COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

City Planning Board Staff Reports 2020

Monday, March 9, 2020
7:00 P.M.
City Hall Forum

Agenda
City Planning Board
Springfield, Ohio
Monday, March 9, 2020
City Hall Forum – 7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes – February 10, 2020** — ACTION

4. **Case # 20-RW-01 Right of Way Vacation** — DISCUSSION & ACTION
   Request from Bret Beach Rentals to vacate the first alley east of Woodlawn Ave from Bill Edwards Drive north to the intersecting East-West alley.

5. **Case # 20-Z-02 CC-2A Plan Amendment** — DISCUSSION & ACTION
   Request from Art Harden to amend a CC-2A plan in the area of Bechtle Ave and Saint Paris Connector to swap an area that can be develop with area that is to remain green space.

6. **Amendment to Redevelopment Agreement** — DISCUSSION & ACTION
   Request to amend the agreement to remove parcel # 3400600005427031 from the Core Area to permit development as an office.

7. **Board Comments** — DISCUSSION

8. **Staff Comments** — DISCUSSION

9. **Adjourn - Next meeting April 13, 2020** — 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
Kathryn Campbell	01/28/2023

CITY PLANNING BOARD
Springfield, Ohio
Monday, February 10, 2020
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, Ms. Amanda Fleming, Mr. James Smith, Mr. Jack Spencer, and Ms. Charlene Roberge
MEMBERS ABSENT:	None
OTHERS PRESENT:	Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties

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SUBJECT: Meeting Minutes Approval – January 13, 2020

Ms. Roberge asked for a motion.

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

The minutes were approved by voice vote.

Case # 20-Z-01 Rezoning Request from RDA Group Architects to rezone parcel #3400600005427031, bordering W North St, S Yellow Springs St, and W Columbia St, from DMC, Downtown Medical Campus UPOD to CN-2, Neighborhood Commercial District UPOD.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated there were no objections.

Ms. Roberge asked if the board if they had any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the board had any questions for the applicant or the applicant's agent.

Mr. Johnathon Shaw from RDA Group Architects made himself available for questions.

Mr. Spencer asked what kind of office building was be proposed.

Mr. Shaw stated the offices were for Springfield Metropolitan Housing Authority (SMHA). Mr. Shaw explained the offices would be administrative offices.

Mr. Spencer questioned where SMHA offices were located.

Mr. Shaw stated they were located at 101 West High Street and they want to stay in the downtown area. Mr. Shaw explained SMHA had been looking for an office building in the area for approximately four years.

Mr. Spencer questioned if the building would be used only by SMHA.

Mr. Shaw stated that was correct.

Hearing no further questions, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Wendt to approve case # 20-Z-01 Request from RDA Group Architects to rezone parcel #3400600005427031, bordering W North St, S Yellow Springs St, and W Columbia St, from DMC, Downtown Medical Campus UPOD to CN-2, Neighborhood Commercial District UPOD. Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Mr. Wendt, Ms. Fleming, Mr. Harris, Ms. George, Mr. Smith, Mr. Spencer , and Ms. Roberge.
NAYS: None.
Approved by roll call vote 8 to 0.

SUBJECT: Board Comments

None.

SUBJECT: Staff Comments

None.

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. Jack Spencer, Vice-Chairperson.

Agenda Item # 4

Case #20-RW-01

RIGHT OF WAY VACATION

STAFF REPORT

TO: City Planning Board

DATE: March 4, 2020

PREPARED BY: Stephen Thompson

SUBJECT: Right-of-Way Vacation #20-RW-01

GENERAL INFORMATION:

Applicant:	Bret Beach Rentals, 4655 Urbana Rd, Springfield, OH 45502
Requested Action:	Request to vacate the first alley east of Woodlawn Ave from Bill Edwards Drive north to the intersecting East-West alley.
Petitioner's Comments:	See attached Exhibit C
Adjoining Property Owners:	See attached Exhibit B
File Date:	February 13, 2020

RETURNED REPORTS:

Columbia Gas:	No Objections
Spectrum:	No Objections
AT&T:	No objections; Reserve easement rights
Ohio Edison:	No objections; Reserve easement rights
City Service Department:	No Objections
City Engineer:	No Objections.
Fire Division:	No Objections
Police Division:	No Objections
Planning and Zoning:	The applicant requesting to vacate this right of way owns property on either side of the alley.

STAFF RECOMMENDATION:

Approval of the request to vacate the subject right of way.

ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments

The City of Springfield
COMMUNITY DEVELOPMENT
☐ Planning & Zoning

FOR OFFICE USE ONLY
Case #: 20-RW-01
Date Received: 2/13/2020
Received by: ST
Application Fee: $ 40
Review Type:
☐ Admin ☑ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Alley Vacation
to make a driveway for both properties

2. Address of Subject Property: 24 W. Cecil St - 26 W. Cecil St.

3. Parcel ID Number(s): 340-07-00035-104-009 / 340-07-00035-104-006

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: _____

6. Current Use of Property: residential

7. Current Zoning of Property: residential

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): Bret Beach Rentals

Title: _____

Company (if applicable): _____

Mailing address:
4655 Urbana Rd

City: Springfield State: OH ZIP: 45502

Telephone: (937) 399-3838 Fax: ( )

Email: beachkeyah@aol.com

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

Mailing Address: 4655 Urbana Rd

City: Springfield State: OH ZIP: 45502

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

Bret L. Beach
Signature of Applicant

Signature of Co-applicant

Bret L. Beach, Owner
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 February, 2020

by Bret L. Beach (name of person acknowledged).

