COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

City Planning Board Staff Reports 2020

Monday, December 7, 2020
7:00 P.M.
Virtual Meeting

Agenda
City Planning Board
Springfield, Ohio
Monday, December 7, 2020
7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes – November 9, 2020** — ACTION

4. **Case # 20-LS-01 Lot Split Variance** — DISCUSSION & ACTION
   Request from William & Terry Flaker for a lot split variance at 301-303 S Lowry Ave in a RS-8, Medium-Density, Single-Family Residence District.

5. **Case # 20-Z-09 Rezoning** — DISCUSSION & ACTION
   Request from Peter Noonan to rezone 1315 W High Street from a G, Green Space, Park, and School District to a RM-12, Low-Density, Multi-Family Residence District.

6. **Elect Chair and Vice-Chairperson for 2021** — DISCUSSION & ACTION

7. **2021 Board Calendar** — DISCUSSION & ACTION

8. **Board Comments** — DISCUSSION

9. **Staff Comments** — DISCUSSION

10. **Adjourn - Next meeting January 11, 2021** — ACTION

2020 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Charlene Roberge	03/17/2021
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023

CITY PLANNING BOARD
Springfield, Ohio
Monday, November 9, 2020
7:00 P.M.
Virtual Meeting

Meeting Minutes
(Summary Format)

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

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

SUBJECT: Meeting minutes approval – October 12, 2020

Ms. Roberge asked for a motion to approve the minutes.

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

The minutes were approved by voice vote.

Case # 20-Z-08 Rezoning Request from Clayton Hays to rezone 716, 718, and 726 Court Street from CN-2, Neighborhood Commercial District to CC-2, Community Commercial District.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated there were no complaints.

Ms. Fleming stated she had researched the crime rate and agreed with the applicant.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant or the applicant's agent wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. George to approve rezoning 716, 718, & 726 Court St from CN-2, Neighborhood Commercial District to CC-2, Community Commercial District. Seconded by Ms. Fleming.

YEAS: Mr. Spencer, Mr. Harris, Ms. Lewis-Campbell, Mr. Wendt, Ms. George, Ms. Fleming, and Ms. Roberge.

NAYS: None.

Motion approved.

Case # 20-ZC-01 Zoning Code Text Amendment Request to amend Chapter 1175 - Annexations.

Mr. Thompson gave the staff report.

Mr. Spencer stated it was a brilliant move and questioned if other cities had the same annexation process.

Mr. Thompson stated it was unique for the City of Springfield and was part of the CEDA agreement, Cooperative Economic Development Area. Mr. Thompson stated is was an agreement made with Springfield Township from the late Nineties. Mr. Thompson explained whenever properties get annexed they would keep their township zoning. Mr. Thompson stated it made since back then but today it no longer makes sense.

Mr. Spencer stated it makes a lot of sense.

Mr. Thompson stated he didn't believe there were any other cities in Ohio with the same kind of zoning and made sense for the change.

Ms. Roberge agreed. Mr. Roberge asked if there were any further questions. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Spencer to approve amendment to Chapter 1175 to assign annexed properties a City zoning district and sign district. Seconded by Mr. Wendt.

YEAS: Mr. Spencer, Mr. Harris, Ms. Lewis-Campbell, Mr. Wendt, Ms. George, Ms. Fleming, and Ms. Roberge.

NAYS: None.

Motion approved.

Case # 20-ZC-02 Zoning Code Text Amendment Request to amend Chapter 1102.02(r) – Restaurants.

Mr. Thompson gave the staff report.

Ms. Roberge stated the zoning code amendment sounded like a great idea.

Board members agreed as well.

Mr. Roberge asked if there were any further questions. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Fleming to approve amendment to Chapter 1102.02 Definitions to separate carryout restaurants from drive-in restaurants. Seconded by Ms. George.

YEAS: Mr. Spencer, Mr. Harris, Ms. Lewis-Campbell, Mr. Wendt, Ms. George, Ms. Fleming, and Ms. Roberge.

NAYS: None.

Motion approved.

SUBJECT: Board Comments.

None.

SUBJECT: Staff Comments.

None.

SUBJECT: Adjournment

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

Approved by voice vote.

