

Background and Rezoning Process Summary

South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive

Proposed Rezoning from M-1, Light Manufacturing District, to M-2, Heavy Manufacturing District, from PUD-O, Planned Unit Development-Office, to M-2 District, and from R-1, Estate-Type Residential District, to M-2 District

On Thursday, February 5, 2026 Springboro City Council will conduct a Public Hearing regarding an application to rezone approximately 12.123 acres of land located on the west side of South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive. The rezoning is at the request of High Concrete Technology, LLC, property owner, with Pete Battaglia, PE, of LJB, Inc., agent. 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

The subject property is approximately 12.123 acres of land, comprised of four separate parcels, on South Richards Run Road from East Central Avenue (SR 73) to Duvall Drive. The applicants are requesting rezoning to M-2, Heavy Manufacturing District, to consolidate zoning for company-owned property, and to accommodate expansion of the concrete plant east of current operations.

The proposal includes the rezoning of the following parcels; descriptions correspond to Figure 1 on page 3 of this summary:

- The rezoning of an undeveloped 1.486-acre site, labeled rezone parcel A, from R-1, Estate-Type Residential District, to M-2 District. This site was the location of a home prior to the construction of South Richards Run Road. This land is part of a larger 20.007-acre site that is already largely zoned M-2 District and includes High Concrete's existing plant, processing, and storage areas.
- A 2.886-acre area, labeled rezone parcel B, on the northeast corner of Mound Park Drive and Duvall Drive from M-1, Light Industrial District, to M-2 District. This land is also part of the 20.007-acre parcel described for rezone parcel A; it is the site of a small High Concrete building and off-street parking.
- The rezoning of 7.751 acres of land, labeled rezone parcels C-D, from PUD-O, Planned Unit Development-Office, to M-2 District. This site is mostly undeveloped but includes a High Concrete vehicle storage area at the northwest corner of Duvall Drive and South Richards Run Road.

The M-2 District is established in the Planning and Zoning Code "...to provide land for major manufacturing, processing, storage and warehousing, and research and testing establishments which require large sites, extensive community services and facilities, ready access to regional transportation, [and that] generate heavy traffic and create no nuisance discernable beyond the district." In addition to the description above, uses permitted in the district include vehicle repair, offices, business service establishments, kennels and dog day care facilities, hospitals, public recreation, essential services (utilities, public facilities), garden centers, and accessory uses and structures. The M-2 District requires large lots with corresponding large setbacks. Buildings up to 40 feet in height are permitted, with 55 feet permitted for uninhabited structures. The M-2 District includes most of High Concrete's operation as well as Mound Steel's facility to the southeast.

Adjacent land uses include the remainder of the High Concrete operation to the west, to the north on the north side of East Central Avenue the common space, entrance, and south-most homes in the Richards Run subdivision; to the east on the east side of South Richards Run Road the South Richards Run Business Park (Irongate Realty, Imagination Station daycare, offices, Empowered Community Services), and undeveloped City-owned land; and to

the south the City of Springboro Public Service Garage, and the Mound Steel operation to the southwest. Adjacent zoning includes M-2 District to the west and southwest, PUD corresponding to the Richards Run subdivision, PUD-MU, Planned Unit Development-Mixed Use, corresponding to the South Richards Run Business Park, PUD-O, Planned Unit Development-Office, corresponding to the City-owned land to the southeast and a portion of the City service operation to the south, and M-1 District to the south corresponding to the remainder of the City service operation. See Figure 2 on page 4 for an aerial photograph of 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 14, South Richards Run Corridor, includes the subject property and others in the vicinity. The master plan recommends, among other actions, infill development around the existing High Concrete operation, the use of South Richards Run Road as a bypass to South Main Street to reduce traffic congestion and heavy truck traffic there, and the development of other areas as office. The plan also encourages landscaping and design standards that coordinate building and lot design, with other portions of the policy area developing with non-industrial operations.

Where Things Are Presently

In response to the application filed on behalf of High Concrete the Springboro Planning Commission reviewed the application for rezoning at its December 17, 2025 meeting on a preliminary basis. Property owners within 300 feet of the subject property were notified by mail of the review. Following that review, the Planning Commission motioned to amend the agenda and authorized the rezoning request to be added to the meeting agenda for final approval. The Planning Commission then approved the rezoning request. Materials submitted by the applicants, staff comments, agendas, and additional information have been made available to the public through the City's website.