(seal)

Donna K. Bousum
Notary Public Signature

My commission expires: Oct 2, 2021

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

Right-of-Way Vacation Application

Date: 2.12.20

Applicant Name: Bret Beach Rentals

Address: 24 W. Cecil St + 26 W. Cecil St

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

Bret L. Beach
Signature

EXHIBIT A

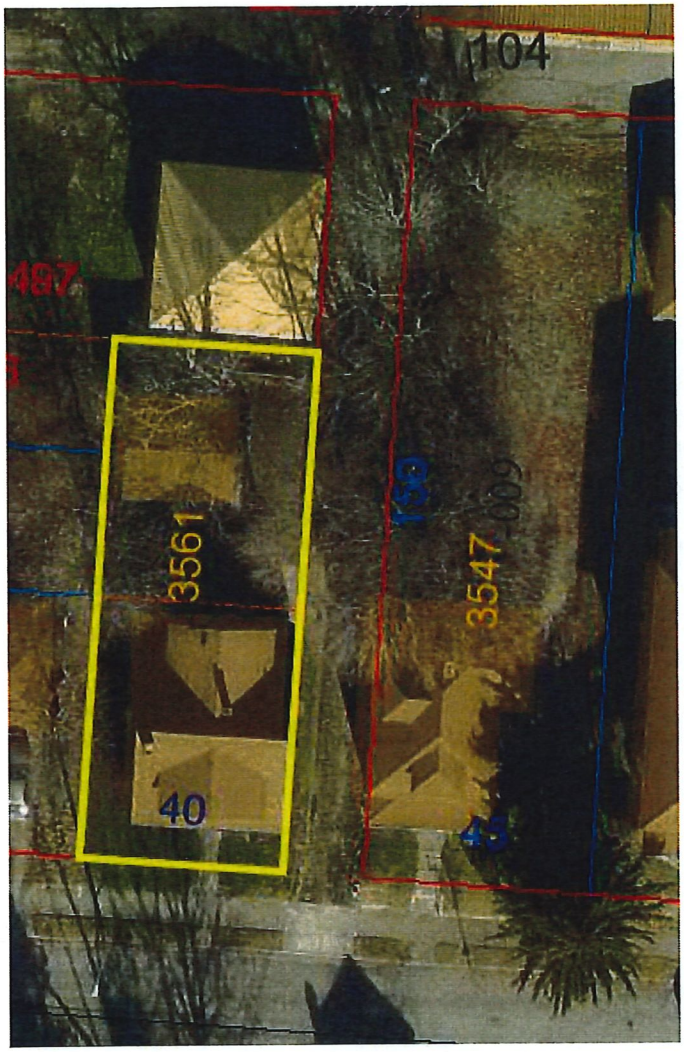

EXHIBIT B

Bret Beach Rentals is requesting right-of-way vacation of the alley between 24 W. Cecil St. & 26 W. Cecil Street (address as listed on Real Estate Tax bills from Stephen T. Metzger, Clark County Treasurer) in order to provide additional parking for the residents at these properties.

ALPHA DELTA PI CHAP HOUSE ASSN OF CHI	4163 E PITCHIN RD	SPRINGFIELD, OH 45502
ALPHA DELTA PI CHAPTER HOUSE ASSN OF CHI	4163 E PITCHIN RD	SPRINGFIELD, OH 45502
BOARD OF DIRECTORS OF WITTENBERG COLLEGE	PO BOX 720	SPRINGFIELD, OH 45501
BRET BEACH RENTALS LLC	4655 URBANA RD	SPRINGFIELD, OH 45502
CHAPTER HOUSE ASSOCIATION OF CHI CHAPTER	1027 N FOUNTAIN AVE	SPRINGFIELD, OH 45504
CLIFTON GENE A & CAROLYN L	1007 NORTH FOUNTAIN AVE	SPRINGFIELD, OH 45504
DELTA ZETA NATIONAL HOUSING CORPORATION	202 E CHURCH ST	OXFORD, OH 45056
FLORENCE THOMAS D & JULIEANN TRUSTEES	PO BOX 13	SOUTH CHARLESTON, OH 45368
HEARLIHY DANIEL A	810 RIVERSIDE DR	SPRINGFIELD, OH 45504
KNIGHT SHARI L	1601 WOODEDGE RD	SPRINGFIELD, OH 45504
LIMBERT FREDERICK D & CHARLES E LOVITT	960 WOODLAWN AVE	SPRINGFIELD, OH 45504
O NEILL BRIEN	819 LINMUTH CT S	SPRINGFIELD, OH 45503
PICOLO MICHAEL	23 BILL EDWARDS DR	SPRINGFIELD, OH 45504
SCHULSINGER MICHAEL	1002 WOODLAWN AVE	SPRINGFIELD, OH 45504
WITTENBERG COLLEGE BOARD OF DIRECTORS	PO BOX 720	SPRINGFIELD, OH 45501

