



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

CEDA Regional Planning Commission

Date: 6/11/24

To: The City Commission

From: CEDA Regional Planning Commission

Subject: CPB Rezoning 24-CEDA-03

Request: The applicant is requesting to rezone 3000 E Main St (Parcel 3050700023408001) from I-2, Springfield Township zoning district and City EECPOD, Eastern Edge Corridor Plan Overlay District to a CC-2, Community Commercial District with a Commercial Arterial Sign District.

The following motion was made at the regular CEDA Regional Planning Commission meeting on 6/6/24

Motion by Mr. Sheerin to recommend approval of the applicants request to rezone 3000 E Main St (Parcel 3050700023408001) from I-2, Springfield Township zoning district and City EECPOD, Eastern Edge Corridor Plan Overlay District to a CC-2, Community Commercial District with a Commercial Arterial Sign District. Seconded by Mr. Wear.

YEAS: Mr. Wear, Mr. Sheerin and Mr. Rogers.

NAYS: None.

ABSTAIN: None.

Motion Motion Approved.

Vaidehe Agwan
City Planner
City of Springfield, Ohio

Attachments: Staff Report
Application and Attachments

Copy: City Manager's Office

The CEDA Regional Planning Commission met this 6th day of June, 2024 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Theresa Hartley Lorin Wear Greg Rogers Tim Sheerin

Resolution 2024-008

Resolution CEDA 2024-008: To recommend approval of Case # 2024-Z-01 to rezone 3000 E Main St from I-2, Springfield Township zoning district and City EECPOD, Eastern Edge Corridor Plan Overlay District to a CC-2, Community Commercial District with a Commercial Arterial Sign District and City EECPOD, Eastern Edge Corridor Plan Overlay District.

Mr. Sheerin moved to accept resolution CEDA-2024-008 as presented.

Mr. Wear seconded the motion, and the roll was called for its passage, the vote resulted as follows:

Mr. Rogers, Yes Mr. Sheerin, Yes Mr. Wear, Yes

I, J. Alex Dietz, Secretary for CEDA Regional Planning Commission, do hereby certify that the above is a true and correct copy of a motion as recorded, under the date June 6, 2024.



J. Alex Dietz, Secretary

copy: file

City of Springfield

STAFF REPORT

TO: CEDA Board
PREPARED BY: Vaidehe Agwan

DATE: May 20, 2024
SUBJECT: Case # 24-CEDA-03

GENERAL INFORMATION:

Applicant: Scott Wright, 7550 Paragon Rd. Dayton, OH 45459

Owner: Springfield Properties Inc. 7550 Paragon Rd. Dayton, OH 45459

Purpose: The applicant is requesting to rezone 3000 E Main St (Parcel 3050700023408001) from I-2, Springfield Township zoning district and City EECPOD, Eastern Edge Corridor Plan Overlay District to a CC-2, Community Commercial District with a Commercial Arterial Sign District and City EECPOD, Eastern Edge Corridor Plan Overlay District.

Location: Parcel # 3050700023408001

Size: 19.64 acres

Existing Land Use: I-1, Light Industrial, Springfield Township and City EECPOD, Eastern Edge Corridor Plan Overlay District

Surrounding Land use And Zoning: North: I-1, Springfield Township.
South: City RS-5, Low Density Single-Family Residence District.
City CC-2, Community Commercial District.
City EECPOD, Eastern Edge Corridor Plan Overlay District
East: I-1, Springfield Township
West: City RS-5, Low Density Single-Family Residence District.
City CC-2, Community Commercial District.
City EECPOD, Eastern Edge Corridor Plan Overlay District

Applicable Regulations: Chapter 1118 and 1174.

File Date: April 4, 2024

BACKGROUND:

The property was annexed into the city in 2017 and has retained its township zoning with a city overlay district. Over the years, the property has gone through some permitting processes. A portion of the parcel's frontage was developed into retail while a self storage and special vehicle storage was developed in the rear. The current applicable zoning districts are Springfield Township I-1 and City EECPOD, Eastern Edge Corridor Plan Overlay District. The property has gone through a total of 4 variance requests for EECPOD district requirements in 2017, 2018, 2021 and 2023. There is an existing wireless communication tower/ facility in the rear as well. The parcel was recently split to separate the Dollar Tree from the rest of the parcel. There is a Rail Line to West of the parcel and a city sewer easement- water line running across the frontage of the parcel which has posed some challenges to development of the remaining parcel frontage. The property does not have a sign district overlay.