Adjourned at 7:15 P.M.

_____

Ms. Charlene Roberge, Chair.
Mr. Jack Spencer, Vice-Chairperson.

Agenda Item # 4

Case # 20-LS-01
Lot Split Variance

STAFF REPORT

TO: City Planning Board

DATE: December 2, 2020

PREPARED BY: Stephen Thompson

SUBJECT: Lot Split Variance Case #20-LS-01

GENERAL INFORMATION:

Applicant:	William & Terry Flaker, 3501 Mechanicsburg Rd., Springfield, OH 45502
Owner:	William & Terry Flaker, 3501 Mechanicsburg Rd., Springfield, OH 45502
Requested Action:	A lot split variance from the Subdivision Regulations
Purpose:	To allow for a lot split variance that will result in two parcels approximately 31.5 feet wide. The structures will be approximately 3.66 feet from the new property line.
Location:	301-303 S Lowry Ave.
Size:	0.19 acre
Existing Land Use and Zoning:	Residential, RS-8, Low-Density, Single-Family Residence District
Surrounding Land Use and Zoning:	North: Residential, RS-8 East: Residential, RM-12 and CI-1 South: Residential, RS-8 West: Residential, RS-8
Applicable Regulations:	Chapter 1203.03 Lots
File Date:	November 16, 2020

BACKGROUND:

The applicant is requesting a lot split variance to create two parcels. The parcel has two houses constructed on it. The applicant states they are trying to sell the property, but are having difficulty since it has two houses on it. Splitting the parcel would make selling the property easier for the buyer to get financed for a single house.

ANALYSIS:

Minimum lot sizes in zoned areas, where public and/or community sewer and water is to be utilized shall be as specified in the appropriate zoning code. The minimum lot width in RS-8 is 40 feet and the minimum lot area of RS-8 is 5,000 square feet. Five feet is the minimum setback in RS-8 for new structures.

Staff Comments:

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – the walls that are less than five feet from property line must meet the proper fire rating
Planning/Zoning Division:	No objections

STAFF RECOMMENDATION:

Approval of the lot split variance.

ATTACHMENTS:

1. Vicinity map
2. Conceptual Lot Split Survey Map
3. Petition with attachments

The City of Springfield
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)*: Lot Split

2. Address of Subject Property: 301 & 313 S. Lowry Ave Spfld 45506

3. Parcel ID Number(s): 34007000341 18 006

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: D Lowry PT E MID PT & PT VAC. ALLEY N/3/4

6. Current Use of Property: Rental Properties

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): William C & Terry L. Flaker

Title: Owner(s)

Company (if applicable): N/A

Mailing address: 3501 Mechanicsburg Rd

City: Springfield State: Oh ZIP: 45502

Telephone: (937) 206-1576 Bill (937) 206-1027 Terry Fax: ( ) N/A

Email: terry_flaker@yahoo.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): N/A see page 1

Mailing Address: N/A

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

William C. FLAKER/owner
Typed or printed name and title of applicant

Terry L Flaker/owner
Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____ (name of person acknowledged)

(seal)

_____
Notary Public Signature

My commission expires: _____

20-LS-01

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

LOT SPLIT APPLICATION

To be filed in the Community Development Department, Office of the Planning & Zoning Administrator.

This application is not considered filed unless all spaces are filled and the necessary items have been submitted. Application and necessary items must be submitted 10 working days prior to meeting date. Any or all items may be rejected if not clearly discernible.

(PLEASE PRINT)

NAME OF APPLICANT: William C. & Terry L. Flaker

Property ADDRESS: 301-303 S. Lowry PHONE: *See below

NAME OF OWNER: William C. & Terry L. Flaker

ADDRESS: 3501 Mechanicsburg Rd PHONE: 937-206-1027 (Terry)
937-206-1576 (Bill)

LOCATION OF LOT SPLITS:

City Springfield County Clark Township (none) City of Springfield
Section 34 Township 5 Range 9

SIZE OF TRACT (S) BEFORE LOT SPLIT:
Parcel # 340 0700034 118.006 Acreage _____ Frontage on public road 58.8
Parcel # _____ Acreage _____ Frontage on public road _____

