The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

CITY PLANNING BOARD

City Planning Board Staff Reports 2020

Monday, January 13, 2020
7:00 P.M.
City Hall Forum

Agenda
City Planning Board
Springfield, Ohio
Monday, January 13, 2020
City Hall Forum – 7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes – November 14, 2019** — ACTION

4. **Case # 19-Z-14 OPD-H Amendment** — DISCUSSION & ACTION
   Request from Derby Glen LLC to amend an approved OPD-H plan for Derby Ct to not install public sidewalks.

5. **Case # 19-SUB-03 Subdivision** — DISCUSSION & ACTION
   Request from Derby Glen LLC to amend an approved subdivision plan for Derby Ct to not install public sidewalks.

6. **Appoint CEDA Representative** — DISCUSSION & ACTION

7. **Board Comments** — DISCUSSION

8. **Staff Comments** — DISCUSSION

9. **Adjourn** — ACTION

2020 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Charles Harris	03/30/2022
Trisha George	04/14/2022
Ravi R Shankar	03/05/2020
James Smith	10/24/2020
Charlene Roberge	03/17/2021
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Jack Spencer	06/16/2022

CITY PLANNING BOARD
Springfield, Ohio
Thursday, November 14, 2019
7:00 P.M.
City Forum, City Hall

Meeting Minutes
(Summary Format)

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS	Mr. Alex Wendt, Ms. Trisha George, Mr. Charles Harris, Mr. James Smith, Ms. Kathryn Lewis-Campbell, Mr. Jack Spencer, Mr. Shankar and Ms. Charlene Roberge.
MEMBERS ABSENT:	Ms. Amanda Fleming.
OTHERS PRESENT:	Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting Minutes Approval –October 7, 2019

Ms. Roberge asked for a motion.

Mr. Wendt made a motion to approve the minutes. Seconded by Mr. Smith.

The minutes were approved by voice vote.

Case # 19-Z-12 Rezoning Request from Randy Morrison to rezone 516 N Florence St and associated parcels from M-2, Heavy Manufacturing District to CI-1, Intensive Commercial District.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated there were no objections.

Ms. Roberge questioned how the case was brought in front of the board.

Mr. Thompson explained the case started with a code enforcement complaint. Mr. Thompson explained the building was being used for something outside of the zoning use and the applicant wanted to continue using the building. Mr. Thompson stated the zoning needed to be changed in order for the applicant to continue to use the building.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant wished to speak. Hearing none, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked if there was a motion to approve Case # 19-Z-05.

MOTION: Mr. Shankar made a motion to approve Case # 19-Z-12 Rezoning Request from Randy Morrison to rezone 516 N Florence St and associated parcels from M-2, Heavy Manufacturing District to CI-1, Intensive Commercial District. Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Mr. Wendt, Mr. Spencer, Ms. George, Mr. Harris, Mr. Smith, Mr. Shankar, Ms. Roberge.
NAYS: None.

Approved by roll call vote 8 to 0.

Case # 19-Z-13 Rezoning Request from Clark County to rezone 110 W Leffel Ln and associated parcels from CC-2, Community Commercial District to M-1, General Manufacturing District.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated there were no objections.

Mr. Smith stated the location was good for the proposed use.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant wished to speak.

Mr. Jim Pfeiffer, assisting the applicant. Mr. Pfeiffer explained this was a great opportunity for the city of Springfield. Mr. Pfeiffer stated it was a very quiet operation and didn't have much to add to the staff report.

Mr. Harris questioned if there would be a lot of noise coming from the building.

Mr. Pfeiffer stated it would be a very quiet operation.

Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked if there was a motion to approve Case # 19-Z-13.

MOTION: Mr. Wendt made a motion to approve Case # 19-Z-13 Rezoning Request from Clark County to rezone 110 W Leffel Ln and associated parcels from CC-2, Community

Commercial District to M-1, General Manufacturing District. Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Mr. Wendt, Mr. Spencer, Ms. George, Mr. Harris, Mr. Smith, Ms. Roberge.
NAYS: None.
ABSTAIN: Mr. Shankar.

Approved by roll call vote 7 to 0. 1 Abstention.

SUBJECT:

Elect Liaison to the Board of Zoning Appeals

MOTION: Motion by Ms. George to elect Mr. Charles Harris as the liaison for the Board of Zoning Appeals. Seconded by Mr. Smith.

YEAS: Ms. Lewis-Campbell, Mr. Wendt, Mr. Spencer, Ms. George, Mr. Harris, Mr. Smith, Ms. Roberge.
NAYS: None.

SUBJECT:

Board Comments: None.

Staff Comments: Mr. Thompson went over the board calendar for 2020.

SUBJECT: Adjournment.

Motion to adjourn by Ms. George. Seconded by Mr. Smith.

Approved by voice vote. Adjourned at 7:11 P.M.

_____

Ms. Charlene Roberge, Chair
Mr. Ravi Shankar, Vice-Chairperson.

Agenda Item # 4

Case #19-Z-14

OPD-H Amendment

Staff Report

TO: City Planning Board

DATE: December 4, 2019

PREPARED BY: Stephen Thompson

SUBJECT: OPD-H Amendment Case #19-Z-14

GENERAL INFORMATION:

Applicant:	Derby Glen LLC, 101 Derby Ct, Springfield, OH 45503
Owner:	Various
Requested Action:	Amend an approved OPD-H plan for Derby Ct to not install public sidewalks
Location:	Derby Ct subdivision
Size:	6.6 acres
Existing Land Use and Zoning:	Residential, RS-5, OPD-H
Surrounding Land Use and Zoning:	North: Residential, RS-5 East: Residential, RS-5 South: Residential, RS-5, OPD-H West: Residential, RS-5, OPD-H
Applicable Regulations:	Chapter 1129.13 Changes in an Approved Final OPD-H Plan
File Date:	November 18, 2019

BACKGROUND:

In 2013, the OPD-H Derby Glen Village plan was approved by the City Commission. Single-family homes have been constructed on 20 of the 22 lots so far. Lots range in size from approximately 0.1284 acre to 0.3644 acre.

The applicant is requesting to amend the OPD-H plan to not install sidewalks. Chapter 1211.01 (f) states "sidewalks shall be required on both sides of the right-of-way in all subdivisions located in single-family residential zoning districts where lot frontage averages less than one hundred (100) feet." The applicant requests to not install sidewalks within the new subdivision.

The applicant states in this is because of the small lots. The applicant states adding sidewalks would reduce the amount of greenspace in the front yards and the home owners do not want them.

The applicant requested the same variance when this subdivision was initially submitted to the

Staff Report

City Planning Board. That request was denied by a unanimous vote.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as "Suburban Living, Low Intensity".

Thoroughfare Plan:

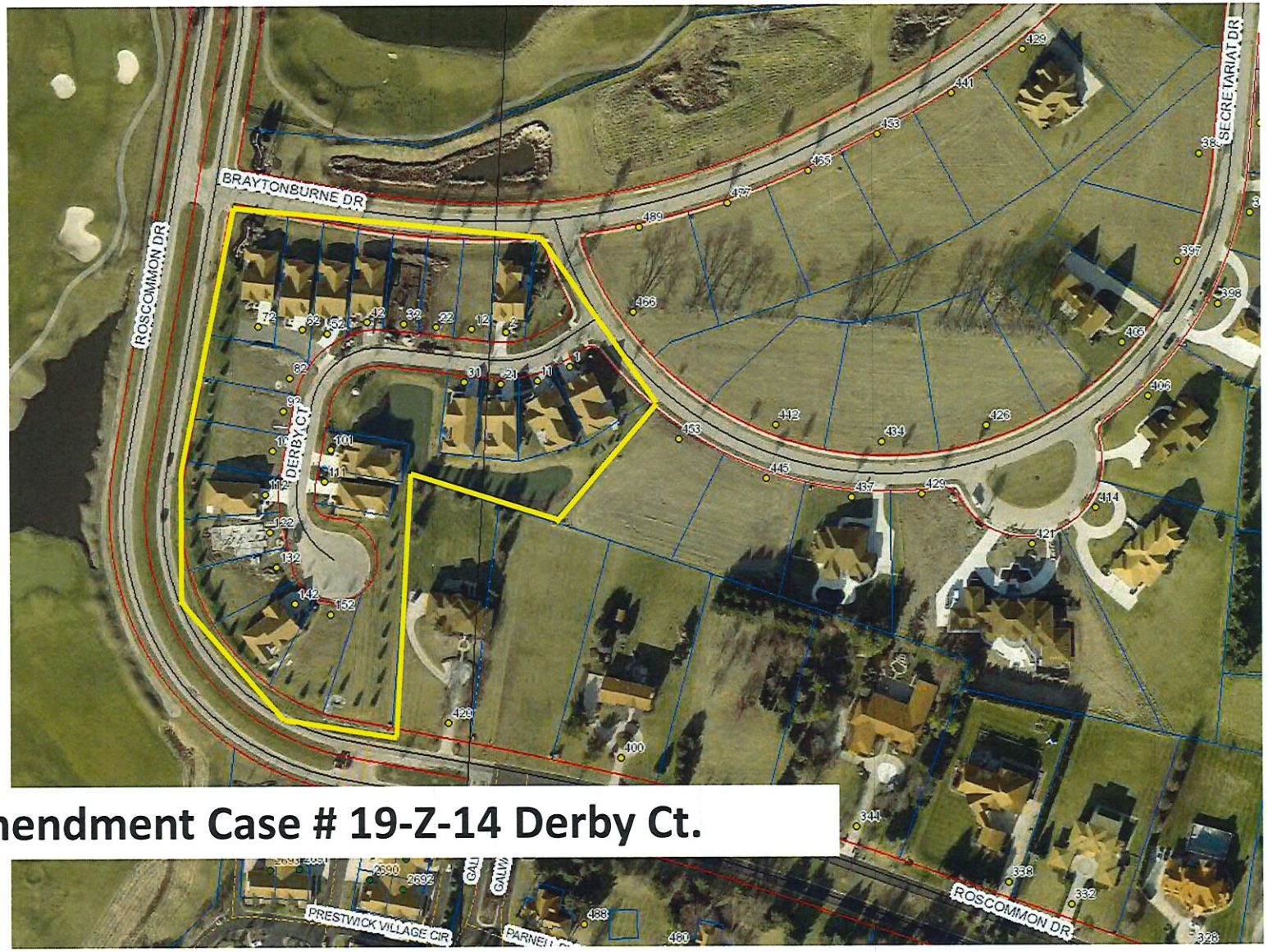
Derby Ct is classified as a Local Street.

STAFF RECOMMENDATION:

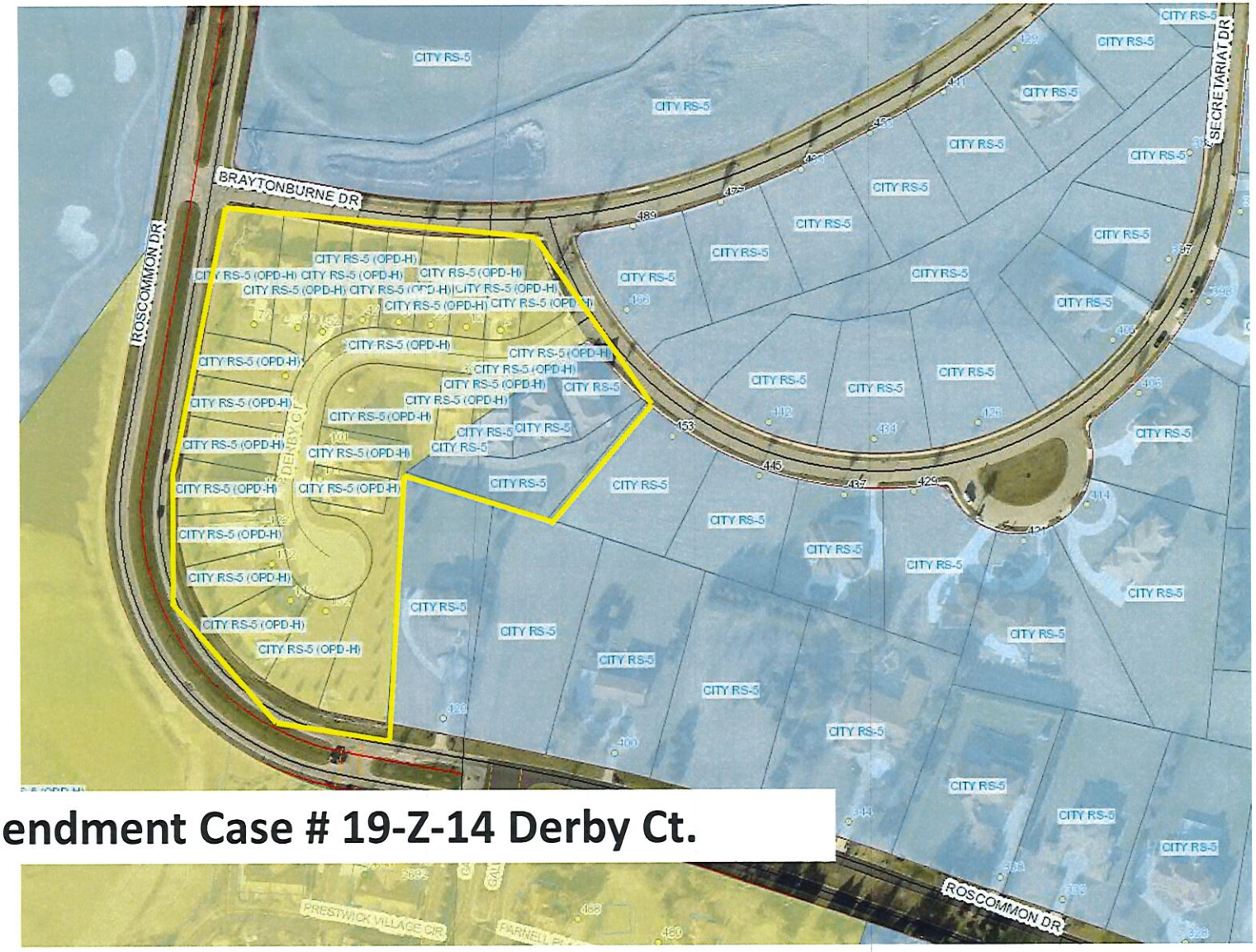
Approval of the request to amend the OPD-H plan for Derby Ct. The small size of the lots, combined with the existing amount of impervious surface in the front yards would lead to a practical difficulty adding sidewalks.