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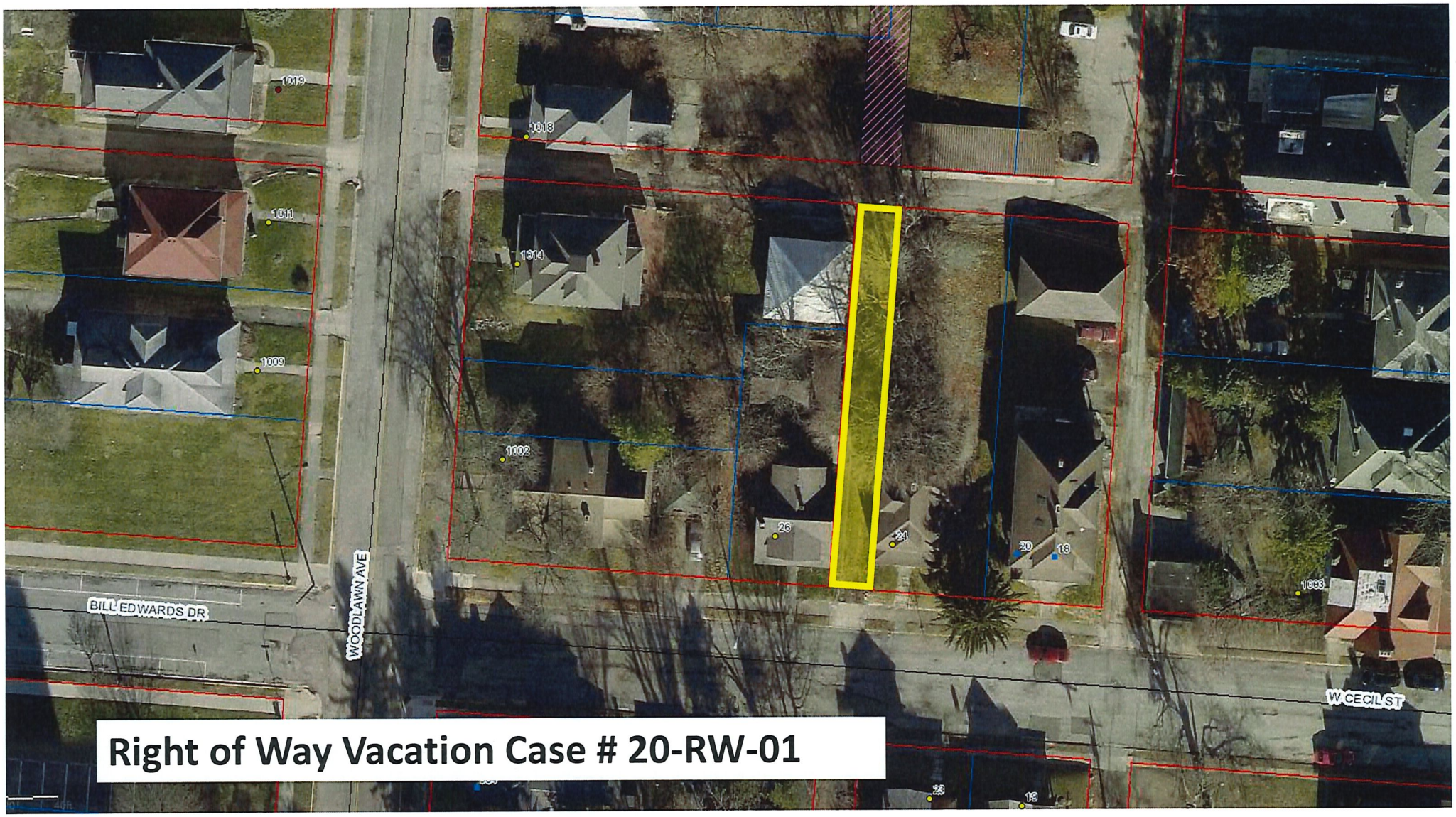


Right of Way Vacation Case # 20-RW-01

Agenda Item # 5

Case #20-Z-02

CC-2A PLAN AMENDMENT

Staff Report

TO: City Planning Board

DATE: March 4, 2020

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #20-Z-02

GENERAL INFORMATION:

Applicant:	Art Harden, 10561 Success Lane, Suite B, Centerville, OH 45458
Owner:	North Bechtle Square I Investments, LLC, 10085 Wellington Blvd., Powell, OH 43065
Requested Action:	Amend a CC-2A plan in the area of Bechtle Ave and Saint Paris Connector to swap an area that can be develop with area that is to remain green space.
Location:	Bechtle Ave and Saint Paris Connector
Size:	2.599 acres to be changed
Existing Land Use and Zoning:	Undeveloped, CC-2A
Surrounding Land Use and Zoning:	North: Residential, RS-5 and R-1 East: Residential, RS-5 and R-1 South: Commercial, CC-2A West: Commercial, CC-2A
Applicable Regulations:	Chapter 1130.07 Special Provisions
File Date:	February 18, 2020

BACKGROUND:

The applicant is requesting to amend the shopping center district plan for this area. Currently, the 1.528 acres behind Hobby Lobby could be developed. The owner is proposing to keep the area behind the Hobby Lobby green space that cannot be developed. The owner would then like the 1.071 acres along Saint Paris Pike available for development.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as "Commercial Center".

Staff Report

Thoroughfare Plan:

Bechtle Ave is classified as a Primary Arterial street and Saint Paris Connector is classified as a Local Street.

Staff Comments:

City Manager's Office:	No objections
City Engineer:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections
Planning/Zoning Division:	No objections

STAFF RECOMMENDATION:

Approval of the request to amend a CC-2A plan in the area of Bechtle Ave and Saint Paris Connector as presented.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: _____
Date Received: _____
Received by: _____
Application Fee: $_____
Review Type:
☐ Admin ☐CPB ☐BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary):*
The property owner would like to modify approximately 1.5 acres of commercial ground use under Parcel No. 3300600006100024 to green space and recover aproximately 1 acre of green space for commercial use from Parcel No. 3300600006100019.

