believe the Master Plan should be followed as to these inconsistencies. (Attach additional sheets if necessary):

See attached

Applicant's certification: I hereby certify that the information provided above and within any attachments hereto is true and accurate, to the best of my information and belief. I hereby request the City Planning Commission and City Council to consider this request in accord with applicable laws and officially adopted community plans.

Owner Massey LLC

Douglas A. Massey
Name of Applicant (please print)

Douglas A. Massey
Authorizing Signature

5/7/24

Date

Application to Amend Zoning Map

1. Date of Application: May 7, 2024

2. Applicant Information

Name: Massey, LLC
Address: 500 East Street
Springboro, OH 45066
Phone: 513-594-7159

3. Applicant is: Property Owner

4. Provide an accurate description of all lots or parcels of lands for which rezoning is requested:

- a. Parcel: 0407303012 - currently zoned as Single Family Residential (R-2)
- b. Parcel: 0407303013 – vacant land; currently zoned as Single Family Residential (R-2)

5. Both parcels are currently zoned a 'R-2'. Low Density Residential. We are requesting the parcels be rezoned to a 'CBD' Central Business District zoning.

6. The existing property is situated near the border of the current Central Business District. Our desire is to provide an outdoor event space on the property. We believe the property is well suited for this use given its adjacency to the business district and historic downtown. There are a cluster of R-2 properties immediately surrounding the existing parcels, but existing CBD zoning exists to the south, west, and east (noted on the zoning map as a 3/3/22 change) of the property. Additionally there is an 'O' zoned parcel to the north (noted on the zoning map as a 2/19/15 change).

7. The existing property is zoned 'R-2' residential. There is an existing house on one of the parcels. The second parcel is vacant land.

8. The proposed use is for an outdoor event space. This use would fall under a 'Place of Assembly' use as defined in the zoning code and is a permitted use under the 'CBD' zoning district.

9. A separate spreadsheet is attached.

10. A Vicinity map and property map from the Warren County GIS maps are attached separately.

11. The property is included as part of Policy Area 13, 'Historic Core' in the land use Master Plan. This core consists primarily of a mix of Residential, Commercial, and Mixed Use areas. While the specific parcels are shown as residential in the current land use diagram, mixed use functions are designated immediately across East St. We believe the proposed event space is consistent with the master plan and aligns with the stated future use to "continue to enhance the walkability and character of the area."



WARREN COUNTY
Property Search

Matt Nolan
Auditor

Barney Wright
Treasurer

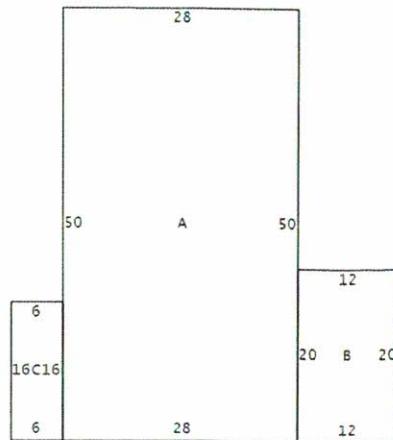
Linda Oda
Recorder

Parcel ID	407303012	Current Owner	MASSEY LLC	Account Number	0549452
Property Address	500 EAST ST SPRINGBORO 45066	Legal Description	0.6750 ACRES	Neighborhood ID	44001
Tax District	5 SPRINGBORO CORP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$325,000	Bedrooms	3
Last Sale Date	04/13/2023	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1400 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1410 sq. ft.
Year Built	1980	Total Living Area	2,810sq.ft.

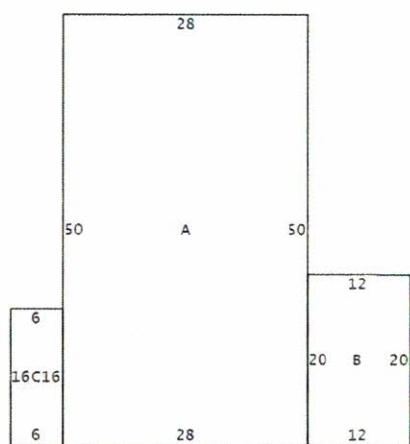
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$31,860	\$11,150
BUILDING	\$174,830	\$61,190
TOTAL	\$206,690	\$72,340
CAUV	\$0	-

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	1400
B	FRAME	DECK	240
C	FRAME	DECK	96

Occupancy	
Construction Year	
Remodel Year 1	
Remodel Year 2	
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	STONE
Exterior	WOOD SIDING
Basement	FULL

1 FAMILY UNIT

1980

0

0

GOOD

\$0.00

\$0.00

STONE

WOOD SIDING

FULL

Finished Basement	920 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	490 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$148,160.00

Special Features

No Special Features Found

Parcel ID

407303012

Current Owner

MASSEY LLC

Account Number

0549452

Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	0.6750	0	\$40,000.00	0	\$40,000.00	0	0	0	0	\$27,000.00



WARREN COUNTY
Property Search

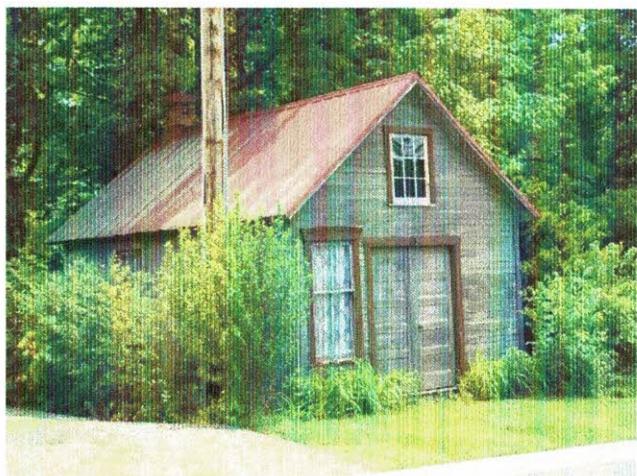
Matt Nolan
Auditor

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Recorder

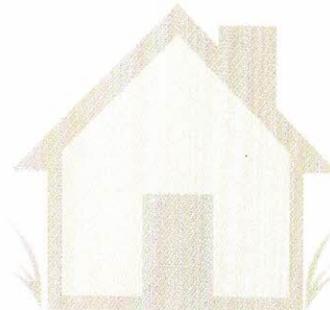
Parcel ID	407303013	Current Owner	MASSEY LLC	Account Number	0508845
Property Address	0 EAST ST SPRINGBORO 45066	Legal Description	0.6286 ACRES	Neighborhood ID	44001
Tax District	5 SPRINGBORO CORP SPRBORO CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8302

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$325,000	Bedrooms
Last Sale Date	04/13/2023	Exterior
Owner Occupied	N	Above Grade Living Area
Homestead Exemption	N	Finished Basement/Attic
Year Built		Total Living Area

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$29,670	\$10,380
BUILDING	\$0	\$0
TOTAL	\$29,670	\$10,380
CAUV	\$0	-

Parcel ID

407303013

Current Owner

MASSEY LLC

Account Number

0508845

Land Records

Method	Front Feet	Depth Feet	Acres	Sq Ft	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	0.6286	0	\$40,000.00	0	\$40,000.00	0		0		\$25,140.00