ATTACHMENTS:

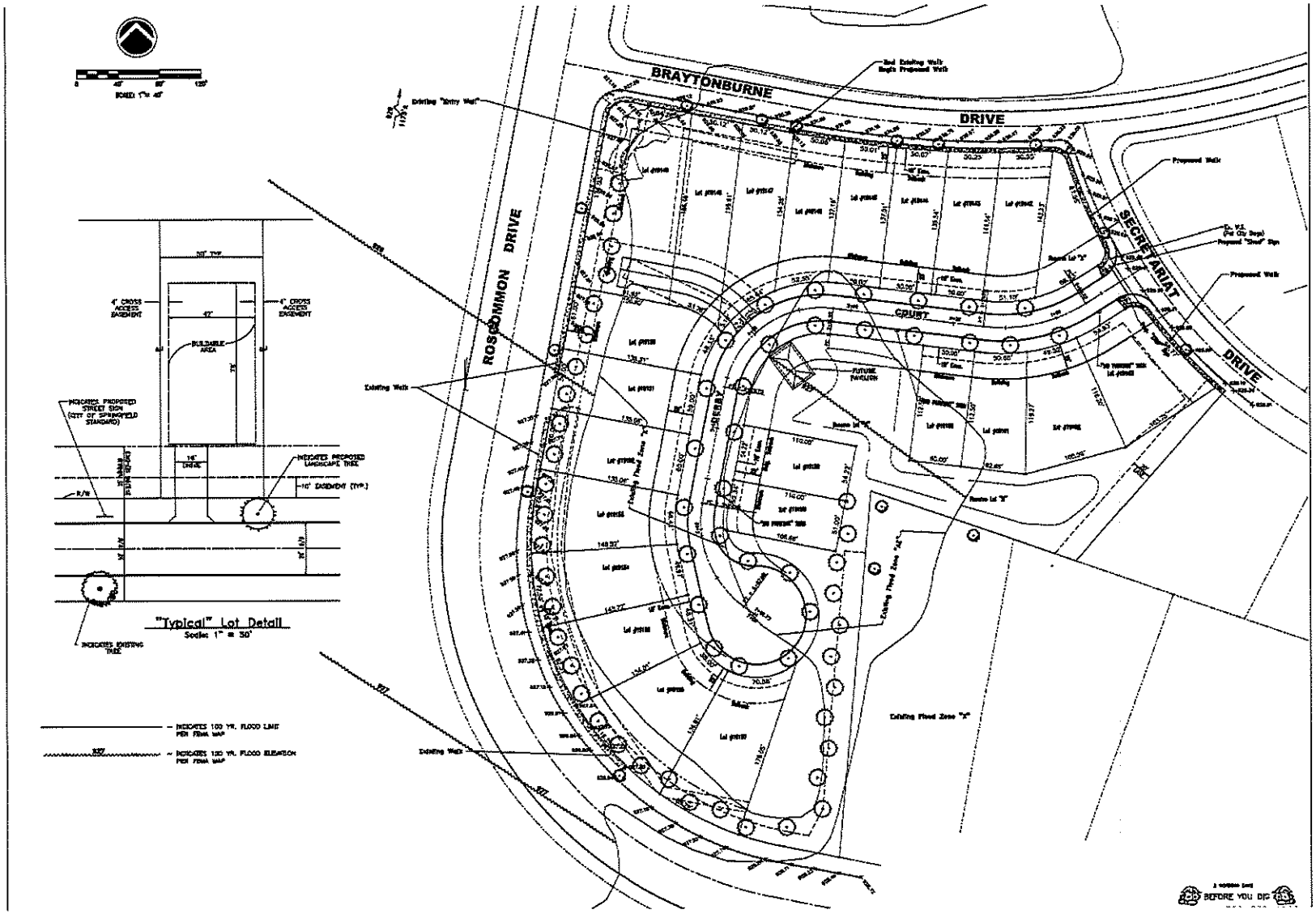
1. Vicinity and zoning map
2. Application



OPD-H Amendment Case # 19-Z-14 Derby Ct.



OPD-H Amendment Case # 19-Z-14 Derby Ct.


BRAYTONBURNE
DRIVE
ROSCOMMON DRIVE
SECRETARIAT
DRIVE
COURT
Existing Walk
Proposed Walk
Existing Flood Zone "X"
"Typical" Lot Detail
Scale: 1" = 50'
INDICATES 100 YR. FLOOD LIMIT PER FEMA MAP
INDICATES 100 YR. FLOOD ELEVATION PER FEMA MAP
BEFORE YOU DIG

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY	
Case #:	19-102
Date Received:	11-18-19
Received by:	SLS
Application Fee: $	285. paid
Review Type:	☐ Admin ☑ CPB ☐ BZA

19-Z-14

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*: Derby Glen Village - off Roscommon & Brayton Drive By Windy Knoll Golf Club (22 Single Family - Fee Simple Lots) (22 individual residential lots.)

2. Address of Subject Property: #1 - #152 (thru) Derby Court, Spfld, Ohio 45503

3. Parcel ID Number(s): 22 individual parcels on Derby Court, Spfld, Ohio 45503

4. Full legal description attached? ☑ yes ☐ no

5. Size of subject property: 22 individual fee simple residential lots on 6.625 acres.

6. Current Use of Property: Single Family Residence

7. Current Zoning of Property: RS-5 OPD-H Low Density Single Family Residence District Planned Development Housing Overlay District.

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☑ Owner

☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Derby Glen, LLC (Craig A. Crossley) Principal

Title: Owner & Developer.

Company (if applicable): Crosstowne Properties, LTD. (General Contractor)

Mailing address: 101 Derby Court

City: Springfield State: Ohio ZIP: 45503

Telephone: (937) 603-3882 Fax: ( ) N/A

Email CCROSSLEY08@ATT.NET

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

Signature of Co-applicant

Craig A. Crossley (owner/Developer)

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of CLARK

The foregoing instrument was acknowledged before me this 12th day of November, 2019

by Craig A. Crossley (name of person acknowledged).

(seal)

NOTARIAL SEAL STATE OF OHIO

Krystal N. Rhyan
Notary Public, State of Ohio
My Commission Expires 10/09/2023

Notary Public Signature

My commission expires: 10/09/23

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: NOVEMBER 15, 2019
(22 INdividual RESIDENTIAL Lots)

Property Address: #1 thru #152 DERBY Court, Springfield, Ohio 45503

Please check one: ☑ OPD-H Dev Plan ☐ CC-2A Dev Plan ☐ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for 6.625 acres at DERBY Court (Derby Glen Village) (street address or simple location description).

Exhibit A

Attach either a metes and bounds description or subdivision and lot number description.

Exhibit B

Attach a site plan of the petitioned lands.

Exhibit C

Attach a full description of the proposed development plan or amendment to the development plan including a site plan and all required associated materials according to the zoning request.

Exhibit D

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

2. Are adequate sanitary sewer, water, and storm drainage facilities available?

Exhibit E

List reasons for the requested action.

3. If the applicant is agent for the property owner:
Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

Signature of Co-applicant

Craig A. Crossley - (Owner/Developer)
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of CLARK

The foregoing instrument was acknowledged before me this 16th day of November, 2019

by Craig A. Crossley (name of person acknowledged).

(seal)

Notary Public Signature

My commission expires: 10/09/2023

NOTARIAL SEAL STATE OF OHIO

Krystal N. Rhyan
Notary Public, State of Ohio
My Commission Expires 10/09/2023

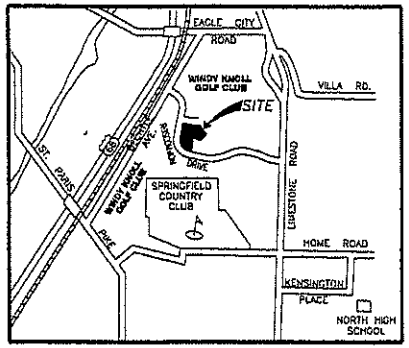
Exhibit "A"

(Legal Description)

Situated in the State of Ohio, County of Clark, City of Springfield, located in Section 1, Township 4, Range 10 and Section 31, Township 5, Range 10, Between the Miami River and being all of lots 18888 to 18895, both inclusive, of the plat entitled "Derby Glen" of record in Plat Book 18, Page 101. All references refer to the records of the Recorder's Office, Clark County, Ohio.