ANALYSIS:

While the current zoning district I-2 allows for the current uses, the proposed CC-2 district matches the current uses and will not cause hardship in the use of property for commercial purposes.

The Clark County Comprehensive Plan shows this future character area as "Mixed Use Low Intensity" and light commercial uses, mixed or office uses are envisioned for the subject parcel, and will complement surrounding uses.

The proposed CC-2 district will provide locations for the development of community shopping and business areas which serve a major segment of the community population. In addition to a variety of retail goods and services, these areas may typically feature a number of large traffic generators that require access to major thoroughfares. While these areas are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities as specified. Access to this district should be directly from an arterial or collector street.

E National Rd is classified as State Road 40 and 100' wide primary arterial right of way by the Clark County Thoroughfare Plan. The parcel has a sewer and water line at the parcel's frontage. There is a rail line to the West of the parcel. A water line running N-S is also present near the East parcel line.

Since the property does not have a sign district overlay, the proposed commercial arterial sign district will ensure guidance to all new signs. Any pre-existing signs can continue their use and will be legal non-compliant. The existing structures are also considered as legal non-compliant and the storage in rear will require a conditional use permit in future, if proposed for expansion of self storage facility.

The Eastern Edge Corridor Plan for East National Road was adopted by the City Commission in 2008 (Resolution 143-08) and is also applicable to the property under current zoning regulations. The owner/applicant wishes to keep the overlay district and plans on proposing future developments to comply with its requirements, although it was not mentioned in the application.

If proposed rezoning is approved, any new development will have to comply with the screening, parking, fencing and setback requirements of CC-2 district requirements and commercial arterial sign district requirements.

The owner or developers should make sure of any easements prior to development of the parcel. Any new structures proposed will have to be reviewed for compliance with setbacks, height, parking and other code requirements by filing permits with the city building regulations division.

Returned reports from City Staff:

City Manager's Office:	Recommends approval.
City Service Department:	Recommends approval.
City Police Department:	Recommends approval.
City Fire Department:	Recommends approval.
City Building Division:	Recommends approval.
City Code Compliance Division:	Recommends approval.
City Planning & Zoning Division:	Recommends approval. The surrounding areas have a community commercial zoning district and the proposed rezoning will complement the surroundings. Since the site has pre existing structures, and uses, they will be a legal non-compliant condition. Any future new uses or development on parcel will have to comply with CC-2, EECPOD district and commercial arterial sign district requirements. The request will have to be approved by the City Commission before any permits can be reviewed for the site. Code compliance has an active case at location for parking a shipping container on gravel and a banner installed without a temporary sign permit. The rezoning request will bring property up to code for future zoning code compliance inspections.

STAFF RECOMMENDATION:

Based on above analysis and staff comments, the staff recommends approval of applicant's request to rezone 3000 E Main St (Parcel 3050700023408001) from I-2, Springfield Township zoning district and City EECPOD, Eastern Edge Corridor Plan Overlay District to a CC-2, Community Commercial District with a Commercial Arterial Sign District and City EECPOD, Eastern Edge Corridor Plan Overlay District.

Note: The request will require final approval from the City Commission.

ATTACHMENTS:

1. Vicinity and zoning map.
2. Application



Current Zoning

Case # 24-CEDA-03 3000 E Main St - Rezoning

N



Annexation

Case # 24-CEDA-03 3000 E Main St - Rezoning



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

CEDA Board

Case Review and Comment Sheet

Date Transmitted: May 13, 2024

CEDA Meeting Date: June 6, 2024

Transmitted by: Vaidehe Agwan

1. Case Number and Application Type:

Case # 24-CEDA- 03

2. Project Name and Description:

The applicant is requesting to rezone 3000 E Main St from I-2, Springfield Township zoning district to a CC-2, Community Commercial District with a Commercial Arterial

