



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Date: 4/8/25
To: The City Commission
From: City Planning Board
Subject: CPB Rezoning 25-Z-07

Request: The applicant is requesting to rezone 0 Saint Paris Pike (parcel 3200200001000138) from RS-5 - Low Density Single-Family Residence District to RM-12 - Low Density Multi-Family Residence District for the purpose of multifamily residence.



The following motion was made at the regular City Planning Board meeting on 3/10/25

Motion by Mr. Hunter to recommend approval of applicant's request to rezone 0 Saint Paris Pike was seconded by Mr. Wallace.

YEAS: Mr. Spencer, Mr. Wear, Mr. Wallace, Mr. Kane, Mr. Hunter, Mr. Soles
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

STAFF REPORT

TO: City Planning Board

DATE: April 4, 2025

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning 25-Z-07

GENERAL INFORMATION:

Applicant:	SADAP LLC, 2630 Kilkenny Ct, Springfield, OH 45503
Owner:	CASTO Communities, 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215
Requested Action:	The applicant is requesting to rezone property from RS-5 - Low Density Single-Family Residence District to RM-12 - Low Density Multi-Family Residence District for the purpose of multifamily residence.
Location and acreage:	3200200001000138 and 15.43 acres.
Land Use and Zoning:	RS-5 - Low Density Single-Family Residence District, undeveloped.
Surrounding Land Use and Zoning:	North: RS-5 - Low Density Single-Family Residence District and Moorefield Township. South: RS-5 - Low Density Single-Family Residence District and CC-2A Shopping Center District. East: RS-5 - Low Density Single-Family Residence District. West: Moorefield Township.
Applicable Regulations:	S.C.O. Chapter 1111 and 1113
File Date:	March 17, 2025

Background:

The applicant wishes to rezone subject parcel from low density residential to high density multifamily residential district. The subject parcel is currently vacant and part of FEMA flood zones.

Analysis:

The current zoning of RS-5 allows for single family developments, but the applicant wishes to have 2 story walk up apartments with amenities. For this use applicant wishes to rezone

STAFF REPORT

property to RM-12 District. Rm-12 District allows for low rise multifamily dwellings.

The Clark County Comprehensive Plan of 2018 shows this future character area as "Mixed Use Low Intensity; Parks and Recreation". Multifamily residential development will complement the surroundings.

The subject parcel can have a maximum of 246 units (Chapter 1150.01 (a) *7; 1 dwelling unit per 2725 sq.ft. of lot area). Any buildings cannot exceed height of 35'.

N Bechtle Ave and St Paris Pike are classified as 80' wide secondary arterial public right of way. It will be the owner's responsibility to locate any utility easements prior to any new construction or development of parcel. Any structures proposed or intended to be occupied for any use will have to be reviewed for compliance with zoning requirements as well as building regulations.

Returned reports from City Staff:

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Recommends approval.

City Building Regulations Division: Recommends approval.

City Code Enforcement Division: Recommends approval. No objections.

City Police Department: No comments received.

City Planning/ Zoning Division: Recommends approval. The rezoning to RM-12 is recommended approval. Any conditional uses will need approvals from board of zoning appeals. Parts of property are within FEMA flood zone (with a 0.2 PCT chance of annual flood hazard) and AE FEMA Flood Zone (a high-risk flood area with a 1% annual chance of flooding). Any new development will need floodplain development permit application. It will be the owner's responsibility to locate any utility easements prior to any new construction or development of parcel. Any structures proposed or intended to be occupied for any use will have to be reviewed for compliance with zoning requirements as well as building regulations.

Staff recommendation:

Overall staff recommendation is approval of applicant's request to rezone property from RS-5 -