SIZE OF TRACT (S) AFTER SPLIT:
Lot # _____ Acreage _____ Frontage on public road _____
Lot # _____ Acreage _____ Frontage on public road _____
Lot # _____ Acreage _____ Frontage on public road _____
Lot # _____ Acreage _____ Frontage on public road _____

William C. Flaker
Terry L. Flaker
SIGNATURE OF APPLICANT

11/12/2020
DATE

DATE RECEIVED _____ BY _____

Legal Description: D Lowry PT & MID PT & PT VAC ALLEY N/314

November 13, 2020

To Whom It may concern:

Bill and I bought 301 & 303 S. Lowry in 1994. We borrowed money to purchase this property. Over the years we work very hard on upkeep and maintaining the said property.

We are now in our 60's and ready to sell. This property is already on the market and we have had a lot of interest unfortunately due to most people only wanting to purchase one house we have lost buyers.

We had 2 solid offers as well on both properties but lenders do not want to lend on a property with two houses on one plat.

Buyers in today's market need the 30 year fixed for time + affordability

A Commercial loan with 7 year ARM does not work.

It would be most appreciated if you would consider approving this

property split so Bill and I can sell the property.

301 is empty at this time and we do not want to heat it all winter. It is much easier to sell a home when prospective buyers can look anytime instead of clearing with occupants.

It has been re done as well so we want to keep it nice for a new buyer.

Thank you for your time and consideration.

Respectfully Submitted

William + Terry Slater

Home City

There's no place like Home

January 06, 2009

William Christopher Flaker and
Terry L. Flaker
3501 Mechanicsburg Rd
Springfield, OH 45502-8220

Loan # 136000400-1

Dear Mr. & Mrs. Flaker,

Enclosed herewith, please find the cancelled Note and recorded Satisfaction of Mortgage for the above referenced loan. This mortgage has been cancelled of record.

It was a pleasure to serve you, and we hope we will have the privilege of serving you again in the near future.