2. Address of Subject Property: N. Bechtle Avenue, Springfield, OH 45504

3. Parcel ID Number(s): 3300600006100024/3300600006100019

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: 7.13 acres/13.27 acres

6. Current Use of Property: Undeveloped

7. Current Zoning of Property: CC-2A

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): Art Harden

Title: Civil Engineer

Company (if applicable): Calibre Engineering

Mailing address:
10561Success Lane, Suite B

City: Centerville State: OH ZIP: 45458

Telephone: (937) 885-9380 Fax: ( )

Email calibreeng@aol.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): Zuber Crossing LLC/N BECHTLE SQUARE I INVESTMENTS LLC

Mailing Address: 10085 Wellington Road

City: Powell State: oh ZIP: 43165

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

Art Harden, P.E.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of MONTGOMERY

The foregoing instrument was acknowledged before me this 18th day of February, 2020

by ART HARDEN (name of person acknowledged).

(seal)

NOTARY PUBLIC STATE OF OHIO

KIMBERLY J. MORGAN
Notary Public, State of Ohio
My Comm. Expires 9-15-24

Notary Public Signature

My commission expires: 9-15-24

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: N. Bechtle Avenue, Springfield, OH 45504
Parcel No.: 3300600006100019
Acreage: 13.27

Agent Name: Art Harden
Agent Tax Mailing Address: 10534 Success Lane, Ste. B
Centerville, OH 45458
Agent Phone Number: (937) 885-9380

Owner Name: North Bechtle Square I Investments LLC
Owner Tax Mailing Address: 10085 Wellington Road
Powell, OH 43165
Owner Phone Number: (614) 537-4475

Requested Action (to be conducted by Agent, authorized by owner): The property owner would like to modify approximately 1.5 ac of commercial property ground use under Parcel No. 330600006100024 to green space and recover approximately 1 acre of green space for commercial use from Parcel No. 3300600006100019.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: John Vlahos

Printed name: John Vlahos

Date: February 14, 2020

State of Ohio
County of Delaware

The foregoing instrument was acknowledged before me this 14th day of February, 2020 by John Vlahos (name of person acknowledged).

(seal)

NOTARIAL SEAL STATE OF OHIO

Leigh A. Shann
Notary Public, State of Ohio
My Commission Expires 04-21-2022

Notary Public Signature

My commission expires: 4/21/2022

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: N. Bechtle Avenue, Springfield, OH 45504
Parcel No.: 3300600006100024
Acreage: 7.13 acres

Agent Name: Art Harden
Agent Tax Mailing Address: 10534 Success Lane, Ste. B
Centerville, OH 45458
Agent Phone Number: (937) 885-9380

Owner Name: Zuber Crossing LLC
Owner Tax Mailing Address: 10085 Wellington Road
Powell, OH 43165
Owner Phone Number: (614) 537-4475

Requested Action (to be conducted by Agent, authorized by owner): The property owner would like to modify approximately 1.5 ac of commercial ground use under Parcel 3300600006100024 to green space and recover approximately 1 acre of green space for commercial use from Parcel 3300600006100019.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: John Vlahos

Printed name: John Vlahos

Date: February 14, 2021

State of Ohio
County of Delaware

The foregoing instrument was acknowledged before me this 14th day of February, 2020

by John Vlahos (name of person acknowledged).

(seal) NOTARIAL SEAL STATE OF OHIO

Leigh A. Shann
Notary Public, State of Ohio
My Commission Expires 04-21-2022

Notary Public Signature

My commission expires: 4/21/2022

BOSCA D ORSI H	1911 ST PARIS PK	SPRINGFIELD, OH 45504
BOSCA D ORSI H	1911 ST PARIS PK	SPRINGFIELD, OH 45504
CHETTY YESHO K & ANNURADHA	2340 SAINT PARIS PIKE	SPRINGFIELD, OH 45504
CHURCH LUTHERAN GRACE EVANGELICAL	1801 ST PARIS PK	SPRINGFIELD, OH 45504
DT RETAIL PROPERTIES LLC	500 VOLVO PKWY	CHESAPEAKE, VA 23320
FRALICK ROBERT EDWARD & SUSAN LEE	2101 ST PARIS PK	SPRINGFIELD, OH 45504
HAPNER DAVID E & LEE M	2111 SAINT PARIS PK	SPRINGFIELD, OH 45504
HAYNE ELLIOT A TRUSTEE	PO BOX 16649	LAS CRUCES, NM 88004
HAYNE ELLIOT A TRUSTEE	20 TAMARIN LN	NOVATO, CA 94945
HD DEVELOPMENT OF MARYLAND INC	PO BOX 105842	ATLANTA, GA 30348
HOWELL EDWIN IRA	8653 TAYLORSVILLE RD	HUBER HEIGHTS, OH 45424
HOY JUDITH O	1925 SAINT PARIS PIKE	SPRINGFIELD, OH 45504
MASSIE DIANE M	1917 ST PARIS PK	SPRINGFIELD, OH 45504
MOSER GARY	PO BOX 33652	WPAFB, OH 45433
NEHER BURIAL VAULT CO, INC	1903 ST PARIS PIKE	SPRINGFIELD, OH 45504
NORTH BECHTLE SQUARE I INVESTMENTS LLC	10085 WELLINGTON BLVD	POWELL, OH 43065
NORTH BECHTLE SQUARE I INVESTMENTS LLC	70 E LONG LAKE RD	BLOOMFIELD HILLS, MI 48304
PESHEK TY & LORI	3084 SHRINE RD	SPRINGFIELD, OH 45502
POOL NATHAN A	2314 SAINT PARIS PK	SPRINGFIELD, OH 45504
RAY JERRY	2121 ST PARIS PK	SPRINGFIELD, OH 45504
REISNER PAMELA KELLER	2143 SAINT PARIS PK	SPRINGFIELD, OH 45504
ROLFES JAMES F & VIRGINIA S TRUSTEES	718 W HOME RD	SPRINGFIELD, OH 45504
SANDRAS PROPERTY LLC	2324 SAINT PARIS PIKE	SPRINGFIELD, OH 45504
SPRINGFIELD RETAIL CENTER LLC	7150 W CENTRAL AVE STE 200	TOLEDO, OH 43617
WAL MART REAL ESTATE BUSINESS TRUST	PO BOX 8050	BENTONVILLE, AR 72712
WICHNER ALBERT E & DEE A	2380 ST PARIS PK	SPRINGFIELD, OH 45504
WILLIAMS ROBERT L & ALBERTA L	2153 ST PARIS PIKE	SPRINGFIELD, OH 45504
YOST TRAVIS L & KRISTA M	2163 ST PARIS PK	SPRINGFIELD, OH 45504
ZUBER CROSSING LLC	10085 WELLINGTON BLVD	POWELL, OH 43065
ART HARDEN	10561 SUCCESS LANE, SUITE B	CENTERVILLE, OH 45458