DERBY GLEN VILLAGE

BEING A REPLAT OF LOTS #18888 THRU #18895 OF DERBY GLEN, AS RECORDED IN P.B. 18, PG. 101 IN THE PLAT RECORDS OF CLARK COUNTY, OHIO
LOCATED IN:
SECTION 1, TOWN 4, RANGE 10 B.M.R.S. &
SECTION 31, TOWN 5, RANGE 10 B.M.R.S.
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO
CONTAINING: 6.6250 AC.
FEBRUARY 27, 2013



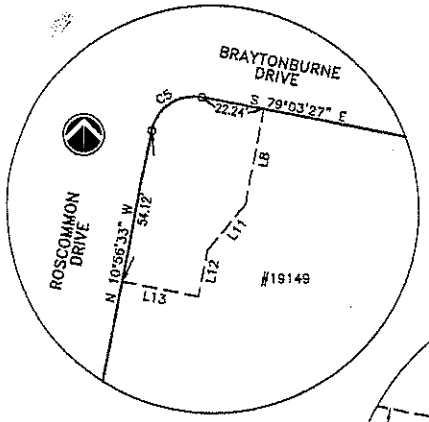
VICINITY MAP

0 60' 120' 180'
SCALE: 1"=60'

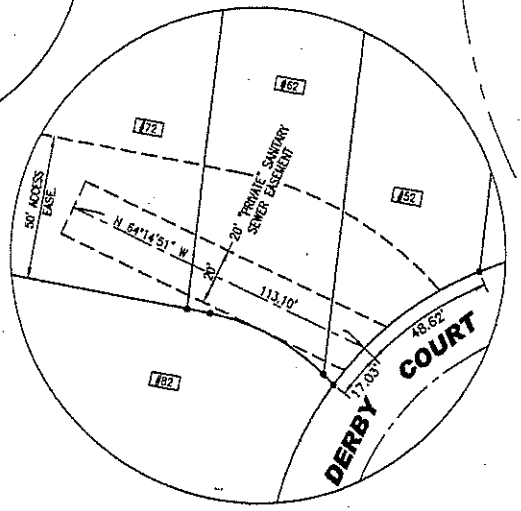
"ENTRY SIGN" EASEMENT SEE DETAIL BELOW

20' "PRIVATE" SANITARY SEWER EASEMENT SEE DETAIL BELOW

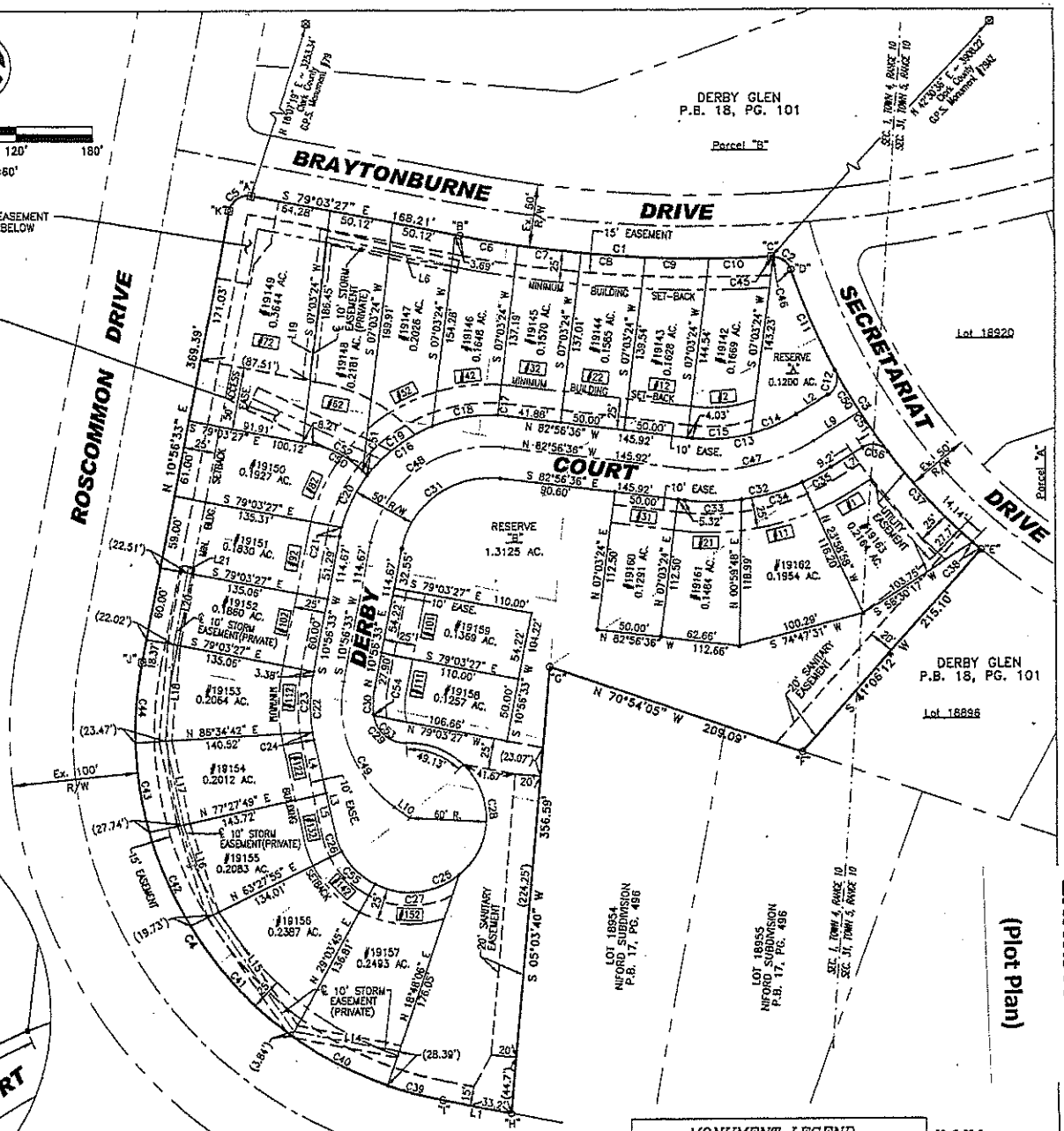
OWNER & DEVELOPER
DERBY GLEN LLC
1101 N FOUNTAIN AVE
SPRINGFIELD, OH 45504



"ENTRY SIGN" EASEMENT DETAIL
SCALE: 1" = 30'



"PRIVATE" SANITARY SEWER EASEMENT DETAIL
SCALE: 1" = 30'



(Plot Plan)

Exhibit "B"

ACREAGE TABULATION

LOTS #1 – #22	=	4.2126 AC.
RESERVE LOTS "A" & "B"	=	1.4325 AC.
RIGHT-OF-WAY	=	0.9799 AC.
TOTAL	=	6.6250 AC.
SEC. 1, TOWN 4, RANGE 10	=	5.4177 AC.
SEC. 31, TOWN 5, RANGE 10	=	0.2073 AC.
TOTAL	=	6.6250 AC.

– MONUMENT LEGEND –

- ○ 5/8" Iron Pin found
- ● 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke R.L.S. 6207"
- ⊗ Iron Pipe found
- ⊠ Clark County G.P.S. Monument
- △ Spike Found
- ▲ Spike set
- ⊕ P.K. Nail Found
- ⊕ P.K. Nail set
- ⊠ Concrete Monument found
- ⊠ Concrete Monument set
- □ Axle found

PG. 2 OF 2
PREPARED BY:

REINKE GROUP
Engineering & Surveying Consultants
Landscape Architecture & Site Planning

Exhibit "C"

(Description of Planned Development)

Derby Glenn Village is located off Roscommon Drive @ Braytonburne, just south of the Windy Knoll Golf Club. Originally the site was owned by the Turner Foundation (Lagonda Investments, LLC) and consisted of 8 (eight) Residential Estate Lots. Derby Glen LLC (Craig A. Crossley) purchased the 8 (eight) Estate Lots, then subsequently re-engineered/ re-platted the Lots into 22 (twenty two) smaller "Patio Home Type Lots". Our homes range in size of 2000 SF (one story) to 3000 SF (two story), open floor plan design, with many home buyer selected custom features. During the past 4 (four) years, we have built and sold 20 of our 22 Lots. Two (2) Lots remain.

Exhibit "D"

(Statement of Regulation Compliance)

1. The proposed change does conform to the City's adopted Thoroughfare Plan. It will NOT adversely affect the capacity of the present road system in the area.

2. Yes, there are adequate sanitary sewer, water, and storm drainage facilities available.

Exhibit "E"

(List Reasons for requested action)

Our request is to eliminate the installation of interior sidewalks.