Sincerely,

J. William Stapleton, President &
Chief Executive Officer
Home City Federal Savings Bank

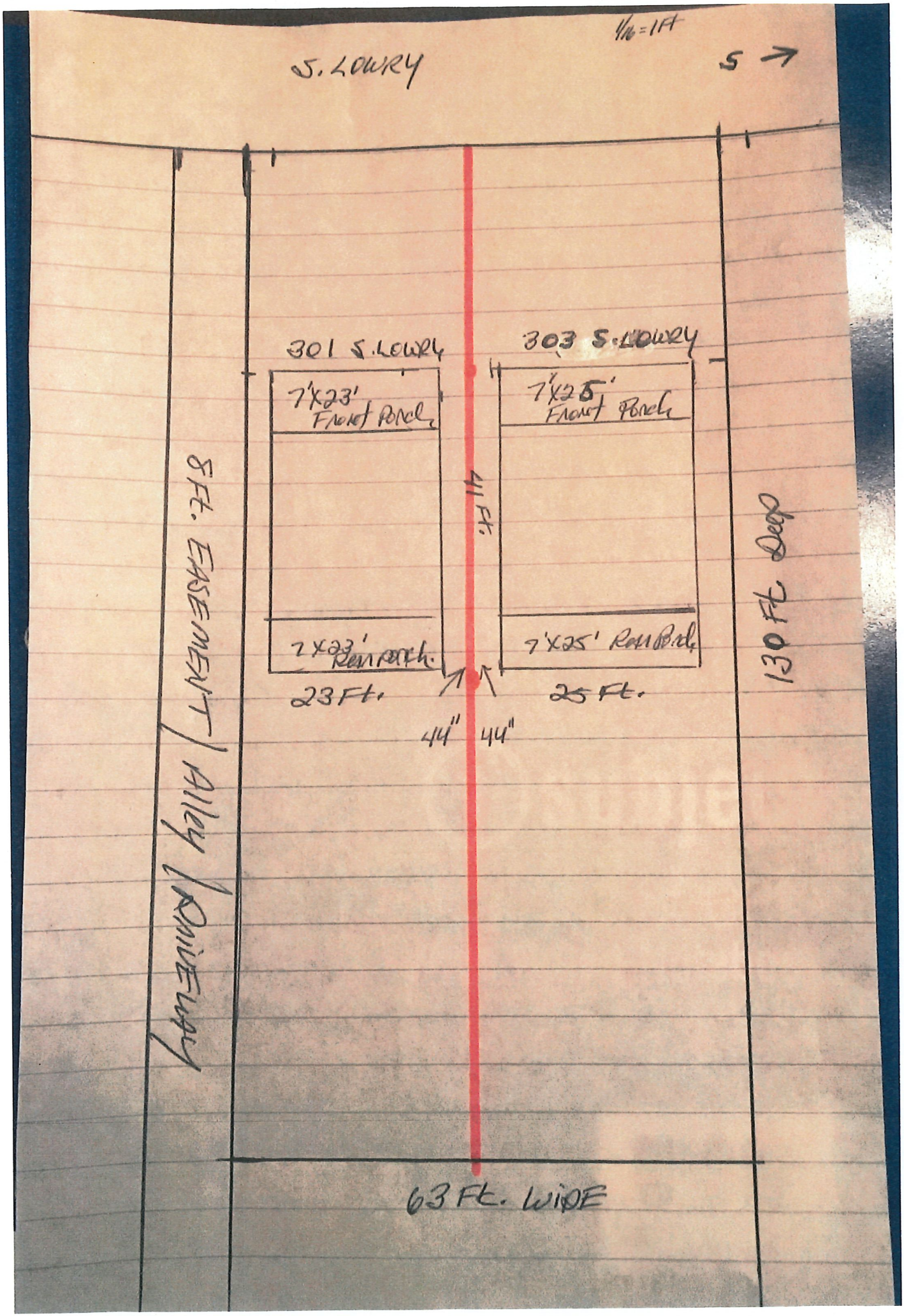
JWS/le
Enclosures

P.S. If you have funds to invest, ask for details on our **Certificates of Deposit**.
Contact: Wendy for details.