Calibre
Engineering
Common Sense Engineering

February 19, 2020

Stephen Thompson
Planning, Zoning, and Code Administrator
76 E. High St.
Springfield, OH 45502

Re: Bechtle Square Land Use Change
Bechtle Avenue
Springfield, OH

Dear Steve:

We are requesting an exchange of one acre of green space with the 1.5 acres of commercial area to facilitate a more developable land area adjacent to Bechtle Avenue. The 1.5-acre commercial land behind Hobby Lobby could be utilized as warehousing, self-storage facility or small retail which is destination oriented. If this area is placed into green space, it ensures to the adjacent neighbors that no development would happen closer than the existing Hobby Lobby. This would also provide an extra half acre of green space as compared to what we are requesting be recovered as developable ground. The new development area would also make the existing property adjacent to Hobby Lobby more flexible for development. We feel the exchange of area use is a win-win situation for all parties.

Should you have any questions regarding the above, please contact me.

Sincerely,

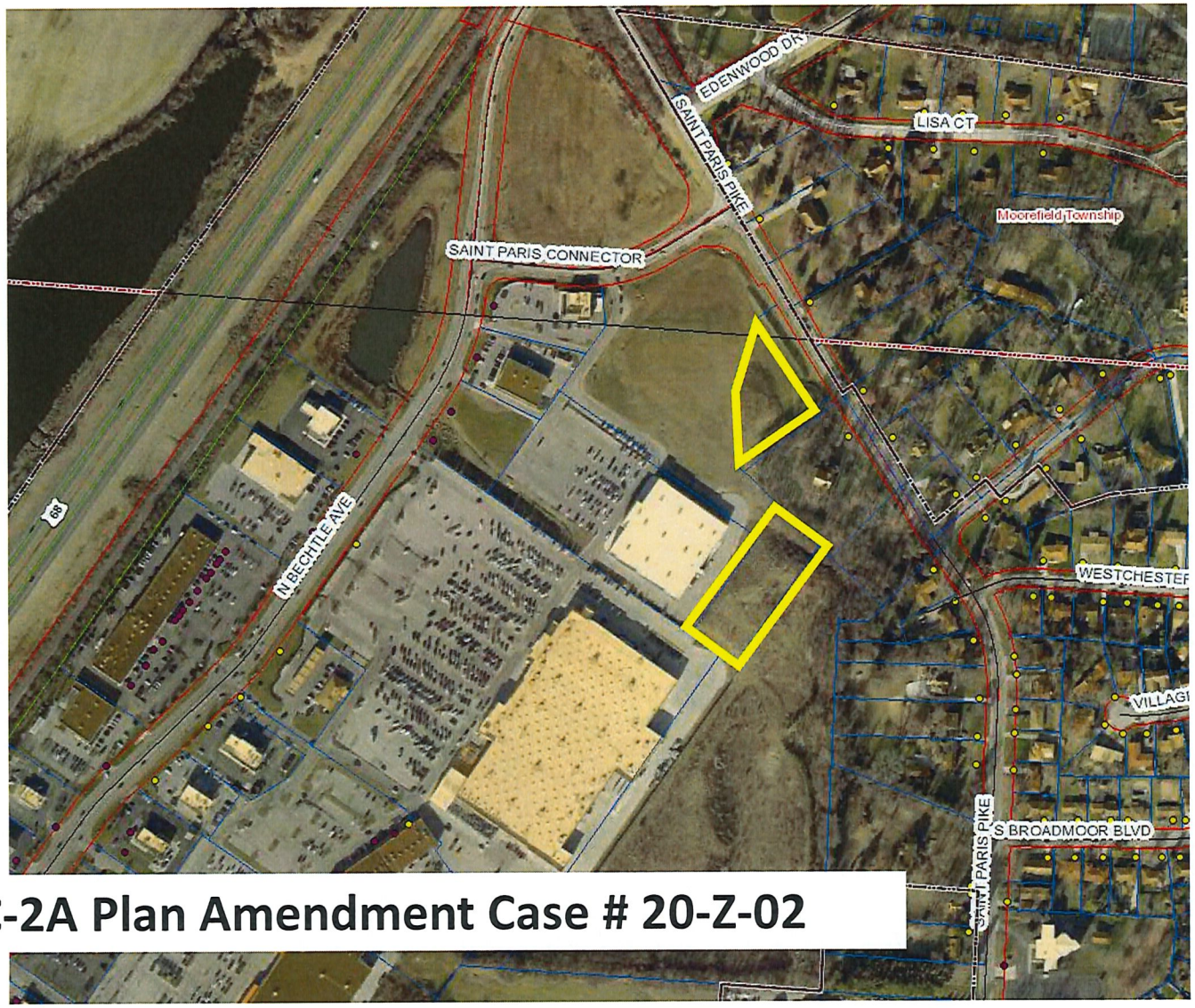
Art Harden

Art Harden, P.E.
President

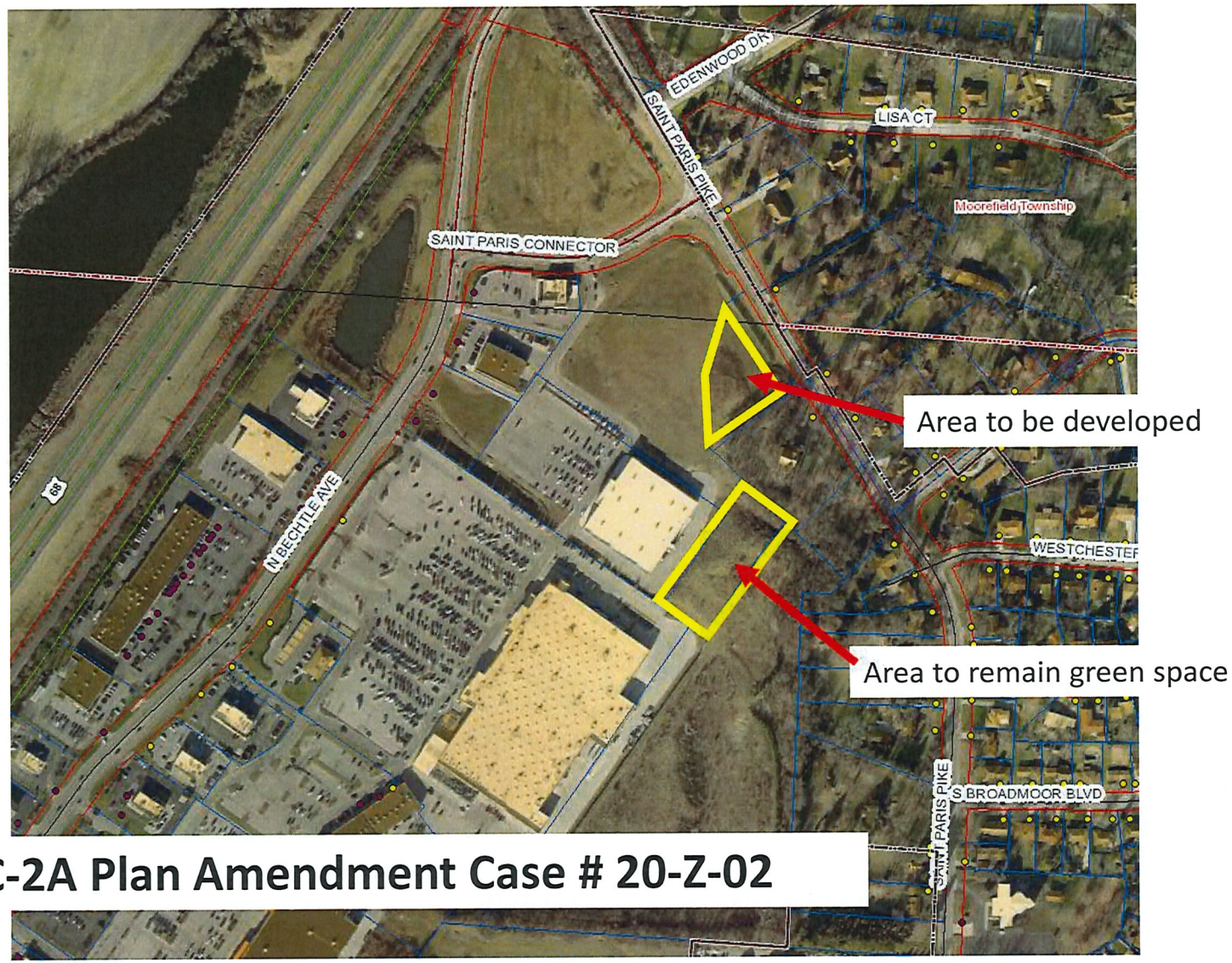
AH/km

i:\2020 general\caliber collision\correspondence\thompson 02-19-2020.doc

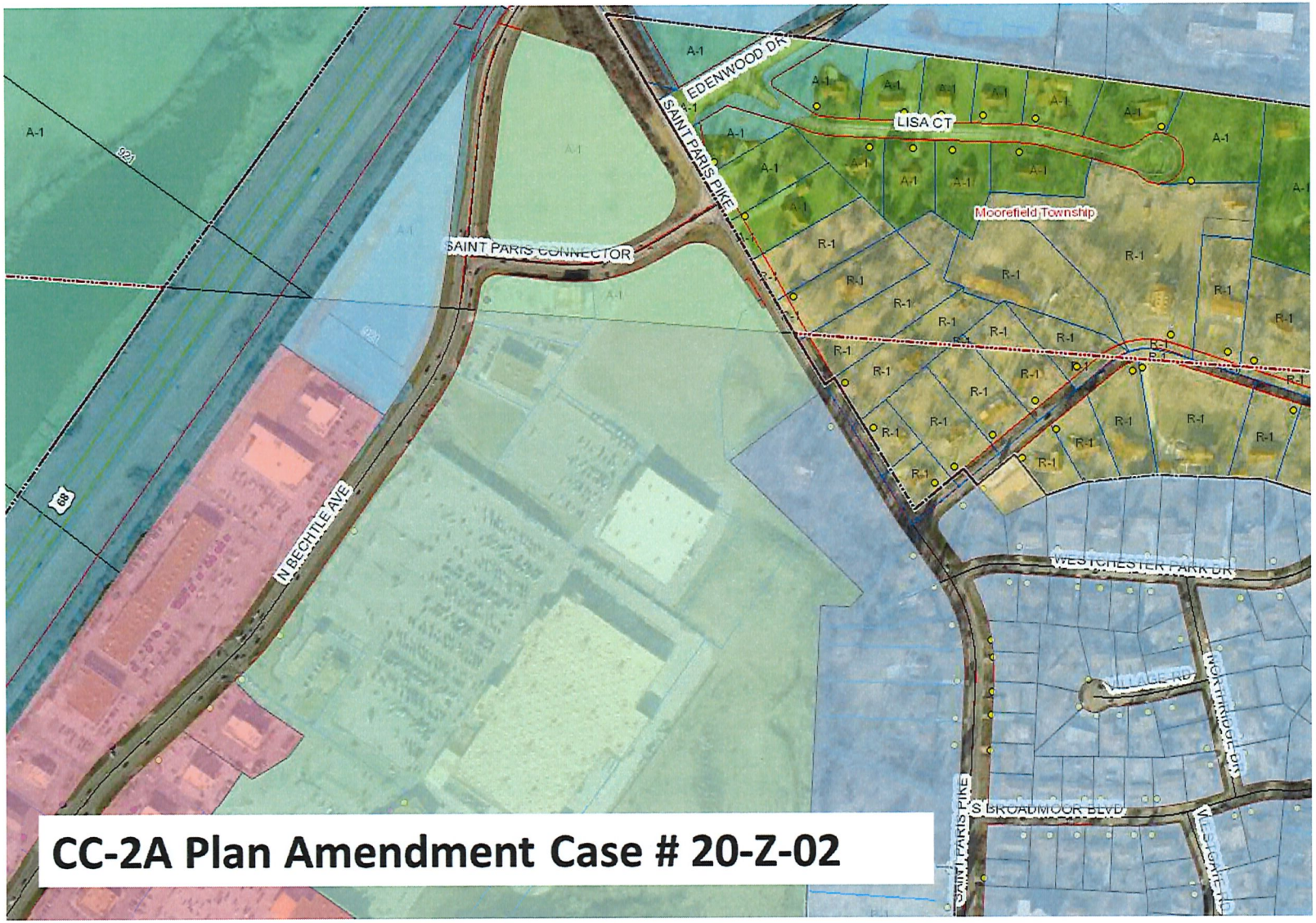
Calibre Engineering
10534-B Success Lane, Centerville, OH 45458
Phone/Fax 937.885.9380
CalibreEng@AOL.COM