3. Address of Subject Property:

Parcel #3050700023408001

4. Existing Use of Property:

Self Storage Facility

5. Please check one of the following and provide comments below:

☒ Recommend approval No objection

☐ Recommend denial

----- Or -----

6. Please send recommendation and comments to:

Vaidehe Agwan at vagwan@springfieldohio.gov or 937 324 7629

Cheyenne Shuttleworth at cshuttleworth@springfieldohio.gov

Please send recommendation and comments by: **May 20, 2024**

☐ CMO: Robert Bruno
☒ Building Division: Brandon Gill
☒ Fire Department: Brian Leciejewski
☐ Service Department: Chris Moore Police
☒ Department: Mike Kranz
☒ Code enforcement Division: Kim Fultz

For Alley Vacation Requests only:

☐ Columbia Gas of Ohio
☐ Ohio Edison- First Energy Corp.
☐ Spectrum
☐ AT & T



PLANNING AND ZONING

FOR OFFICE USE ONLY	
Meeting Date:	6/6/24
CASE # (CWRQ):	414/24
DATE RECEIVED:	4/4/24
CASE # (BOARD MEETING):	24-CEDA-03

City Planning Board Application

1. Please select application request:

A <input checked="" type="checkbox"/>	Rezoning/ Amending Zoning Map	S.C.O. 1174	\$285.00	S.C.O. 1174
B <input type="checkbox"/>	Amending development plan/site plan	S.C.O. 1174, 1140, 1129, 1126	\$285.00	S.C.O. 1174
C <input type="checkbox"/>	Plat approval and/or site plan approval for subdivision	S.C.O. 1213	Preliminary and/or Combined \$300 + \$10/lot + \$750 Final \$300 + \$750	S.C.O. 1213
D <input type="checkbox"/>	Public Right of Way Vacation	S.C.O. 905	Residential public ROW \$90 Commercial public ROW \$180	S.C.O. 905

2. Please state reasons for the application and provide project summary (attach separate sheets if required):

THE PROPERTY WAS ANNEXED INTO THE CITY IN 2017 AND THE ZONING/SIGN DISTRICT WAS NEVER ESTABLISHED.

3. Property parcel number(s) or address: # 3050700023408001

3000 EAST MAIN ST SPRINGFIELD, OH 45503

4. Total parcel area (acres/sq.ft.): 19.640

5. Property owner(s):

Name: SPRINGFIELD PROPERTIES, INC
Address: 7550 PARAGON RD DAYTON OH 45459
Email: ehurdick@donwrightrealty.com
Phone: 937-475-5383

6. Applicant: ☒ Owner (same as 5) ☐ Tenant ☐ Agent

Name: SCOTT WRIGHT
Address: 7550 PARAGON RD, DAYTON, OH 45459
Email: SWRIGHT@DONWRIGHTREALTY.COM
Phone: 937-432-9000

7. Zoning and land use (not applicable for D):

Existing zoning district	Existing use	Proposed zoning district	Proposed use
<u>—</u>	<u>SELF-STORAGE</u>		<u>SELF-STORAGE</u>

8. Plat approval for subdivision (only applicable to C):

Please check one: ☒ Commercial ☐ Residential ☐ Industrial
☐ Mixed use

Proposed timeline of project (attach additional table/pages if necessary): _____

Total number of lots or outlots: _____

Proposed area to be dedicated to right of way: _____

Lineal feet of street: _____ major _____ minor

Area dedicated for public purposes (open spaces, green spaces, etc., if applicable): NA

Typical lot size: _____ width _____ depth

Number of lots: _____ Residential _____ Commercial _____ Industrial

Area reserved for: _____ Residential _____ Commercial _____ Industrial

Are public utilities available in the area? ☐ Sanitary sewer ☐ Water

☐ Storm damage

Is any part of the project within the area flooded in the 1913 flood? _____

Is the project within the FEMA flood area? _____

Homeowners association? _____

Typical dwelling details (optional)

Stories _____ Rooms _____ Size _____

Garage: ☐ Attached ☐ Detached ☐ None

9. Signatures

Please notarize before signing document: I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