STAFF REPORT

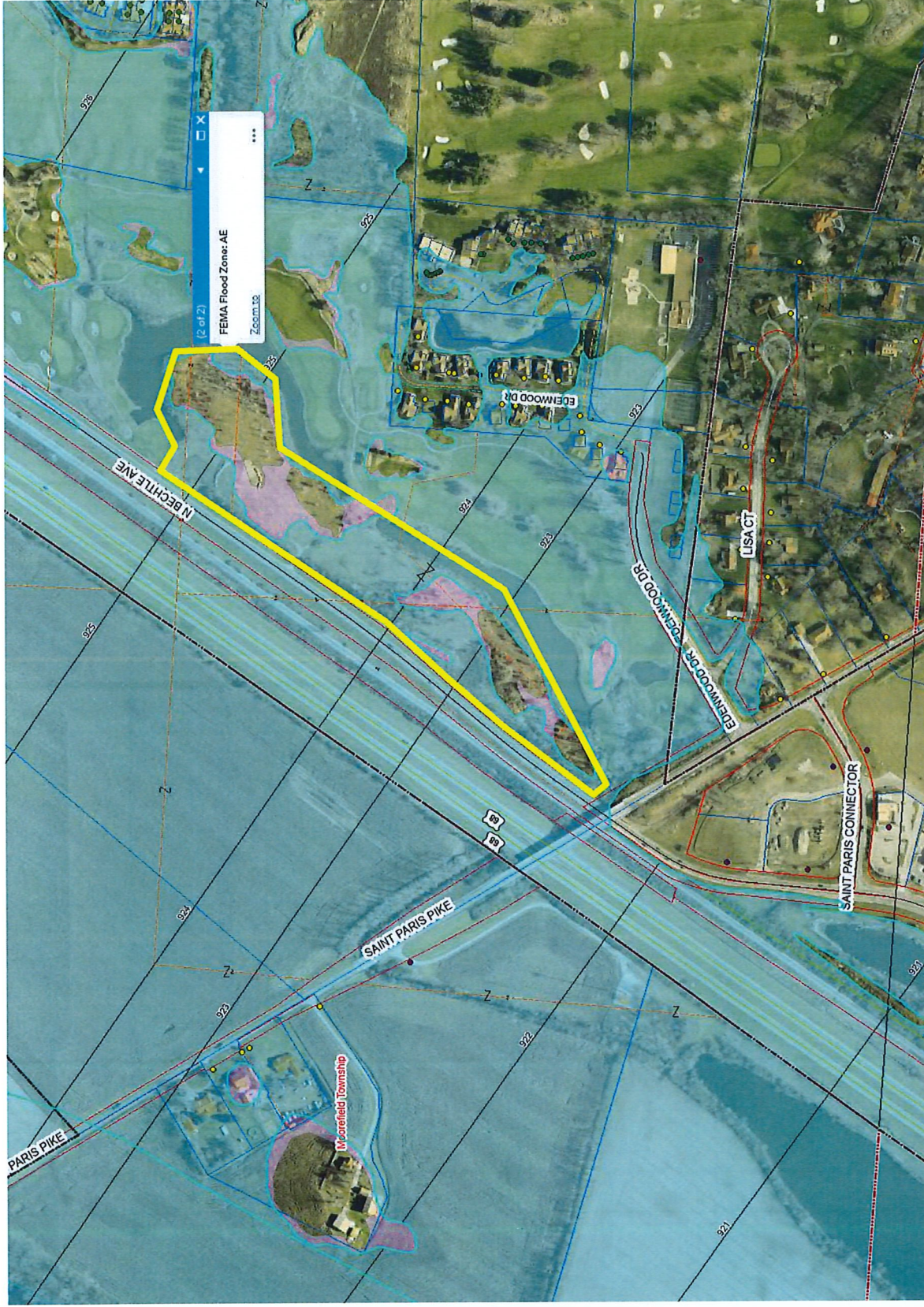
Low Density Single-Family Residence District to RM-12 - Low Density Multi-Family Residence District.

Attachments:

1. Vicinity map
2. Staff comments and neighbor's address sheet for public notice
3. Application and Attachments



Case # 25-Z-07 Rezoning of 3200200001000138 Current Zoning

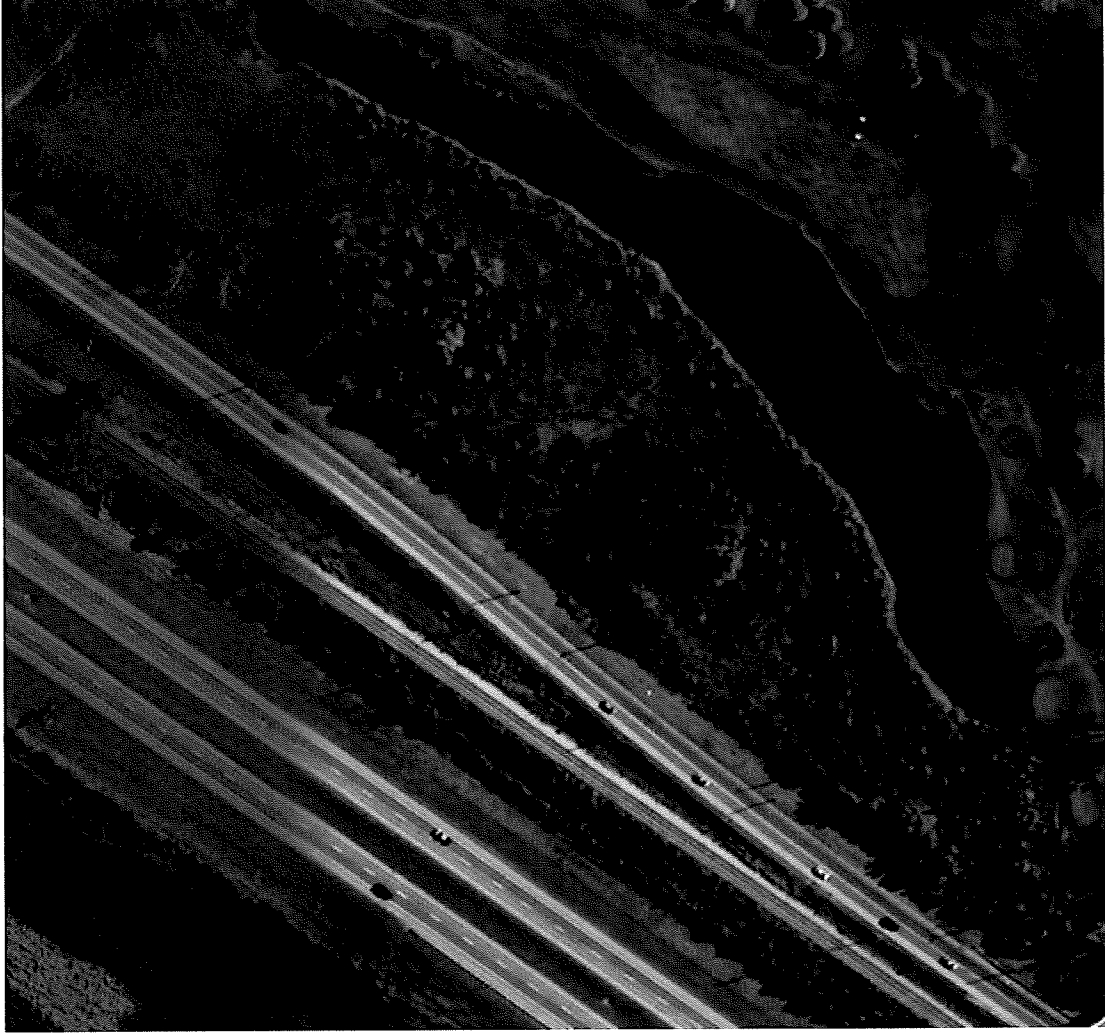


Floodplain Map

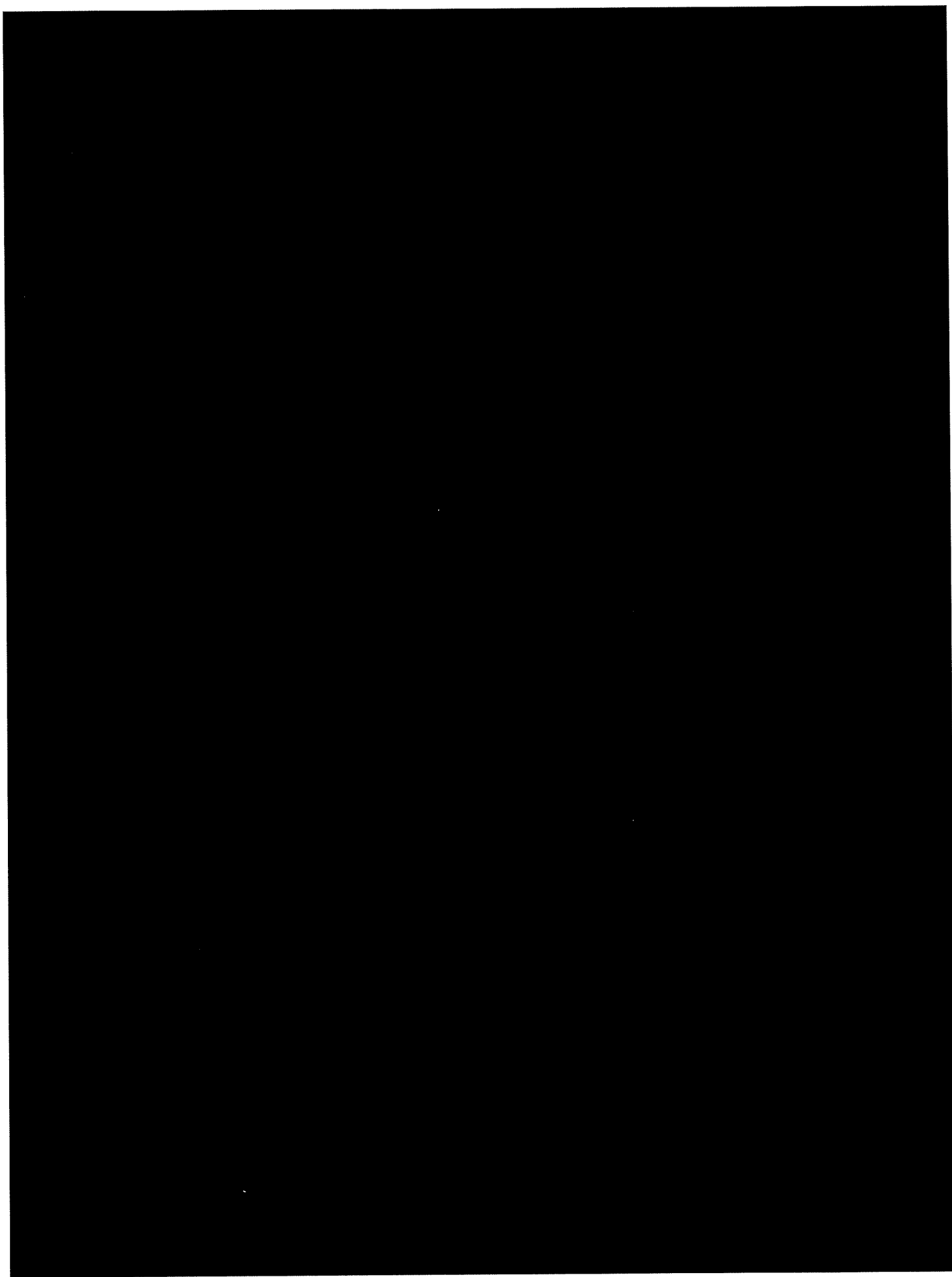
Case # 25-Z-07 Rezoning of 3200200001000138



Case # 25-Z-07 Rezoning of 3200200001000138 From [Google Streetview](#)



Case # 25-Z-07 Rezoning of 3200200001000138 From [Google Earth](#)



CHAPTER 1107

RS-5 Low-Density, Single-Family Residential District

- 1107.01 Purpose.**
- 1107.02 Principal uses permitted.**
- 1107.03 Provisional uses permitted.**
- 1107.04 Conditional uses permitted.**
- 1107.05 Accessory uses permitted.**
- 1107.06 General provisions.**
- 1107.07 Special provisions.**

1107.01 PURPOSE.

The purpose of this district is to provide for single-family residential development consistent with the single-family residential character of lower density residential development in the city. Development within this district is expected to have a neighborhood orientation; therefore, parks, schools, religious institutions and neighborhood commercial facilities are expected to be located in close proximity to residential development. Compatibility of development in this district should be encouraged, and related non-residential uses and structures should be planned and designed to be in character with the scale and pattern of the residential development.

1107.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

1107.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.

1107.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Club, subject to the requirements of Chapter 1135.
 - (b) Day-care home, type A.
 - (c) Public utility or public use, subject to the requirements of Chapter 1135.
 - (d) Religious institution, subject to the requirements of Chapter 1135.
 - (e) School, generalized private instruction for kindergarten through twelfth grade students.
 - (f) Daycare center, subject to the requirements of Chapter 1135.
 - (g) Community center, subject to the requirements of Chapter 1135.
- (Ord. 09-93; 09-94. Passed 4-14-09.)