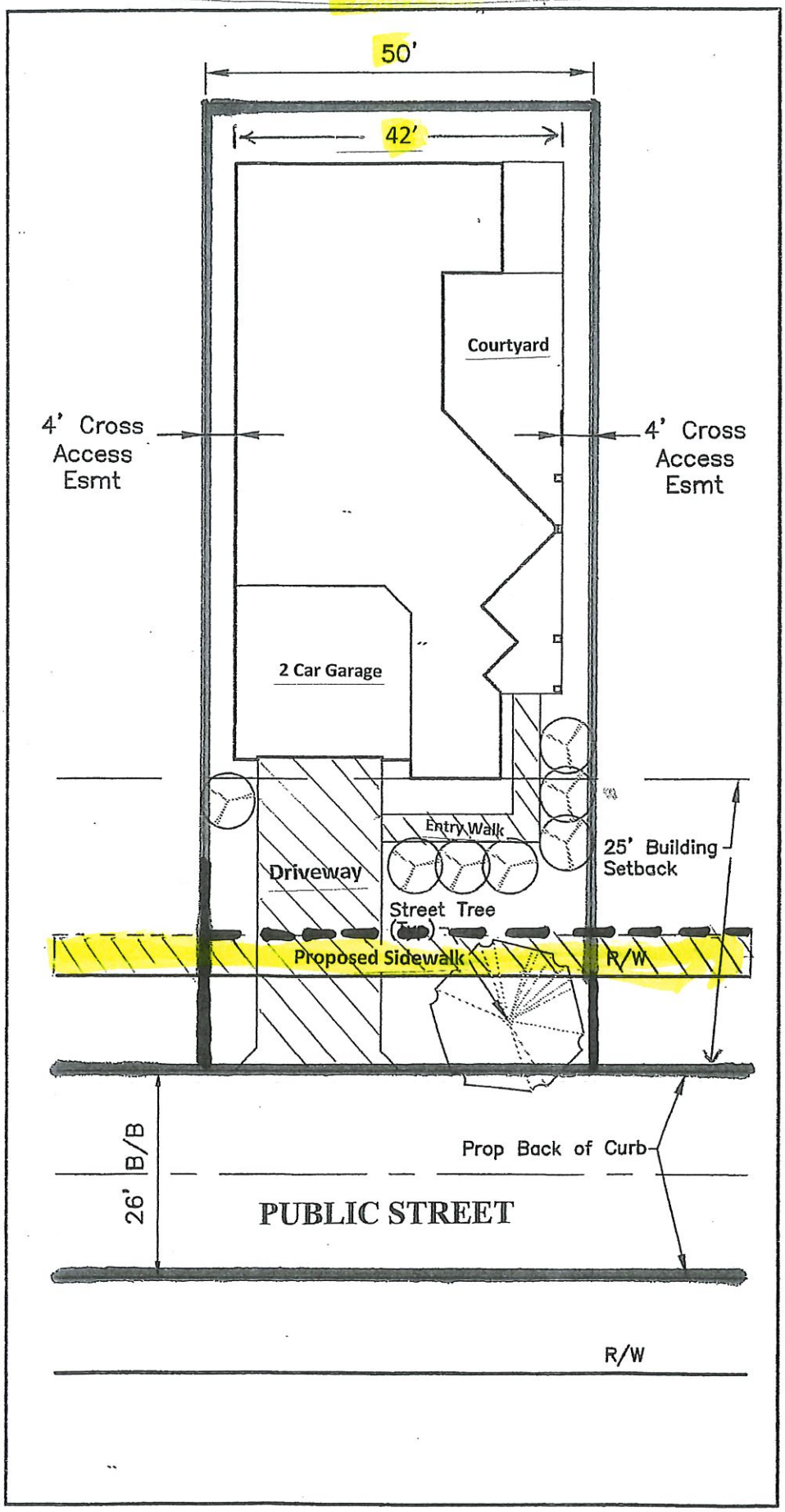
Per the attached "Exhibit E - Typical Lot Size Drawing" and "Exhibit B – Site Plan", our lot sizes at Derby Glen Village are considered small (50' x 135'), and our unit/acre density (3.32 units/acre) is considered high. That's especially true when compared to our residential neighbors to the east and south; whereby their lot sizes and frontages are 2-3 times bigger, and units/acre density much less (1 home per acre+/-). Generally speaking our lot sizes average .18/acre; while our neighbors' lot sizes range from ½ acre to 1.0 acre lots.

Considering the above, 100% of our 20 Homeowners have requested that we do not add any more concrete materials (namely sidewalks) in front of their home. They're proud of their attractive home's stone exterior and front yard landscaping, albeit limited sodded lawn and landscaped areas. They certainly don't want to give up any more of their frontage "green belt and landscaped areas". They say NO MORE CONCRETE PLEASE, as their front lawns and front door areas are already 50% covered with concrete driveways and entry walks.

A few other things to think about when considering our request to eliminate interior sidewalks:**1**. Several connecting residential streets and areas along Roscommon Drive do not have sidewalks: namely homes along Dunhollow, Kilkenny, and Bally Doyle. **2.** The comparable smaller Village of DunLow (1 way in/1 way out) does not have sidewalks. **3**. Ironically, the City had us remove pre-existing sidewalks along Roscommon when we bought the property. We did so at our own cost. **4**. Our Derby Glen Village also has "1 way in/1 way out", no connectivity. We don't believe our neighbors/neighborhood will be negatively affected if we don't install sidewalks. **5**. We've enjoyed success at Derby Glen Village meeting the market's demand , while creating the City's highest sales price/SF (didn't mean too) All doing so without any City assisted RE Tax abatements or TIF Financing (utility /roadway help) We played our part in the City's 5 year visionary plan to create new housing in Springfield. **6**. 100% , not a sheer majority, of our Derby Glen Homeowners request that we DO NOT INSTALL SIDEWALKS.

Thank you.

Exhibit "E"



Typical Lot Size

(50' x 135')

Typical Home Size

(42' x 78')

LOT LINE DETAIL

AHMED SAMINA & AIJAZ	420 ROSCOMMON DR	SPRINGFIELD, OH 45503
ASHLEY SANDRA A	72 DERBY CT	SPRINGFIELD, OH 45503
BILLING EVANGELINE E	11 DERBY CT	SPRINGFIELD, OH 45504
BOGARD JOHN E & NANCY L	122 DERBY CT	SPRINGFIELD, OH 45503
BROADY NEOSHA & MAGDELYN	400 ROSCOMMON DR	SPRINGFIELD, OH 45504
BROUGHER SUSAN L TRUSTEE	31 DERBY CT	SPRINGFIELD, OH 45504
BRUGGER LAWRENCE	2694 PRESTWICK VILLAGE CIR	SPRINGFIELD, OH 45503
BURTON ROBERT L JR	4631 LAREDO ST	SPRINGFIELD, OH 45503
CAMPBELL VERNON D & REGINA A	142 DERBY CT	SPRINGFIELD, OH 45503
CROSSLEY CRAIG A	101 DERBY CT	SPRINGFIELD, OH 45503
DERBY GLEN HOMEOWNERS ASSOCIATION	4 W MAIN STREET SUITE 800	SPRINGFIELD, OH 45502
DERBY GLEN LLC	101 DERBY CT	SPRINGFIELD, OH 45503
GALLUCH RICHARD J & MARIANNE E TRUSTEES	2697 PRESTWICK VILLAGE CIR	SPRINGFIELD, OH 45503
GREENWOOD CAROLYN L TRUSTEE	6872 LORIEN WOODS DR	DAYTON, OH 45459
GROEBER WILLIAM T & CAROL ANN	21 DERBY CT	SPRINGFIELD, OH 45503
HOBSON DAVID L TRUSTEE	1 DERBY CT	SPRINGFIELD, OH 45503
HOERNER GINNY FOX	111 DERBY CT	SPRINGFIELD, OH 45503
LAGONDA INVESTMENTS LLC	4 W MAIN STREET SUITE 800	SPRINGFIELD, OH 45502
MC GREGOR CAMERON M	62 DERBY CT	SPRINGFIELD, OH 45503
MC GREGOR JULIE B	42 DERBY CT	SPRINGFIELD, OH 45503
MOLNAR GARY J & DENISE R	92 DERBY CT	SPRINGFIELD, OH 45503
NOSTALGIC GOLF LLC	2071 N BECHTLE AVE #210	SPRINGFIELD, OH 45504
PLANTZ CHARLES & JOAN	112 DERBY CT	SPRINGFIELD, OH 45503
SILNESS DONALD E & MARY A	2 DERBY COURT	SPRINGFIELD, OH 45503
SZCZESNY WALTER A & MARTHA K	2695 PRESTWICK VILLAGE CIR	SPRINGFIELD, OH 45503

