

Chapter 3 – Springboro Annexation Policy

The City of Springboro, as a matter of policy, does not aggressively pursue annexation of surrounding Township property. However, there are occasions where property owners request annexation to the City of Springboro, and we must entertain these requests. In situations where annexation is found by the City to be acceptable and appropriate, the following land use policies should apply with respect to future development of annexed properties:

- Properties located in Washington Township east of Dayton Wright Brothers Airport should allow office and neighborhood retail adjacent to major corridors such as Austin Road and Yankee Road and light industrial adjacent to the existing industrial area. Residential densities should occur in a manner similar to the proposed density of Policy Area 4 that is adjacent to the potentially annexed area.
- Properties located in Clearcreek Township are generally not conducive to annexation for single family residential use due to the cost of the provision of services relative to return. Properties in Clearcreek Township north of S.R. 73 are primarily conducive to single family residential use and density in a traditional subdivision layout as identified in Policy Areas 2, 4, 10 and 12.

Properties currently surrounded by or adjacent to the City that annex into the City should conform to the Policy Area that surrounds or is adjacent to the annexed area. If more than one Policy Area is adjacent to the annexed area, City Council should determine which Policy Area is more conducive to the area annexed. Any Township zoning in the City Limits should be reviewed and rezoned to the most appropriate zoning district available in the City zoning code.

Chapter 4- Implementation

As Springboro continues into its future, there is a continued need to look at opportunities within the City, both reinvestment and preservation. Focusing in on strategies that promote continued property maintenance and reinvestment in key areas will help in the overall continued quality of life in the City that the residents currently expect and enjoy. Properly guiding growth opportunities in key areas (the Easton Farm and Eastbrook Farm) will further the ability of Springboro to remain a viable community with a well rounded balance of residential and non-residential uses. The purpose of this section of the Comprehensive Land Use Plan Update is to provide a description and framework of potentially suitable techniques for implementing this Comprehensive Plan.

Implementation Strategies are elements of a Comprehensive Land Use Plan that establish a “to-do” list that a community must undertake to implement the Policy Area Plans and to provide a high quality of life for its residents and businesses. Strategies and plan elements must be prioritized by the City during the planning process to best focus financial and personnel resources.

The Springboro Comprehensive Land Use Plan strategies are a two pronged planning approach: 1) Preserving and enhancing the existing development and 2) Focusing redevelopment and new development through proactive planning efforts. First and foremost, the City must focus on the following elements in each Policy Area for guidance on preservation, development and redevelopment efforts:

- Preferred Future Characteristics, Actions and Needs
- Preferred Land Uses
- Recommended Densities and Open Space Requirements
- Implementation Recommendations

The following strategies are recommended to assist in the implementation of this Comprehensive Land Use Plan:

Zoning, Plan Documents and Design Guidelines

- Review the Springboro Zoning Code and make appropriate changes to the lists of permitted uses in each affected Zoning District in order to permit the appropriate land uses identified in each Policy Area.
- Review the Springboro Zoning Code and make the appropriate changes to affected zoning districts including recommended residential densities, minimum open space requirements and maximum lot coverage's as identified in each of the Policy Areas.

- Review the Springboro Zoning Code to determine the extent to which regulations need to be modified to implement design guidelines. The purpose of the design guidelines, particularly in residential areas, is to ensure the appropriate infill development as it may occur.
- Continue to refer to and implement existing plans that recommend specific design, preservation and development strategies in various areas of the community.

Development and Infill Development

- Encourage infill development in existing developed areas (including residential subdivisions and applicable areas in the retail corridors on S.R. 741 and S.R. 73). Infill development should reflect the designs and character of the surrounding properties and strive to meet market demand. With respect to residential infill, discussion with residential developers and real estate agents will help to validate the types of housing that are desirable in Springboro and what can be successfully marketed in the City. Particular attention should be focused on Policy Area 6 where vacancies located at the entrance to the community are highly visible (e.g. abandoned gas station at I-75 and S.R. 73, and the former Tom Katz Restaurant).
- Promote and proactively enforce property maintenance requirements.
- Continue to encourage the use of the Planned Unit Development Districts (PUD's) as a zoning tool to facilitate quality redevelopment of larger parcels. Most development efforts will necessitate flexibility in evaluating specific sites relative to design issues, layout, parking requirements, open space preservation, landscaping and other negotiated issues, which can be successfully addressed through the PUD.
- Continue to protect existing residential neighborhoods by controlling densities and restricting the conversion of single-family homes into multi-family units or non-residential businesses where such conversions are not desired.
- Separate incompatible uses through the use of transitional zoning. An example of transitional zoning would be zoning land located between retail uses along S.R. 741 on the Easton Farm property and the residential subdivisions to the west for small-scale office space or higher density residential uses. This can be accomplished through the application of the Planned Unit Development District.
- Revise the Planning and Zoning Code to support a conservation development model that is defined by a minimum of 40% open space, density neutral development density, contiguous and high quality open space and resource—natural, cultural or historic—protection.

Connectivity

- Focus on pedestrian and bicycle connectivity in and between residential neighborhoods and connect those neighborhoods to parks, schools, public services and retail areas to provide alternative methods of transportation other than the motor vehicle. Where direct sidewalk connections are not possible, investigate the potential for a path or trail system, outside of the public right-of-way, to promote connectivity.
- Update the existing zoning code and subdivision standards, where applicable, to reflect pedestrian-friendly development techniques that will promote connectivity and a high quality of life. Based on location (residential area vs. business district), wherever possible, these features should include:
 - Buildings constructed at the sidewalk (zero setback),
 - Street trees and furniture,
 - Appropriate lighting standards, and
 - Pedestrian wayfinding.

Parks, Recreation and Open Space

- The City should develop a Parks, Recreation and Open Space Plan. Such a plan will allow the City to inventory and easily identify existing deficiencies and future needs in greater detail than is possible in a Comprehensive Land Use Plan and will help the City prioritize and plan for long-term improvements.

An effective Parks, Recreation and Open Space Plan should include the following as a minimum:

- Investigate residents' needs and desires for park, recreation and open space facilities;
- Identify existing and potential programming elements;
- Identify options for the development of new green spaces and parks;
- Develop strategies for the reuse and enhancement of existing parks and facilities; and
- Evaluate the potential establishment of year-round facilities.

Analysis of facilities operated by communities that are comparable to Springboro will provide the City with an understanding of the range of potential services, the operating costs of such programming and facilities, and potential strategies for funding capital improvements and operations.

Anticipate Redevelopment Impacts

- Plan for the impacts of redevelopment on existing infrastructure and uses by continuing to monitor and inventory the existing capacities of sanitary sewer, water, and road traffic volumes to properly identify the future impacts of new development on the existing systems.
- Continue to monitor and identify potential deficiencies and properly plan for the impacts of redevelopment on existing City Services (Fire, Police, Road Maintenance, refuse pick up, etc.).

Focus Efforts on Locating New Businesses and the Relocation of Existing Businesses as Needed to Conform to the Land Use Plan

Establish an inventory of the existing vacant buildings in the City. Continually update the City's inventory of existing vacant buildings and properties and establish a strategy for reuse of existing vacant buildings and property. As the amount of available land decreases, the opportunity for businesses to grow and stay in Springboro will also decrease.