1107.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RR-1 district shall be permitted.
(Ord. 02-177. Passed 4-16-02.)

1107.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1107.07 SPECIAL PROVISIONS.

If a tract of land 10 acres or greater in area is being subdivided or resubdivided into lots, it may be developed with a minimum average lot size of 8,400 square feet; minimum lot sizes of 7,200 square feet; and minimum lot widths of 60 feet. For the purpose of meeting the average lot size requirement, lots with more area than 10,000 square feet shall be calculated as having 10,000 square feet.

CHAPTER 1111

RM-12 Low-Density, Multi-Family Residence District

- 1111.01 Purpose.**
- 1111.02 Principal uses permitted.**
- 1111.03 Provisional uses permitted.**
- 1111.04 Conditional uses permitted.**
- 1111.05 Accessory uses permitted.**
- 1111.06 General provisions.**
- 1111.07 Special provisions.**

1111.01 PURPOSE.

The purpose of this district is to provide for areas of high density single-family residential development and for low-density, multi-family residential development. Dwellings in this district should have good access to all city services and facilities.

1111.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Duplex.
- (d) Dwelling, multi-family low-rise.
- (e) Dwelling, single-family detached.
- (f) Family home.

1111.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Accessory apartment, subject to the requirements of Chapter 1135.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.
- (c) Nursing home, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) Rooming house, provided the minimum lot area per rooming unit shall be 2725 square feet.

1111.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Bed and breakfast establishment when operated by the resident who also is the owner.
- (b) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (c) Club, subject to the requirements of Chapter 1135.
- (d) Day-care center.
- (e) Day-care home, type A.
- (f) Group home.
- (g) Halfway house, provided a maximum of eight (8) parolees shall reside on the premises.
- (h) Public utility or public use, subject to the requirements of Chapter 1135.
- (i) School, generalized private instruction.
- (j) Emergency housing, provided the minimum lot area shall be 750 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (k) Community center, subject to the requirements of Chapter 1135.
(Ord. 09-94. Passed 4-14-09.)

1111.05 ACCESSORY USES PERMITTED.

The accessory uses as regulated in the RS-8 district shall be permitted. In lieu of a 120-square foot storage building, there may be a storage building of not more than 64-square feet for each apartment unit. In addition, a storage building for maintenance of the property by the owner of the lot shall be permitted.

(Ord. 02-177. Passed 4-16-02.)

1111.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1111.07 SPECIAL PROVISIONS.

Development with two or more principal uses or buildings on a lot larger than two (2) acres or with a multifamily dwelling or dwellings of more than 24 units regardless of the size of the lot shall be subject to the Special Provisions of Subsection 1108.07(b).



City Planning Board

Case Review and Comment Sheet

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

Date Transmitted: March 25, 2025

City Planning Board Meeting Date: April 7, 2025

Transmitted by: Isabel Travis

1. Case Number and Application Type:

Case # 25-Z-07

2. Project Name and Description:

The applicant is requesting to rezone property from RS-5 - Low Density Single-Family Residence District to RM-12 - Low Density Multi-Family Residence District for the purpose of multifamily residence.

3. Address of Subject Property:

3200200001000138

4. Existing Use of Property:

Unimproved

5. Please check one of the following and send to Isabel Travis, Planning and Zoning Technician at itravis@springfieldohio.gov:

☒ Recommend approval

☐ Recommend denial

6. For questions about the request you may contact:

Isabel Travis, Planning and Zoning Technician at itravis@springfieldohio.gov

Please send recommendation and comments by: March 31, 2025

- ☒ CAO: Jax Springer
- ☐ Building Division: Michael Reffat
- ☐ Fire Department: Brian Jedajewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kinsz
- ☐ Code Enforcement Division: Kim Feltz

For Alley/Vacation Requests only:

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



Zoning Division <zoning@springfieldohio.gov>

CPB April 7 Meeting- Staff Comments

Michael Reffitt <mreffitt@springfieldohio.gov>
To: Zoning Division <zoning@springfieldohio.gov>

Wed, Mar 26, 2025 at 8:15 AM

Isabel, I see no problems with the requests from my end.