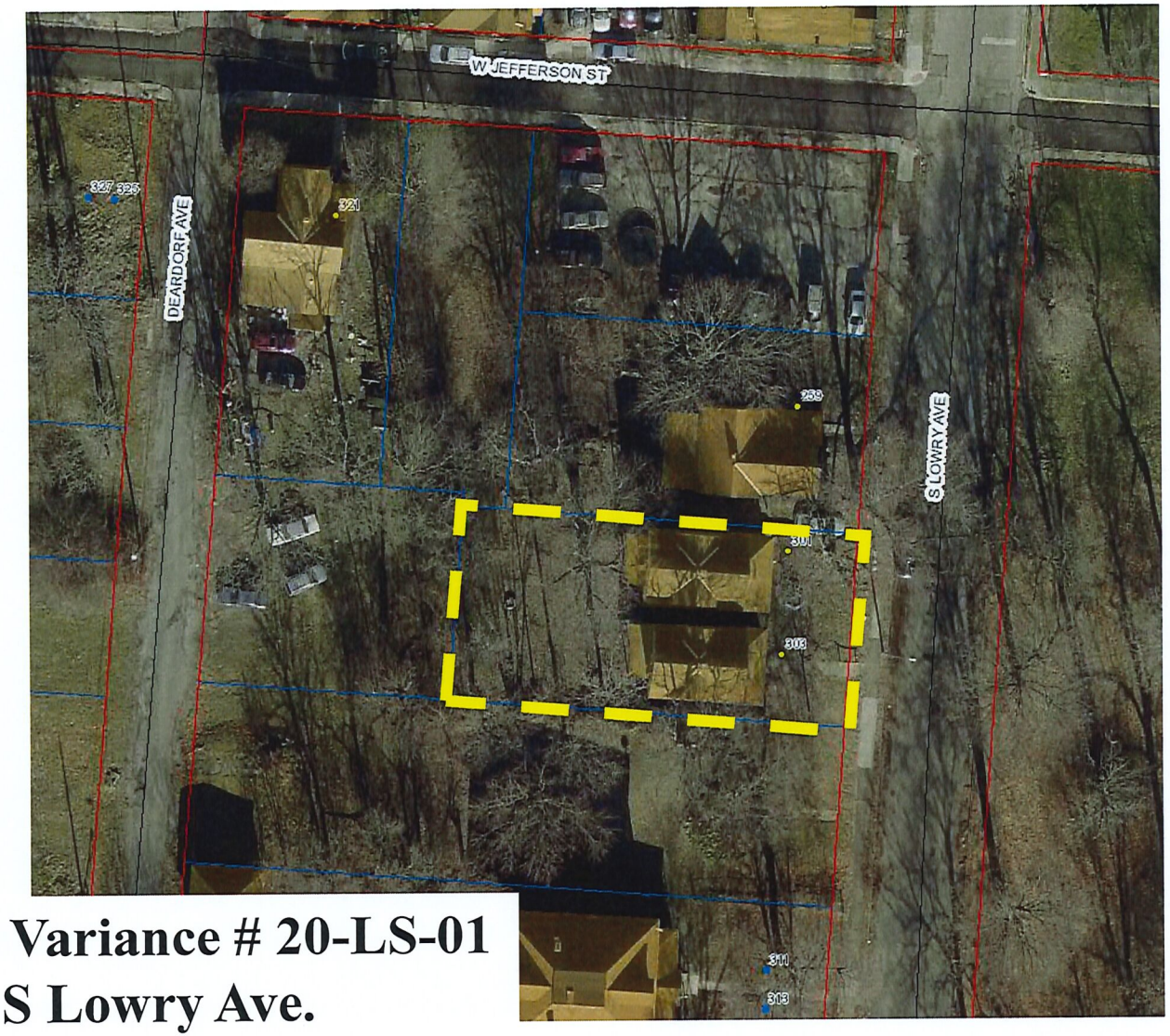
Member FDIC

EQUAL HOUSING
LENDER

Home City Federal Savings Bank, 2454 North Limestone Street, P.O. Box 1288. Springfield, Ohio 45501, Tel 937-390-0470, Fax 937-390-0879