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Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160
04A

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101 DERBY CT
SPRINGFIELD, OH 45503

DERBY GLEN HOMEOWNERS ASSOCIATION
4 W MAIN STREET SUITE 800
SPRINGFIELD, OH 45502

DERBY GLEN LLC
101 DERBY CT
SPRINGFIELD, OH 45503

GALLUCH RICHARD J & MARIANNE E TRUSTEES
2697 PRESTWICK VILLAGE CIR
SPRINGFIELD, OH 45503

GREENWOOD CAROLYN L TRUSTEE
6872 LORIEN WOODS DR
DAYTON, OH 45459

GROEBER WILLIAM T & CAROL ANN
21 DERBY CT
SPRINGFIELD, OH 45503

HOBSON DAVID L TRUSTEE
1 DERBY CT
SPRINGFIELD, OH 45503

HOERNER GINNY FOX
111 DERBY CT
SPRINGFIELD, OH 45503

LAGONDA INVESTMENTS LLC
4 W MAIN STREET SUITE 800
SPRINGFIELD, OH 45502

MC GREGOR CAMERON M
62 DERBY CT
SPRINGFIELD, OH 45503

MC GREGOR JULIE B
42 DERBY CT
SPRINGFIELD, OH 45503

MOLNAR GARY J & DENISE R
92 DERBY CT
SPRINGFIELD, OH 45503

NOSTALGIC GOLF LLC
2071 N BECHTLE AVE #210
SPRINGFIELD, OH 45504

PLANTZ CHARLES & JOAN
112 DERBY CT
SPRINGFIELD, OH 45503

SILNESS DONALD E & MARY A
2 DERBY COURT
SPRINGFIELD, OH 45503

SZCZESNY WALTER A & MARTHA K
2695 PRESTWICK VILLAGE CIR
SPRINGFIELD, OH 45503

AHMED SAMINA & AIJAZ
420 ROSCOMMON DR
SPRINGFIELD, OH 45503

Agenda Item # 5

Case #19-SUB-03

SUBDIVISION

STAFF REPORT

TO: City Planning Board

DATE: December 4, 2019

PREPARED BY: Stephen Thompson

SUBJECT: Derby Ct Subdivision Variance

GENERAL INFORMATION:

Owner:	Derby Glen LLC, 101 Derby Ct, Springfield, OH 45503
Developer:	Crosstowne Properties LTD, 101 Derby Ct., Springfield, OH 45503
Engineer:	The Reinke Group, Inc 959 Congress Park Dr, Centerville, Ohio 45459
Requested Action:	Variance from the City of Springfield Subdivision regulations to not install public sidewalks
Area in Streets:	0.9799 acre
Area Subdivided into Lots:	4.2071 Acres
Facilities:	City water, sewer, and storm drainage.
Location:	Derby Ct.
Existing Land Use and Zoning:	Residential, Zoned RS-5, OPD-H
Applicable Regulations:	Springfield Subdivision Regulations
File Date:	November 18, 2019

BACKGROUND:

In 2013, the preliminary and final subdivision Derby Glen Village was approved by the City Planning Board. Single-family homes have been constructed on 20 of the 22 lots so far. Lots range in size from approximately 0.1284 acre to 0.3644 acre.

The applicant is requesting a variance from the City of Springfield subdivision regulations to not install sidewalks in the subdivision. Chapter 1211 .01 (f) Sidewalks within the City Limits: Sidewalks shall be required on both sides of the right-of-way in all subdivisions located in single-family residential zoning districts where lot frontage averages less than one hundred (100) feet. The applicant requests to not install sidewalks within the new subdivision.

The applicant states in this is because of the small lots. The applicant states adding sidewalks would reduce the amount of greenspace in the front yards and the home owners do not want them.

The applicant requested the same variance when this subdivision was initially submitted to the City Planning Board. That request was denied by a unanimous vote.

SPECIAL INFORMATION:

City Engineering Department:	Recommend denial – the applicant has been told "no" twice previously by the City Manager's Office regarding requests to not install sidewalks. Developer acknowledged to staff in writing that he would install sidewalks no later than 10/31/19 or when 2/3 of the houses had Certificates of Occupancy
City Service Department	No objections
City Fire Department	Recommend denial
Planning/Zoning Division:	The small size of the lots, combined with the existing amount of impervious surface in the front yards would lead to a practical difficulty adding sidewalks.

19-SUB-03

19-104

-$1370 paid

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

SUBDIVISION APPLICATION
(PRELIMINARY AND FINAL)

Date Filed NOVEMBER 19, 2019

1. Please check one: ☐ Preliminary ☑ Final ☐ Combined
2. Name of Subdivision: DERBY GLEN VILLAGE

   Location: City SPRINGFIELD County CLARK Township

   Section 1 Town 4 Range 10 B.M.R.S.
   + Section 31 Town 5 Range 10 B.M.R.S.

3. Subdivision Development Team:
   a. Name of Owner: DERBY GLEN, LLC (CRAIG A. CROSSLEY - OWNER)

      Address: 101 DERBY COURT, SPRINGFIELD, OHIO 45503

   b. Name of Developer: CROSSTOWNE PROPERTIES, LTD.

      Address: 101 DERBY COURT, SPRINGFIELD, OHIO 45503

   c. Name of Engineer: REINKE ENGINEERING (STEVE LISLE)

      Address: 959 CONGRESS PARK DRIVE, CENTERVILLE, OHIO
      (937-478-7397)

4. Subdivision Plan:
   a. Please check one: ☐ Commercial ☑ Residential ☐ Industrial ☐ Mixed use
   b. Date when construction will start 2015 - HOME CONSTRUCTION START
   c. Total Area 6.6250 ACRES
   d. Area subdivided in lots LOTS #1 - #22 = (4.2126 ACRE)
   e. Area in streets .9799 ACRE
   f. Typical lot width 50' depth 135±'
   g. Lineal Feet of Street: Major 825± FT. Minor 100 FT.
   h. Area dedicated for public purposes RESERVE "A" = .12 ACRE + RESERVE "B" = 1.3125 ACRE

i. Number of Lots: Residential 22 Commercial -0- Industrial -0-

j. Area reserved for: Residential 4.2 ACRES Commercial -0- Industrial -0-

k. Will dwelling be built on each residential lot before the lot is sold? YES - But presales too.

l. Zoning Classification of the area, if any: Residential

m. Are any changes in zoning proposed? No

n. Are public utilities available in the area? YES

Sanitary Sewer ✓ Water ✓ Storm Drainage ✓

o. Is any part of the plat within the area flooded in the 1913 flood? No

p. Are map elevations based on sea level datum? YES

q. Landowners Association? YES - Hoa Association

r. Covenants/Dead restriction? No Deed Restrictions

5. Typical Dwelling:

Stories 1+2 Rooms 7-10 Size 1 story = 2000± S.F / 2 story = 2900± S.F.

