

Background and Rezoning Process Summary

100-150 East Street

Proposed Rezoning from R-2, Low-Density Residential Zoning District, to PUD-R, Planned Unit Development-Residential

On Thursday, December 18, 2025, Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 1.07 acres of land located at 100-150 East Street from R-2, Low-Density Residential District, to PUD-R, Planned Unit Development-Residential. The rezoning is at the request of the City of Springboro, property owner, and would allow redevelopment of the site for single family homes. 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 1.07 acres in area with access and frontage on East Street, East North Street, and East Market Street. An east-west alley bisects the site. The east edge of the subject property is the eastern boundary of the Springboro Historic District, a federally and locally designated historic district. The City purchased the properties in 2024 and 2025; the five homes that were located on the property were demolished by the City after purchase. See Figure 1 on page 4 for an aerial photograph of the subject property and vicinity.

The subject property is zoned R-2, Low-Density Residential District; R-2 District zoning was applied to the site 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 R-3, Medium Density Residential District, a designation that permitted single- and multi-family residential development at a density up to 12 dwelling units per acre.

If approved, the subject property will be redeveloped as single-family homes for first time homebuyers. Four lots will be developed on the north side of the site in the short term, with the remainder developed at a future date. All homes will directly front East Street, East North Street, or East Market Street. The existing east-west alley will remain, and a new north-south alley will be added. Both alleys will provide rear-yard access to accessory garages on each lot. The design standards for the redevelopment will mimic those of the Historic District. Additional information on the Historic District review process is provided below.

Adjacent land uses include Springboro United Methodist Church (60 East North Street) to the northwest; the parking lot for the Springboro Eagles to the north; single-family residential to the east, south, and west; to the southeast a vacant former church building (145 East Market Street); a multiuse building (205 East Street) in the former township building to the southwest that is occupied by White Dove Circle of Light spiritual center and Springhouse Architects; the Methodist Church/City parking lot to the west and Reveals Truth Tabernacle church (135 East Street). Adjacent zoning includes R-2 District to the northwest, north, east, south, and west; CBD, Central Business District, zoning can be found to the southeast and southwest. Figure 2 on page 5 for zoning for the subject property and vicinity.

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 characteristics. Policy Area 13, Historic Core, includes the subject property and others on East Street and South Main Street. The policy area recommends, among other actions, maintenance of the historic character and identity of the policy area through enforcement of the design guidelines to ensure property maintenance, infill, and new development are conducive to the policy area's design and atmosphere, and providing a mix of residential, service, and retail businesses to ensure a lively and interactive district.

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-2 District, with respect to permitted land uses, development and design standards—development densities, building setbacks, building heights and building materials—and other matters. In this case, the City is requesting PUD zoning to provide a development density of 7.46 dwelling units per acre, higher than is permitted in the R-2 District (4.0 units per acre), or the CBD (6.0 units per acre), while limiting future redevelopment to residential uses only (the CBD allows stores, offices, churches, schools, and other uses more). The City is requesting that the 25% open space requirement for this redevelopment, a provision required for all residential PUDs, be waived. Three small City parks are located within 1,100 feet of the subject property. Providing up to 11,650 square feet of open space (25% of the site) would prohibit redevelopment of the site as proposed and would be inconsistent with the goals of the redevelopment to provide as many first-time homebuyer housing units as possible into the Historic District setting. As stated in the PUD Code, Section 1266.01, Intent and Objectives, “It is the intent of this chapter to accommodate creative and imaginative [PUDs] and to permit...innovations in land development that are in the best interest of the City..., in situations where conventional zoning is inappropriate or unduly restrictive. In order to accomplish this intent, it is the purpose of a PUD District to permit, in a carefully-designed development, a variety of uses and/or dwelling types, and to permit the flexible spacing of lots and buildings, the conservation of natural features of the landscape, the provision of accessible and enjoyable open spaces, and the provision of a necessary complement of community and neighborhood facilities.”

Since the subject property is in the Historic District, approval by the Architectural Review Board (ARB), a City Council-appointed board, is required for the redevelopment. All five buildings on the subject property were protected as contributing structures; their demolition was reviewed and approved by the ARB. The now-vacant properties retained that protected status. New construction such as the proposed as part of these agenda items will need to be approved by the ARB as part of its Certificate of Appropriateness review process. The ARB will use the Historic Design Standards for New Construction chapter to evaluate this proposal; that chapter promotes construction like those found elsewhere in the Historic District but in contemporary terms. Examples of new construction built under these standards include SPARC and Go at 320 South Main Street, and additions to 220, 400, and 535 South Main Street. Once complete, all changes to the residences built on the redevelopment site that result in a change to the exterior appearance of buildings/sites in terms of materials, color, or outward appearance including new construction will need to be reviewed by the ARB through the Certificate of Appropriateness approval process.