Michael Reffitt, CBO

MAR

On Tue, Mar 25, 2025 at 4:32 PM Zoning Division <zoning@springfieldohio.gov> wrote:
[Quoted text hidden]



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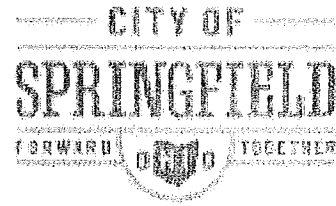
Isabel Travis, Planning and Zoning Technician at itravis@springfieldohio.gov

Please send recommendation and comments by: March 31, 2025

- ☐ CMO: Julie Springer
- ☐ Building Division: Michael Reffitt
- ☒ Fire Department: Brian Lachajewski
- ☐ Service Department: Chris Moons
- ☐ Police Department: Mike Kratz
- ☐ Code Enforcement Division: Kim Feltz

For Utility Requests only:

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



City Planning Board

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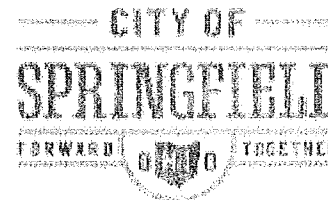
Isabel Travis, Planning and Zoning Technician at itravis@springfieldohio.gov

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- ☐ Building Division: Michael Reffert
- ☐ Fire Department: Rafal Lachajewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kratz
- ☐ Code Enforcement Division: Kim Foltz

For Allot Vacation Requests only:

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



City Planning Board

Case Review and Comment Sheet

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

Date Transmitted: March 25, 2025

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1. Case Number and Application Type:

Case # 25-Z-07

2. Project Name and Description:

The applicant is requesting to rezone property from RS-5 - Low Density Single-Family Residence District to RM-12 - Low Density Multi-Family Residence District for the purpose of multi-family residences.

3. Address of Subject Property:

3200200001000138

4. Existing Use of Property:

Unimproved

5. Please check one of the following and send to Isabel Travis, Planning and Zoning Technician at itravis@springfieldohio.gov:

☒ Recommend approval No objections

☐ Recommend denial

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For Utility/Vacation Requests only:

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

SADAP LLC
2630 KILKENNY CT
SPRINGFIELD OH 45503

NOSTALGIC GOLF LLC
202 N LIMESTONE ST STE 100
SPRINGFIELD OH 45503

FOR OFFICE USE ONLY	
CASE # (IWORK):	<u>25-Z-07</u>
DATE RECEIVED:	<u>March 17, 2025</u>
CASE # (BOARD MEETING):	<u>April 7</u>

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): To rezone the Property from RS-5, Low-Density, Single-Family Residence District to RM-12, Multi-Family Residence District. The purpose of the request is to zone the land to a zoning district that will accomodate a new, market-rate Multi-Family Development consisting of two-story walk-up apartments with an amenity

3. Property parcel number(s) or address: 3200200001000138

4. Total parcel area (acres/sq.ft.): 15.43 acres

5. Property owner(s):

Name: SADAP LLC

Address: 2630 kilkenney Ct., Springfield, OH 45503

Email: dandarrigo@prodigy.net

Phone: (937) 206-3200

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

Name: CASTO Communities

Address: 250 Civic Center Drive, Suite 500 Columbus, OH., 43215

Email: jbird@castoinfo.com

Phone: (614) 744-2008

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

Existing zoning district	Existing use	Proposed zoning district	Proposed use
RS-5	Vacant Land	RM-12	Multi-Family

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): _____

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

3/14/2025
Date

DANIEL P. J. AREIGO
Typed or printed name of owner

[Signature]
Applicant signature

3/14/2025
Date

JUSTIN M. BIRD CASTO
Typed or printed name of applicant

State of Ohio, County of Franklin. The foregoing instrument was
acknowledged before me on March 14th by Justin Bird
(Person acknowledged or applicant)

Notary public seal and signature: B. Terapak



Brad Terapak
Notary Public, State of Ohio
My Commission Expires 02-22-2026

My commission expires: 02-22-2026

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



BK: 1969 PG: 1196

1385
The Links at Windy Knoll
Tract 4 - 15.425 Acres
Pt. 1 - 4 - 10
February 3, 2012

 HOPPE ENGINEERING &
SURVEYING COMPANY, INC.
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503
PHONE 937.399.1532

Situate in the State of Ohio, County of Clark, and within the corporate limits of the City of Springfield and being part of Section 1, Town 4, Range 10, Between the Miami River Survey, and being described as follows:

Beginning at a 5/8" re-bar with plastic cap (set) at the intersection of the northerly right-of-way line of St. Paris Pike with the easterly right-of-way line of Bechtle Avenue;

thence with the easterly right-of-way line of said Bechtle Avenue, North 36° 00' 22" East, 57.44 feet to a 5/8" re-bar with plastic cap (set) at a point of curvature;

thence continuing with said Bechtle Avenue and along a curve to the right having a radius of 6200.47 feet, a central angle of 5° 22' 34" and a chord which bears North 36° 41' 39" East at 581.58 feet, an arc distance of 581.80 feet to a 5/8" re-bar with plastic cap (set) at a point of reverse curvature;

thence continuing with said Bechtle Avenue and along a curve to the left having a radius 6300.47 feet, a central angle of 5° 22' 41" and a chord which bears North 36° 41' 24" East at 591.18 feet, an arc distance of 591.40 feet to a 5/8" re-bar with plastic cap (set) at a point of tangency;

thence continuing with said Bechtle Avenue, North 36° 00' 15" East, 697.65 feet to a 5/8" re-bar with plastic cap (set);

thence, South 56° 36' 40" East, 100.10 feet to a 5/8" re-bar with plastic cap (set);

thence, North 64° 41' 04" East, 146.36 feet to a point from which a 5/8" re-bar with plastic cap (set) bears South 75° 17' 01" East, 156.17 feet;

thence, South 71° 47' 47" East, 213.40 feet to a point from which a 5/8" re-bar with plastic cap (set) bears North 62° 25' 08" West, 58.30 feet;

thence, South 1 degree 31' 20" East, 216.87 feet to a point from which a 5/8" re-bar with plastic cap (set) bears North 59° 53' 40" West, 25.36 feet;

thence, South 38° 28' 28" West, 180.62 feet to a point from which a 5/8" re-bar with plastic cap (set) bears North 87° 08' 57" West, 85.00 feet;

thence, South 85° 38' 24" West, 237.00 feet to a 5/8" re-bar with plastic cap (set);

thence, South 33° 38' 02" West, 952.61 feet to a 5/8" re-bar with plastic cap (set);


thence, South 63° 31' 08" West, 778.61 feet to a 5/8" re-bar with plastic cap (set);

thence with the north line of said St. Paris Pike, North 29° 39' 50" West, 58.91 feet to the point of beginning and containing 15.425 acres, subject, however, to all rights-of-way, easements, and restrictions of record.

Being part of the premises described in deed to The Links at Windy Knoll, LLC recorded book 1433 page 560 of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated February 3, 2012 by Terry A. Hoppes, Professional Surveyor number 6352. Basis of bearings is North 36° 00' 15" East on the east line of Bechtle Avenue.




Terry A. Hoppes, PS No. 6352

3200200001000138



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/14/2025

MOST RECENT PHOTO



LEGAL

OWNER SADAP LLC
ADDRESS 0 SAINT PARIS PIKE SPRINGFIELD 45504
DESCRIPTION PT S 1/2
SCHOOL DIST NORTHEASTERN LSD TAX DIST 320
ACREAGE 15.4300

VALUATION

	APPRAISED	ASSESSED
LAND	\$67,890.00	\$23,760.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$67,890.00	\$23,760.00

TAXES

TAXABLE VALUE	\$23,760.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$789.30 / \$789.30
YEAR (TOTAL / BALANCE)	\$1,578.60 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
8/24/2012	SADAP LLC	LINKS AT WINDY KNOLL THE	5	\$500,000.00	NOT VALIDATED

LAND

IMPROVEMENTS

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	15.430	672,131	\$67,890.00
Unknown					



City of Springfield
Community Development

76 E High St
Springfield, OH 45502
Phone: (937) 324-7700

Monday Mar 17 2025 12:47:38 PM

Planning/Zoning Fees	285.00
0 Saint Paris Pike- Sadap LLC	

Total	285.00
-------	--------

Check 40021947	285.00
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Thank you for your payment.
Have a great day!

Receipt #: comdev1-20250317-6

rnourse