Garage: Attached 2+3 CAR Detached -0- None -0-

6. Applicant Name Derby Glen, LLC (Craig A. Crossley - Principal)

Applicant's Status *(attach proof of ownership or agent authorization)*

☑ Owner ☐ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

Mailing address: 101 Derby Court

City: Springfield State: Ohio ZIP: 45503

Telephone: (937) 603-3882 FAX: ( ) N/A

Email CCROSSLEY08@ATT.NET

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

Signature of Co-applicant

Craig A. Crossley - owner/principal

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this 20th day of November 2019

by Craig A. Crossley (name of person acknowledged).

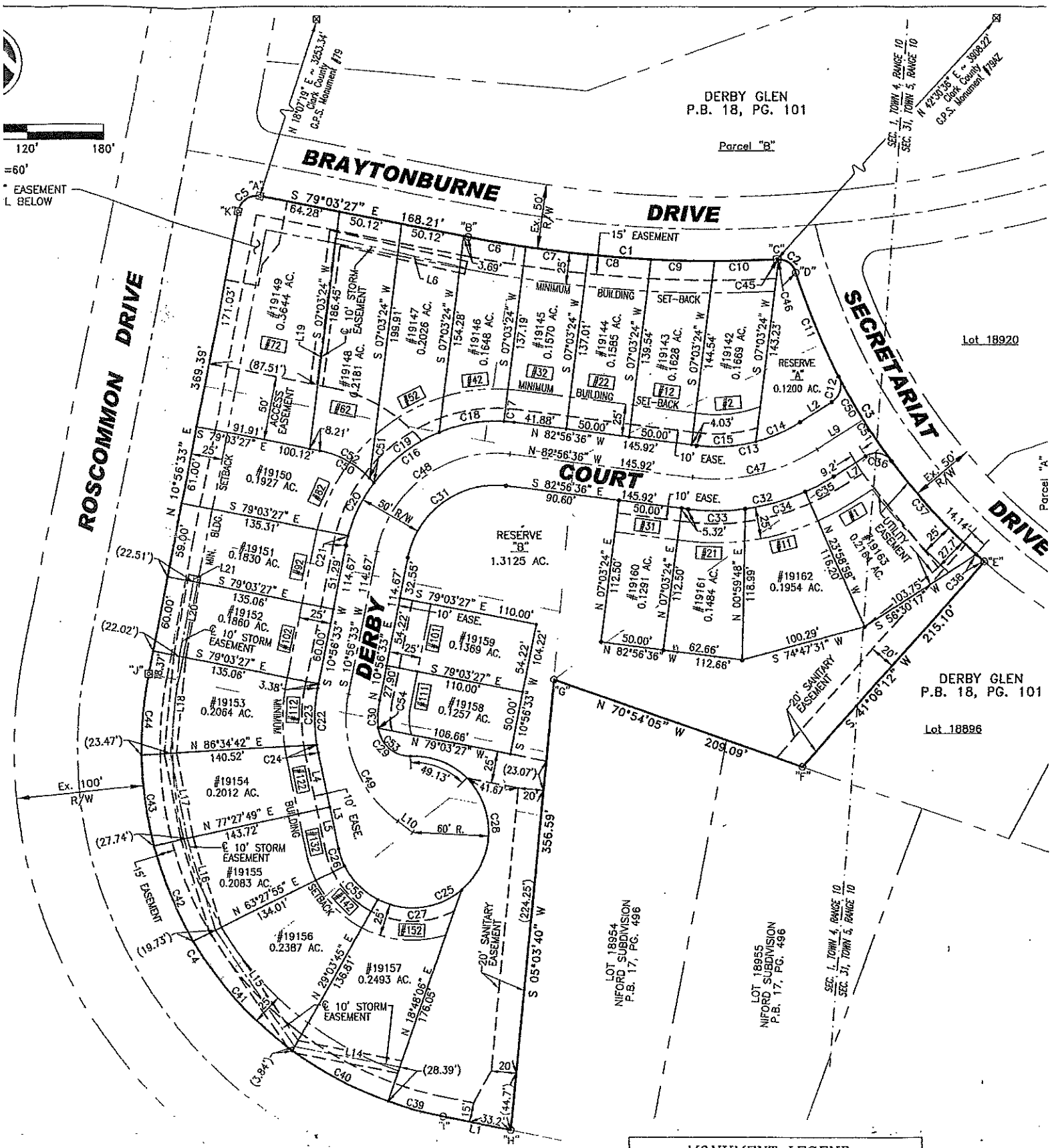
(Seal)

NOTARIAL SEAL STATE OF OHIO

Alexis S Reyes
Notary Public, State of Ohio
My Commission Expires 7-11-2023

Notary Public Signature

My commission expires: 07-11-2023



ACREAGE TABULATION

LOTS #1 – #22	= 4.2126 AC.
RESERVE LOTS "A" & "B"	= 1.4325 AC.
RIGHT-OF-WAY	= 0.9799 AC.
TOTAL	= 6.6250 AC.
SEC. 1, TOWN 4, RANGE 10	= 6.4177 AC.
SEC. 31, TOWN 5, RANGE 10	= 0.2073 AC.
TOTAL	= 6.6250 AC.

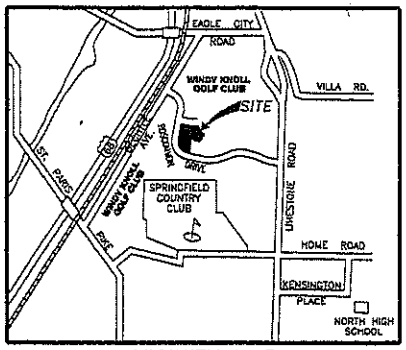
– MONUMENT LEGEND –

- ○ 5/8" Iron Pin found
- ● 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke R.L.S. 6207"
- ⊙ Iron Pipe found
- ⊠ Clark County G.P.S. Monument
- △ Spike Found
- ▲ Spike set
- ⊗ P.K. Nail Found
- ⊕ P.K. Nail set
- ▣ Concrete Monument found
- ▣ Concrete Monument set
- □ Axle found

PREPARED BY:
REINKE GROUP
Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying
1970 Congress Park Drive
Centerville, OH 45459
(937) 434-4910 ph.
(937) 434-3918 fax
www.ReinkeGroup.com

DERBY GLEN VILLAGE

BEING A REPLAT OF LOTS #18888 THRU #18895 OF
DERBY GLEN, AS RECORDED IN P.B. 18, PG. 101
IN THE PLAT RECORDS OF CLARK COUNTY, OHIO
LOCATED IN:
SECTION 1, TOWN 4, RANGE 10 B.M.R.S. &
SECTION 31, TOWN 5, RANGE 10 B.M.R.S.
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO
CONTAINING: 6.6250 AC.
FEBRUARY 27, 2013



VICINITY MAP

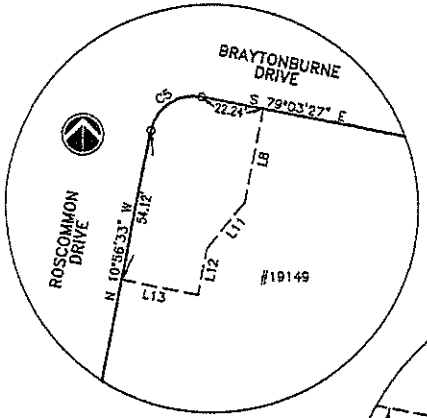
0 60' 120' 180'

SCALE: 1"=50'