[Signature]
Owner signature

4/4/24
Date

Scott Wright
Typed or printed name of owner

[Signature]
Applicant signature

4/3/2024
Date

ERIC M. BURDICK
Typed or printed name of applicant

State of Ohio, County of Montgomery. The foregoing instrument was
acknowledged before me on 4/3/24 by Eric M. Burdick
(Person acknowledged or applicant)

Notary public seal and signature:

Valerie Anne Kaplan



VALERIE ANNE KAPLUN
Notary Public, State of Ohio
My Commission Expires 02-03-29

My commission expires: Feb. 3, 2029

10. Checklist and exhibits

- ☐ Proof of ownership
- ☐ Fees must be submitted with the application or by the application deadline
- ☐ Metes and bounds legal description or subdivision and lot number description can be obtained from the A.B. Graham Building. Not applicable for public right of way applications
- ☒ Rezoning request statement, only applicable to option A
- ☐ Amendment of plan statement, only applicable to option B
- ☐ Site plan, only applicable to option B and C
- ☐ Preliminary or final subdivision plat, only applicable to option C
- ☐ Vacating public right of way statement, only applicable to option D
- ☐ Please attach maps showing location and extent of public right of way to be vacated, if applying for option D
- ☐ Please send completed application to zoning@springfieldohio.gov

Zoning Application

Zoning Division <zoning@springfieldohio.gov>

Wed 3/20/2024 7:09 AM

To: Eric Burdick <eburdick@downrightrealty.com>

Cc: Jill Allen <jallen@springfieldohio.gov>

1 attachments (73 KB)

City-Planning-Board-Application.pdf

Good afternoon,

The property owner at 3000 E. Main St. is wanting to get a sign permit and/or temporary sign permit. The property was annexed into the city in 2017 and the zoning/ sign district was never established. A CC-2 zoning district and Commercial Arterial Sign District would be recommended by City Staff, please see the attached links.

Chap. 1155. Sign Requirements (look for Commercial Arterial in the Table)

Chap. 1118. CC-2 Community Commercial District.

Please see the attached application to establish a zoning and sign district.

Planning and Zoning Division

Community Development Department

City of Springfield

76 E High St

Springfield OH 45502

(937)-324-7629

[Planning and Zoning Webpage](#)



Re: Zoning Application - Springfield Storage 3000 East Main Street

Zoning Division <zoning@springfieldohio.gov>

Fri 3/22/2024 6:48 AM

To:Eric Burdick <eburdick@donwrightrealty.com>

Cc:Matt D. Rauch <mattr@donwrightrealty.com>;Scott Wright <scott@donwrightrealty.com>;Jill Allen <jallen@springfieldohio.gov>

Hello Eric,

The current sign can be used as it is existing, and can be replaced by same materials and supporting structures.

It cannot be increased in dimensions, height or changed in type (such as converting it to digital/animated sign).

Any face change or alterations will require a sign permit application filed with the building division.

Any new signs will have to conform to current city regulations.

Thank you..

On Thu, Mar 21, 2024 at 11:23 AM Eric Burdick <eburdick@donwrightrealty.com> wrote:

Good afternoon,

I just want to confirm that our current sign will be able to remain in its current size and position and will not be affected by any new regulations as stated in 1155.07 (d) (1) Additional Regulations - All signs which are not obsolete and which are or become non conforming by adoption of these regulations, shall be permitted to remain as non conforming signs. Please see attachment.

Sincerely,

E.M. Burdick
937.657.7917

From: cshuttleworth@springfieldohio.gov <cshuttleworth@springfieldohio.gov> on behalf of Zoning Division <zoning@springfieldohio.gov>

Sent: Wednesday, March 20, 2024 6:59 AM

To: Eric Burdick <eburdick@donwrightrealty.com>

Cc: Jill Allen <jallen@springfieldohio.gov>

Subject: Zoning Application

Good afternoon,

The property owner at 3000 E. Main St. is wanting to get a sign permit and/or temporary sign permit. The property was annexed into the city in 2017 and the zoning/ sign district was never established. A CC-2 zoning district and Commercial Arterial Sign District would be recommended by City Staff, please see the attached links.

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STORAGE
R.V. - BOAT - CAMPER
(937) 474-8122