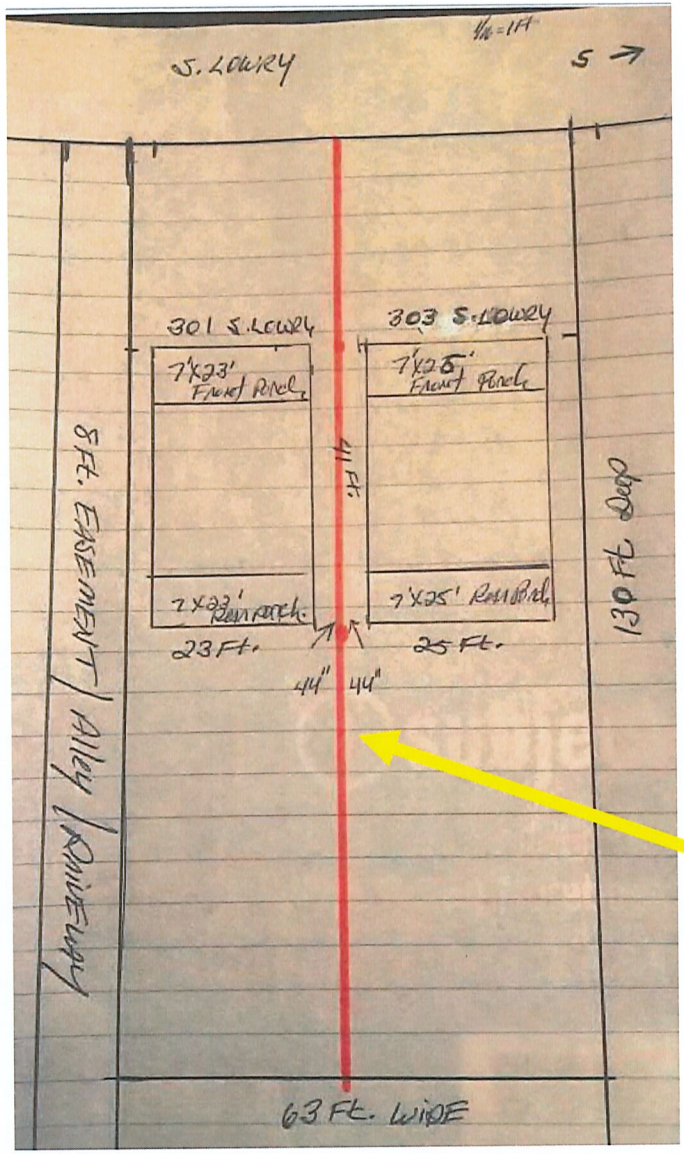

1/16=1Ft
S. LOWRY
S
301 S. LOWRY
303 S. LOWRY
7'X23' Front Porch
7'X25' Front Porch
41 Ft.
7X23' Rear Porch
7'X25' Rear Porch
23 Ft.
25 Ft.
44" 44"
130 Ft. Deep
8 Ft. EASEMENT / ALLEY / DRIVEWAY
63 Ft. WIDE

B A P PROPERTIES LLC	PO BOX 1739	FAIRBORN, OH 45324
B A P PROPERTIES LLC	PO BOX 1739	FAIRBORN, OH 45324
BOWMAN WALTER L & DAWN M	2521 MEDWAY-CARLISLE ROAD	MEDWAY, OH 45341
CHANGING LIVES NOW MINISTRIES	PO BOX 2122	SPRINGFIELD, OH 45501
CITY FOREST OF SPRINGFIELD LIMITED	21600 OXNARD STREET STE 1200	WOODLAND HILLS, CA 91367
CLARK COUNTY LAND REUTILIZATION CORP	3130 E MAIN ST STE 1A	SPRINGFIELD, OH 45505
COLQUITT FANNIE M	321 W JEFFERSON ST	SPRINGFIELD, OH 45506
COMPTON COLE	324 JEFFERSON ST	SPRINGFIELD, OH 45506
EATON WILLIAM A & DIANE L	331 W MAIN ST	WEST JEFFERSON, OH 43162
FLAKER WILLIAM CHRISTOPHER & TERRY L	3501 MECHANICSBURG RD	SPRINGFIELD, OH 45502
HARGROSE MICHAEL E & DELORES J	556 N KINGSWOOD DR	SPRINGFIELD, OH 45503
J & M RENTALS INC	266 DEARDORF AVE	SPRINGFIELD, OH 45506
JACKSON MICHELE A & ANTONE TRUSS	1115 MOUND ST	SPRINGFIELD, OH 45505
KAISER M JOAN & M JOAN KAISER TRUSTEE	1959 GLENN AVE	COLUMBUS, OH 43212
KINDER HOME SOLUTIONS BY WATERS LTD	257-259 DEARDORF AVE	SPRINGFIELD, OH 45506
LOPEZ ROLANDO	258 S PLUM ST	SPRINGFIELD, OH 45506
MARSHALL KEVIN L	311 S LOWRY AVE	SPRINGFIELD, OH 45506
MARTINDALE JEFFREY A	PO BOX 36	SPRINGFIELD, OH 45501
PALMER CHRISTI A	259 S LOWRY AVE	SPRINGFIELD, OH 45506
PALMER CHRISTI A & JERALD M	259 S LOWRY AVE	SPRINGFIELD, OH 45506
ROBINSON DAVE & ADELL	313-315 W JEFFERSON ST	SPRINGFIELD, OH 45506
SPRINGFIELD HOMES LP	1990A KINGSGATE RD	SPRINGFIELD, OH 45502
WALDRON CLARENCE & LINDA S	271-279 DEARDORF AVE	SPRINGFIELD, OH 45506
WELLS CHARLES E & JOYCE A	316 W JEFFERSON ST	SPRINGFIELD, OH 45506



Lot Split Variance # 20-LS-01
301-303 S Lowry Ave.

Lot Split Variance # 20-LS-01
301-303 S Lowry Ave.