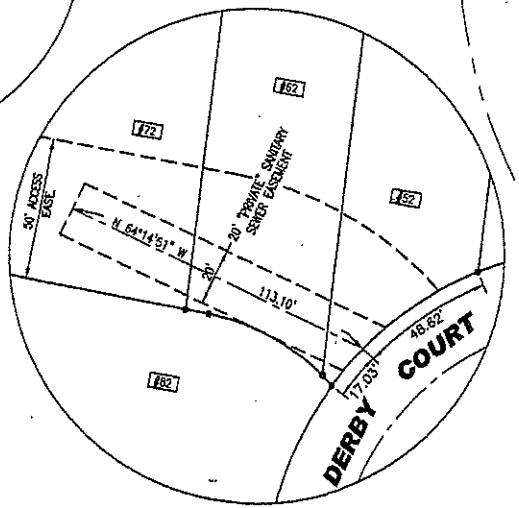
"ENTRY SIGN" EASEMENT SEE DETAIL BELOW

20' "PRIVATE" SANITARY SEWER EASEMENT SEE DETAIL BELOW

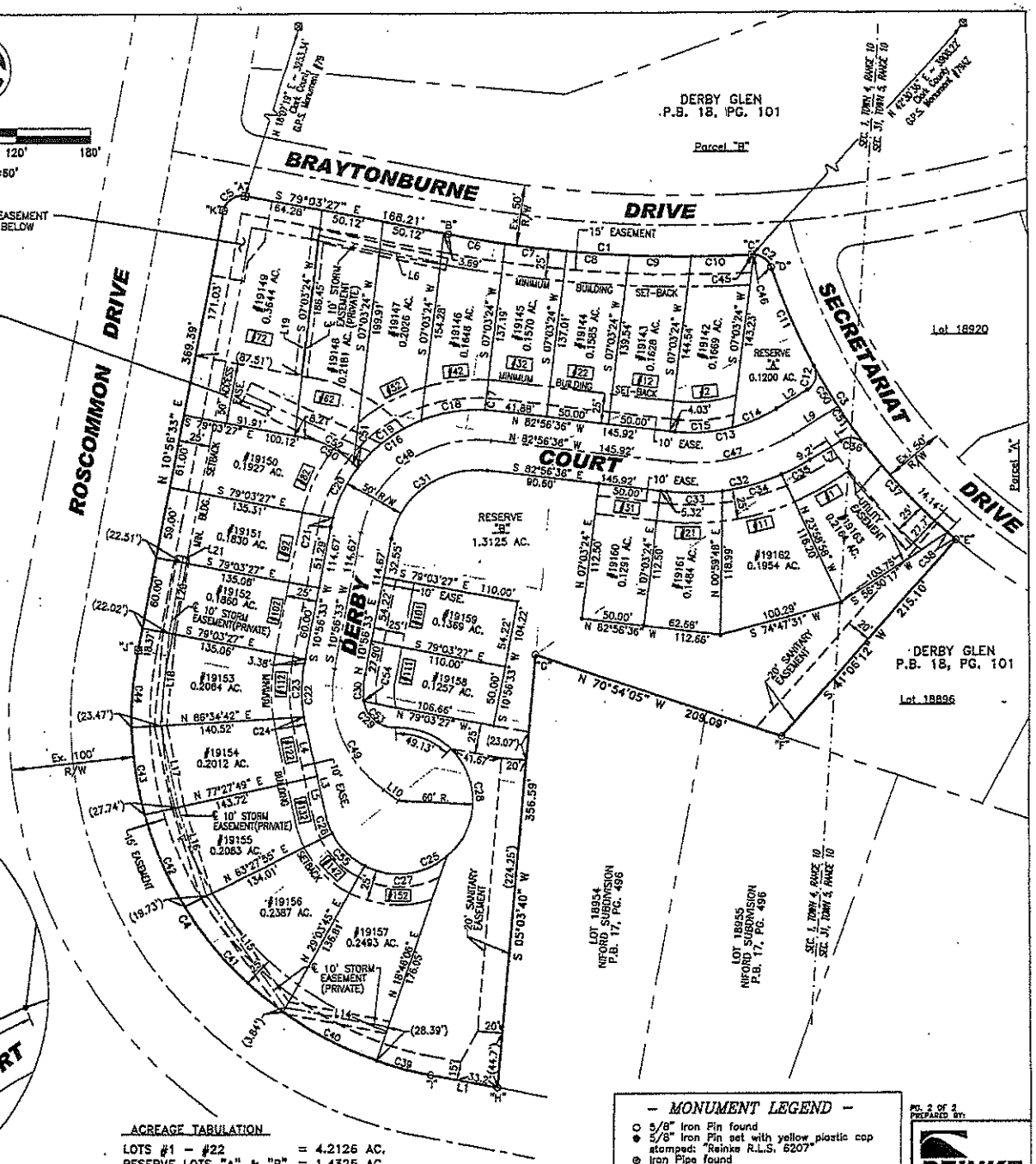
OWNER & DEVELOPER
DERBY GLEN LLC
1101 N FOUNTAIN AVE
SPRINGFIELD, OH 45504



"ENTRY SIGN" EASEMENT DETAIL
SCALE: 1" = 30'



"PRIVATE" SANITARY SEWER EASEMENT DETAIL
SCALE: 1" = 30'



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- ⊕ P.K. Nail set
- ⊡ Concrete Monument found
- ⊡ Concrete Monument set
- □ Axle found

PG. 2 OF 2
PREPARED BY:

REINKE GROUP

2019 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		7	11	11	8	13	10	8	12	9	7	14	9
Ravi R. Shankar Reso. 5967	3-05-2017 3-05-2020	P	P	P	P	P	P	P	A	P	A	P	N/A
Charlene Roberge Reso. 5878	3-17-2018 3-17-2021	P	P	P	P	P	P	P	P	P	P	P	N/A
Kathryn Lewis-Campbell Reso. 5960	12-23-2013 01-03-2020	P	P	A	A	P	P	A	P	P	A	P	N/A
Jeanette Anderson Reso. 5912	1-1-2019 1-1-2022	P	P	P	A	P	P	A	P	n/a	n/a	n/a	N/A
Charles Harris Reso. 5927	03-29-2016 03-29-2019	P	P	P	P	A	P	P	A	A	P	P	N/A
Trisha George Reso. 5772	4-02-2013 4-12-2019	P	A	P	P	P	P	P	P	A	P	P	N/A
James Smith Reso. 5987	10/24/2017 10/24/2020	P	P	P	P	P	A	P	A	P	P	P	N/A
Alex Wendt Reso. 6006	4/10/2018 4/24/2021	P	P	P	A	P	A	P	A	P	P	P	N/A
Jack Spencer Reso. 6055	7/18/19 7/22/22	N/A	N/A	N/A	N/A	N/A	N/A	P	P	P	A	P	N/A
Amanda Fleming	8/27/2019 1/01/2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	P	P	A	N/A

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board
Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board Meeting Date:	Lotsplit Variance, Rezoning, and Final Subdivision Application Deadline:
January 13, 2020	December 23, 2019
February 10, 2020	January 17, 2020
March 9, 2020	February 14, 2020
April 13, 2020	March 23, 2020
May 11, 2020	April 20, 2020
June 8, 2020	May 18, 2020
July 13, 2020	June 22, 2020
August 10, 2020	July 20, 2020
September 9, 2020 *	August 17, 2020
October 12, 2020	September 21, 2020
November 9, 2020	October 19, 2020
December 7, 2020	November 16, 2020

Board of Zoning Appeals
Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning Appeals Meeting Date:	Application Deadline:
January 22, 2020 *	December 30, 2019
February 19, 2020 *	January 27, 2020
March 16, 2020	February 24, 2020
April 20, 2020	March 30, 2020
May 18, 2020	April 27, 2020
June 15, 2020	May 22, 2020
July 20, 2020	June 29, 2020
August 17, 2020	July 27, 2020
September 21, 2020	August 31, 2020
October 19, 2020	September 28, 2020
November 16, 2020	October 26, 2020
December 21, 2020	November 30, 2020

* Denotes meeting day changed to Wednesday due to holiday.
Effective Date: December 2019
Prepared by the Planning and Zoning Division

Commission Meetings
City Holidays

2020 CITY COMMISSION CALENDAR

JANUARY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY 2020						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	Election Day		Retreat	

APRIL 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2020						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JUNE 2020						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST 2020						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER 2020						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30		Budget Mtg		Election Day	

DECEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

2021 Important Dates: Friday, Jan. 1, 2021 – City Holiday