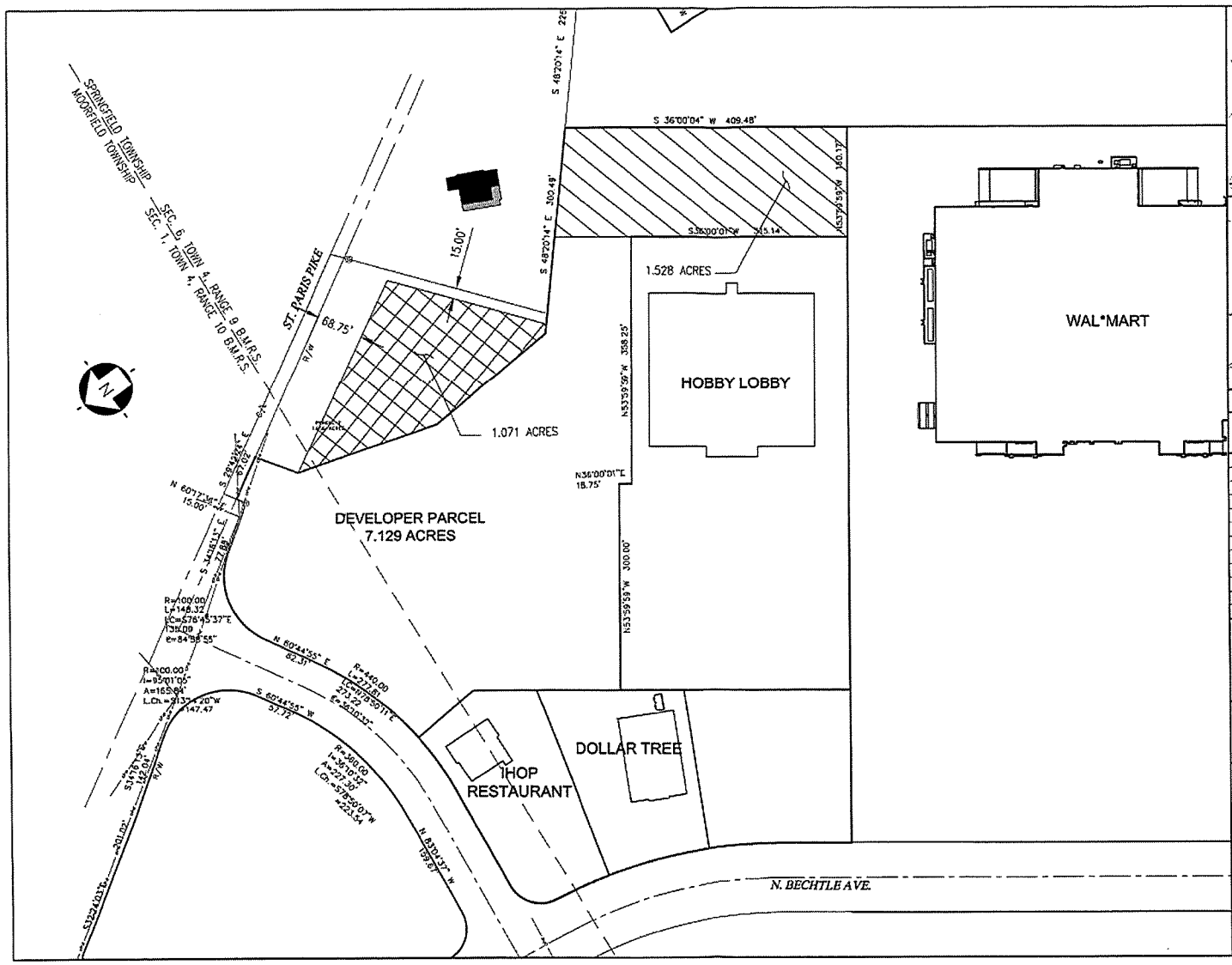
CC-2A Plan Amendment Case # 20-Z-02



CC-2A Plan Amendment Case # 20-Z-02



CC-2A Plan Amendment Case # 20-Z-02



No.	DATE	ISSUED	REV.

The depicted plan is intended as a presentation of a concept for a proposed development. The plan is subject to all rules and regulations of the local governing municipality. Detention areas are estimated and subject to change. Boundary information is based on tax plat information or other owner supplied data and is considered approximate.

Calibre Engineering
10034-B Success Lane
Centerville, OH 45458
937.886.0380
CalibreEng@aol.com

N. BECHTLE SQUARE

City of Springfield
Clark County, Ohio

North Bechtle Square I
Investments LLC
Powell, OH 43165
1008 Wellington Road
(614) 537-4475

CP-2.0

LAND USE MODIFICATION

PROJECT NO: 2019122 FEB 14, 2020

N RACE ST
N LANNERT AVE
N PLUM ST
40
41
336

Agenda Item # 6

AMENDMENT TO REDEVELOPMENT AGREEMENT

The City of Springfield Ohio

Community Development Department

TO: CITY PLANNING BOARD

FROM: STEPHEN THOMPSON, PLANNING, ZONING, AND CODE ADMINISTRATOR

SUBJECT: SOUTHWEST DOWNTOWN URBAN RENEWAL AMENDMENT #5

DATE: MARCH 3, 2020

The City of Springfield adopted the Southwest Downtown Urban Renewal Plan on October 29th, 2002. Additionally, the City and Community Hospital Health Services Foundation/Community Mercy Health Partners entered into a Redevelopment Agreement dated May 31st, 2006. The Redevelopment Agreement was amended to include a "Core Area" requiring the Hospital to construct a state of the art medical services facility within downtown Springfield, a reproductive health and education services facility in downtown Springfield, and to secure long term downtown employment for Springfield residents, fostering economic growth and the Springfield community. The subject parcel was included in this area and development is limited to medical-related uses.

This amendment to the Redevelopment Agreement, Southwest Downtown Urban Renewal Plan, seeks to modify the description of the "Core Area" designated in Amendment #3 to exclude 1.22 acres, parcel #3400600005427031 and is located on W. North Street, Springfield, OH 45504.

The Hospital has accomplished the required Core Area construction land use requirements. The City and the Hospital are in agreement to remove the Property from the "Core Area" to relieve that area of the land use restrictions, and allow further development to prevent slum, blighting conditions, and improve the economic and employment outlooks. The Property is removed from the "Core Area" but is not removed from the overlaying "Southwestern Downtown Urban Renewal Area" and the restrictions and objectives imposed therein.

2020 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		13	10	9	13	11	8	13	10	9	12	9	7
Ravi R. Shankar Reso. 5967	3-05-2017 3-05-2020	P	P										
Charlene Roberge Reso. 5878	3-17-2018 3-17-2021	P	P										
Kathryn Lewis-Campbell Reso. 5960	01-14-2020 01-28-2023	N/A	P										
Charles Harris Reso. 5927	03-29-2016 03-30-2022	P	P										
Trisha George Reso. 5772	4-02-2013 4-12-2022	P	P										
James Smith Reso. 5987	10/24/2017 10/24/2020	P	P										
Alex Wendt Reso. 6006	4/10/2018 4/24/2021	P	P										
Jack Spencer Reso. 6055	7/18/19 7/22/22	P	P										
Amanda Fleming	8/27/2019 1/01/2022	P	P										

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.

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

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