New property line

Agenda Item # 5

Case # 20-Z-09
Rezoning

Staff Report

TO: City Planning Board

DATE: December 2, 2020

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #20-Z-09

GENERAL INFORMATION:

Applicant:	Midland Properties, PO Box 2310, Springfield, OH 45501
Owner:	Springfield Board of Education, 1500 W Jefferson St, Springfield, OH 45506
Requested Action:	Rezone 1315 W High Street from G, Green Space, Park, and School District to a RM-12, Low-Density, Multi-Family Residence District
Location:	1315 W High Street
Size:	4.35 acres
Existing Land Use and Zoning:	Undeveloped, G
Surrounding Land Use and Zoning:	North: Residential, RS-8 East: Residential, RS-8 South: Residential, RM-12 and RS-5 West: City Schools, G
Applicable Regulations:	Chapter 1174 Amendments
File Date:	November 13, 2020

BACKGROUND:

The applicant seeks approval to rezone 4.35 acres of the subject parcel to RM-12. The applicant is working with a developer to construct a senior living development that will be no taller than two stories.

The current G district zoning does not allow for any development other than for a school, park or government use.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as "Institutional

Campus."

The purpose of the Low-Density, Multi-Family Residence District (RM-12) is to provide for areas of high density single-family residential development and for low-density, multi-family residential development.

RM-12 allows for the following uses:

Principal Uses Permitted

(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.

Provisional Uses Permitted

(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.

Conditional Uses Permitted

(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.

Surrounding Land Use:

Proposed uses are compatible with the surrounding land uses.

Thoroughfare Plan:

Staff Report

W High Street is classified as a Secondary Arterial Street.

Staff Comments:

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – permits will be needed for new homes
Planning/Zoning Division:	No objections

STAFF RECOMMENDATION:

Approval of request to rezone 1315 W High Street.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 20-2-09
Date Received: 11/13/20
Received by: SI
Application Fee: $ 285
Review Type:
☐ Admin ☑ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Rezoning of 4.35 A. Currently Zoned G to RM-12
To Facilitate the Development of an Elderly Housing Project

2. Address of Subject Property: 1315 W. High St, Springfield, OH 45506

3. Parcel ID Number(s): 3400600004181028, 3400600004181028

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 4.350 A.

6. Current Use of Property: Vacant Ground

7. Current Zoning of Property: G

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): Peter K. Noonan

Title: Vice President

Company (if applicable): Midland Properties, Inc.

Mailing address:
P.O. Box 2310

City: Springfield State: OH ZIP: 45501

Telephone: (937) 360-6516 Fax: ( )

Email
PKNoonan13@yahoo.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): Springfield City Board of Education

Mailing Address: 1500 W. Jefferson ST

City: Springfield State: OH ZIP: 45506

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

Peter K Noonan
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 17th day of November 2020

by Peter Noonan (name of person acknowledged).

(seal)

NOTARIAL SEAL STATE OF OHIO

MAUREEN K. OSSECK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Clark County
My Comm. Exp. 2/4/2022

Maureen Osseck
Notary Public Signature

My commission expires: Feb 4, 2022

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
REZONING APPLICATION

Date: November 16, 2020

Property address: 1315 W. High St, Springfield, OH 45506

The undersigned petitions that the following described property be rezoned from a/an G District to a/an RM-12 District containing 4.350 acres.

Please submit the following Exhibits with this rezoning application:

EXHIBIT A

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

EXHIBIT B

Attach a site plan of the petitioned lands.

EXHIBIT C

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

EXHIBIT D

1. Is the requested zone compatible to existing zoning and land use in the area?

This area contains a variety of zoning districts ranging from RM-5 to CC-2. A well designed Elderly Housing Project would be compatible

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

YES

3. 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?

YES

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

YES

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

Robert F. Hill, Superintendent/CEO

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____ (name of person acknowledged).

(seal)

Notary Public Signature

My commission expires: _____

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1315 W. HIGH ST., SPRINGFIELD, OH
Parcel No.: 340-06-00004-108-1028 PART
Acreage: 4.35

Agent Name: PETER K. NOONAN / THOMAS P. LOFTIS / JAMES F. POTER
Agent Tax Mailing Address: P.O. BOX 2810

Agent Phone Number: 937-390-8800

Owner Name: SPRINGFIELD CITY BOARD OF EDUCATION
Owner Tax Mailing Address: 1500 W. JEFFERSON ST
SPRINGFIELD, OH 45506
Owner Phone Number: 937-505-2800

Requested Action (to be conducted by Agent, authorized by owner): RE ZONE FROM "G" to "CITY BM-12"