The Planning Commission's action was a *recommendation*. 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, February 5th to hear comments from all parties interested in the rezoning. All property owners within 300 feet of the property line for 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 all 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.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on February 5th, 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.

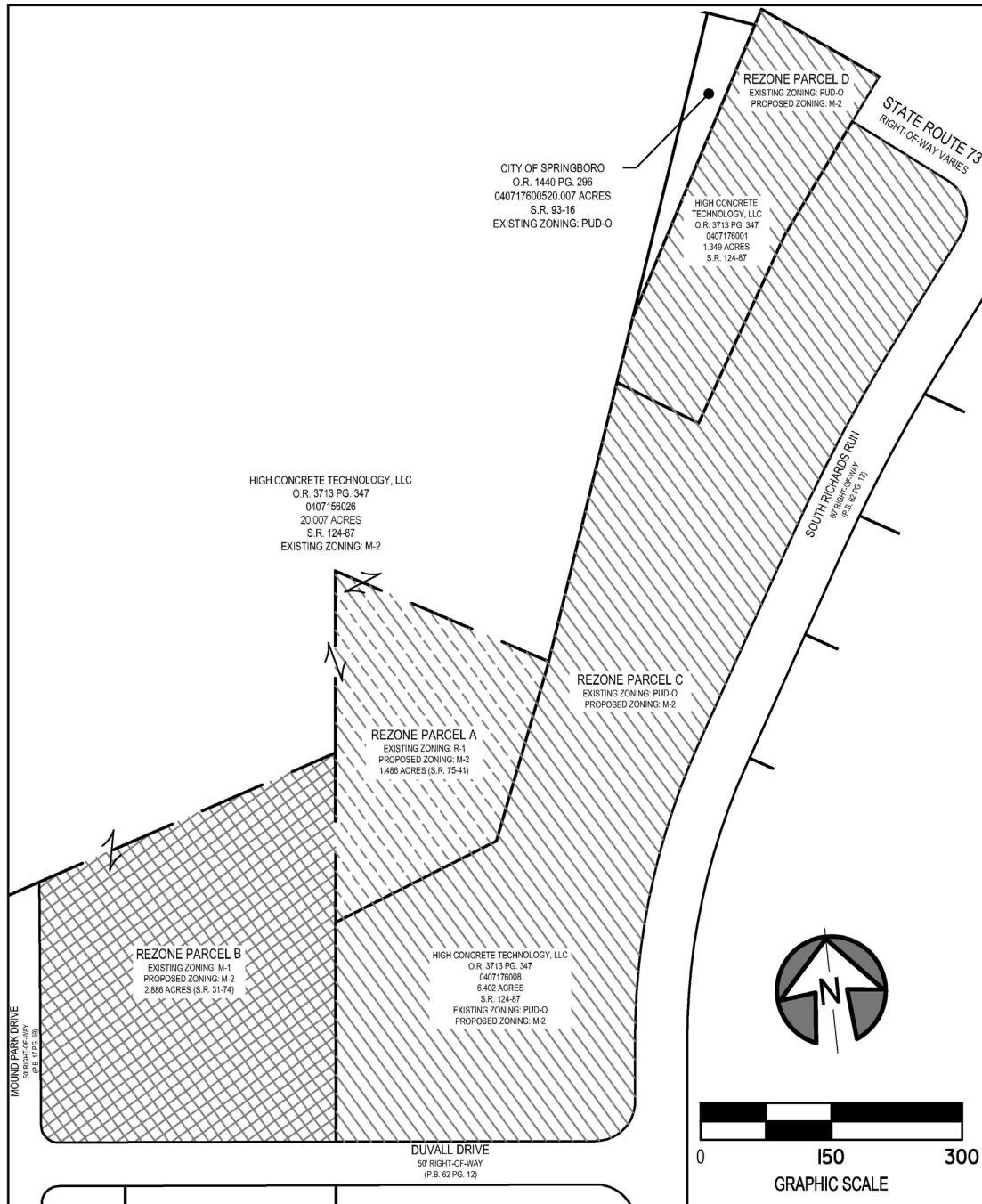


Figure 1 above shows the location and site information for the four rezone parcels subject to the Public Hearing.
Source: High Concrete application.

