

Background and Rezoning Process Summary

1405 South Main Street (SR 741)

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

On Thursday, July 17, 2025, Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 16.65 acres of land located at 1405 South Main Street (SR 741) from R-1, Estate-Type Residential District, to PUD-R, Planned Unit Development-Residential. The rezoning is at the request of M/I Homes of Cincinnati, LLC, and would accommodate a 34-unit addition to the developing 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 16.65 acres in area with access and frontage on South Main Street. The subject property is owned by Sandra Calmes and is used as her residence. 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.

The property is zoned R-1, Estate-Type Residential District, having been 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 allowed development and redevelopment to be managed under City codes. Until that time, the City enforced 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 south the developing Northampton subdivision, and 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 to the east, PUD-R to the south coinciding with the existing portion of Northampton, 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, Ashton Woods, and Northampton subdivisions, the City's Heatherwoode Golf Course, and the Springboro Community Schools' main campus. The policy area recommends residential development and redevelopment that conform to the existing character of adjoining neighborhoods. The plan also recommends connecting neighborhoods in the area and improving pedestrian and bicycle access.

The four 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.
- Northampton, 75 units on 35.08 acres, 2.14 units/acre.

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 lots ranging from 8,370 square feet on the southern side of the property to 18,456 square feet on the north side; those lots are permitted in the R-3, Medium-Density Residential District (6,000 square feet and larger), and R-2, Medium-Density Residential District (9,000 square feet and larger) respectively. The average lot size is 11,782 square feet, while the median lot size is 8,370 square feet. The proposed number of homes in the subdivision is 34 that represents a development density of 2.04 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 subdivision proposes 4.79 acres of open space, or 28.7% of the development area. There is no open space requirement in the R-1 District.

If approved, the 16.65-acre parcel would be developed as a third phase of Northampton. In addition to having a common developer, M/I Homes, the subdivision proposed for 1405 South Main Street would share a common main entrance with the developing Northampton subdivision to the south, share that subdivision's homeowner's association, have similar home plans, and be interconnected to it through a secondary access road, Perthshire Drive.

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 March 19 meeting. The plan was reviewed on a preliminary basis also at the April 9 meeting. Property owners within 300 feet of the subject property were notified of the March 19 meeting by courtesy letter. Following the April 9 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 May 14 meeting. The Planning Commission included conditions on the approvals.

The Planning Commission's recommendations are 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, July 17 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 of 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 May 14 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, the applicant will present detailed building design including exterior building materials, vehicle and pedestrian transportation plans, utility infrastructure information, and other project details.

The last step in the PUD approval process is record plan review. Record plans identify the way 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 July 17, you may still forward your comments in writing to City Council for consideration. Please include your name and address for the record. Comments may be sent to the attention of Lori Martin, Clerk of Council, City of Springboro, 320 West Central Avenue, Springboro, Ohio 45066 or faxed to the attention of the Clerk of Council at (937) 748-0815 or by e-mail at lori@cityofspringboro.com.

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).

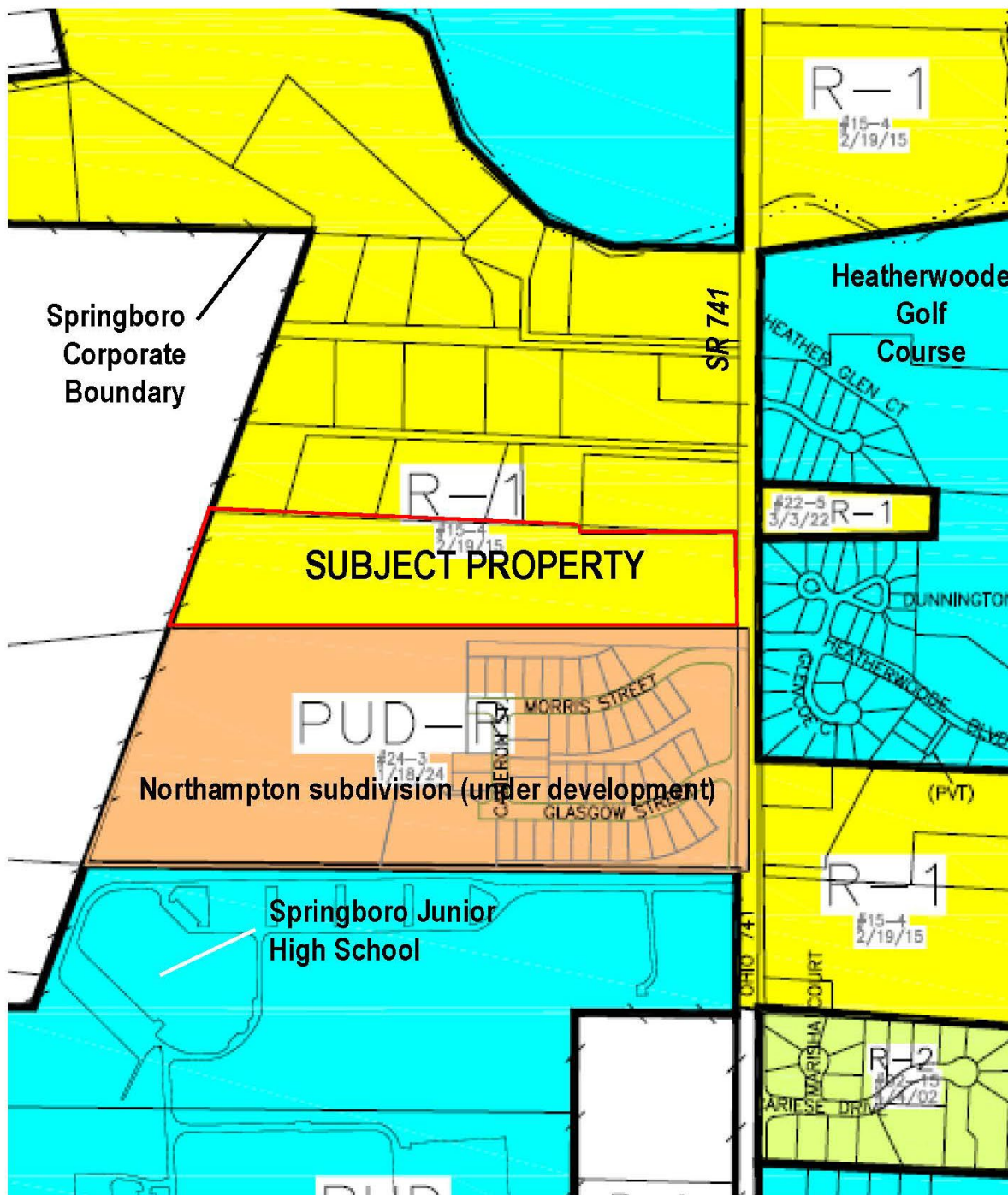


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Subject property is yellow with red border and is currently zoned R-1 District. Areas in light blue are PUD. Area in light brown is PUR-R. Area in light green are zoned R-2 District. Areas with no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