Where Things Are Presently

In response to the application filed by the City of Springboro, the Springboro Planning Commission reviewed the application for rezoning and general plan approval beginning at the October 8 meeting on a preliminary basis. The Planning Commission approved the rezoning and general plan at their November 12 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, December 18, 2025 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, a sign was posted on the property, and a Public Hearing notice was placed in the Springboro Star Press on November 13 as well as Code-required posting locations in the City.

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 November 8 meeting.

Following rezoning/ general plan 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 ARB's review under the Certificate of Appropriateness process described above will take place at this time.

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 December 18, you may still forward your comments in writing to City Council. 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.

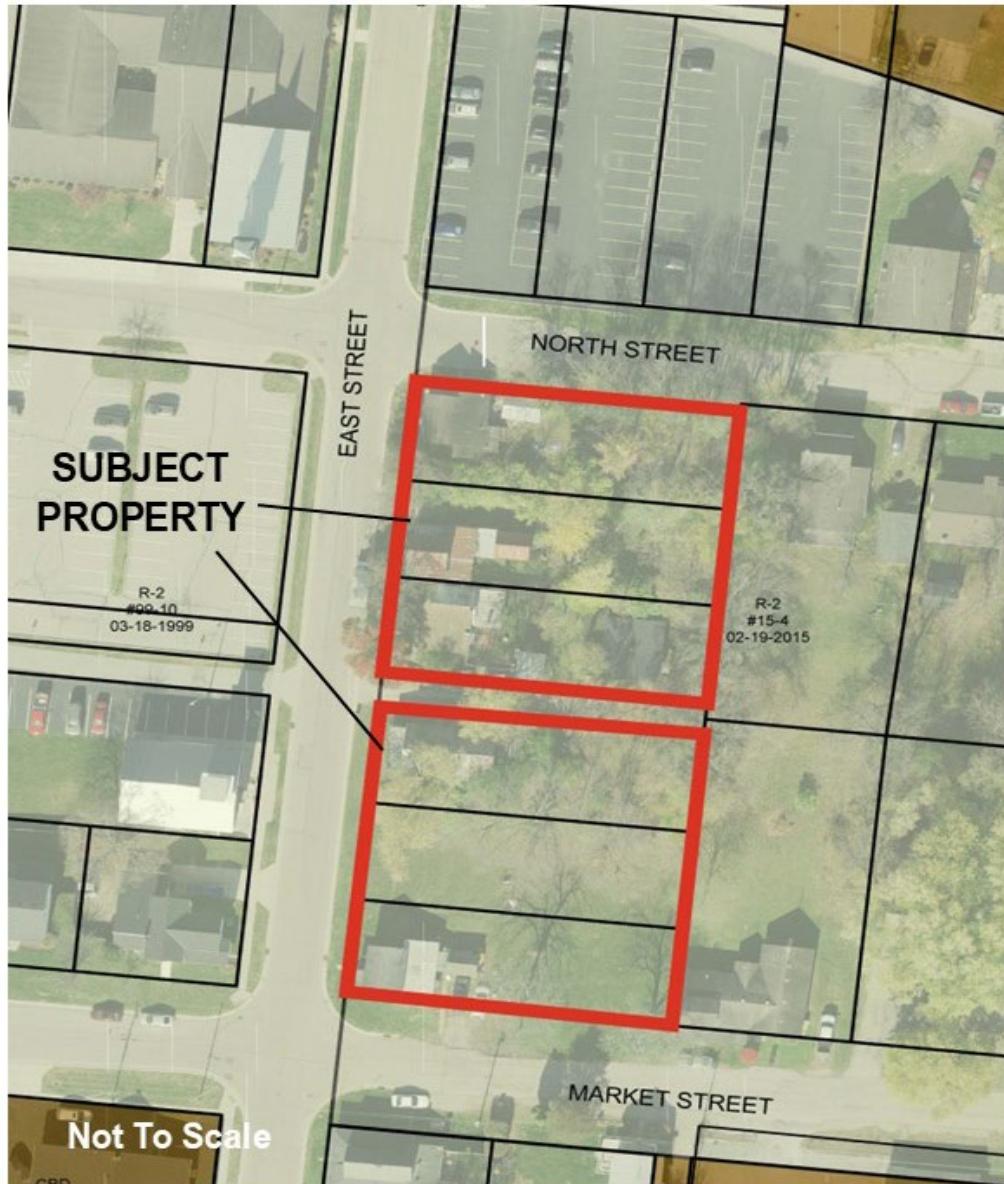


Figure 1. The aerial photograph above shows the location of the proposed rezoning subject property in red. Image courtesy of the Warren County GIS Department (2020).