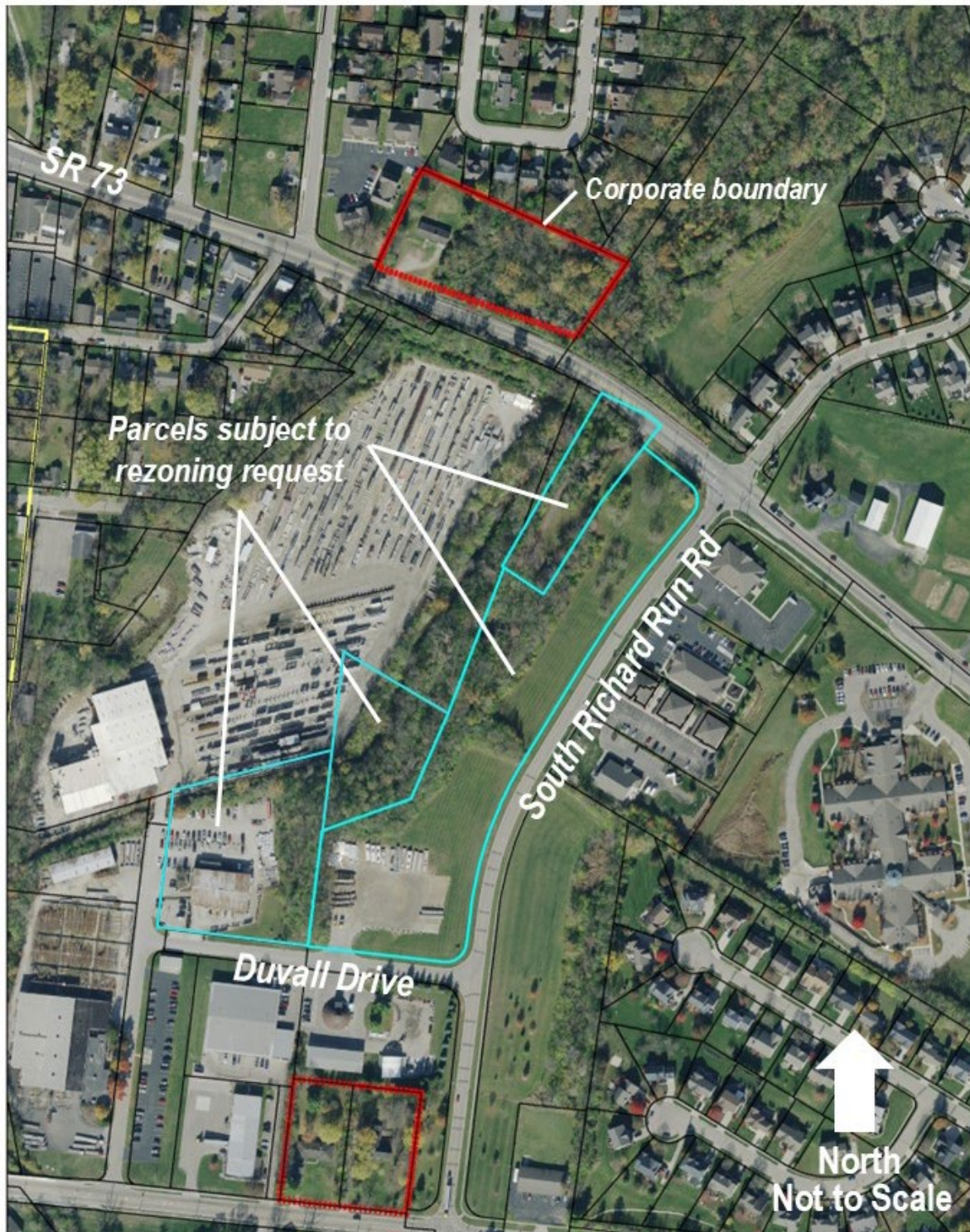


Figure 2 above shows the location of the subject property and vicinity. Image courtesy of the Warren County GIS Department (2020).