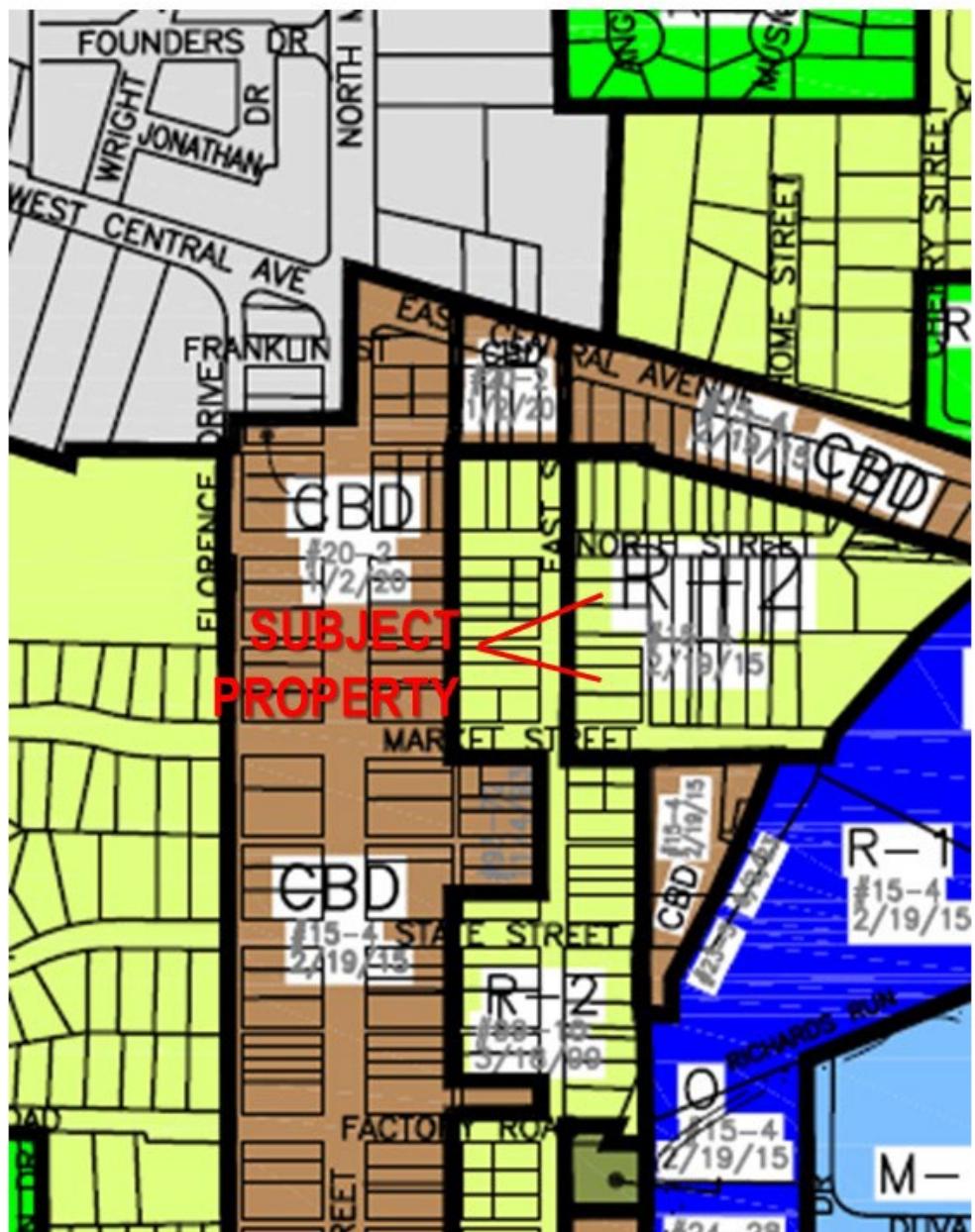


Figure 2. The exhibit above indicates the location of the subject property and adjacent zoning districts. Subject property is light green and is currently zoned R-2 District. Most of the Historic District is zoned CBD, Central Business District. North is at the top of the image. Image not to scale.