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: X

Printed name: SPRINGFIELD CITY BOARD OF EDUCATION by Robert Hill, Supt

Date:

State of Ohio
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___

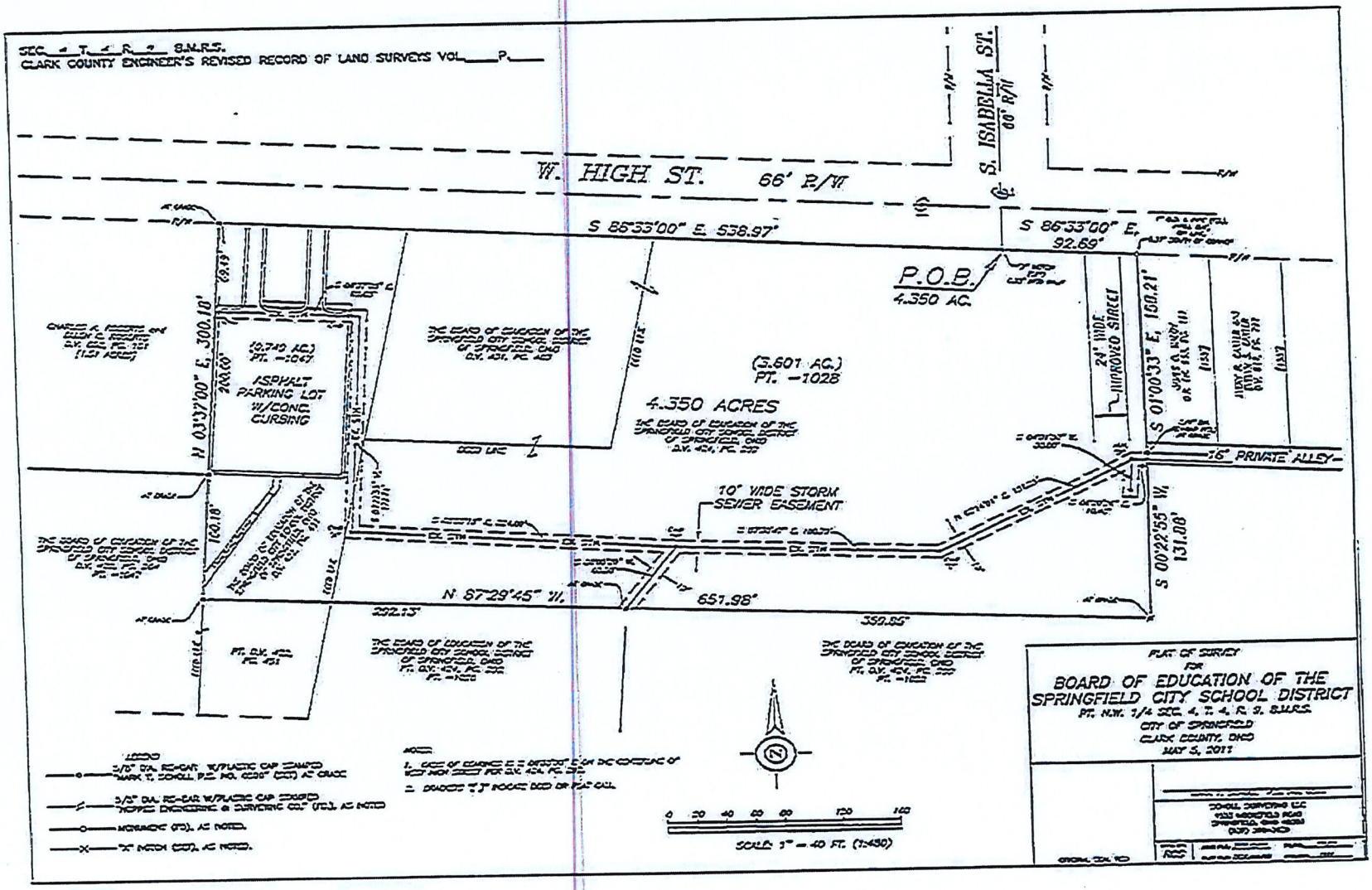
by _____ (name of person acknowledged).

(seal)

_____
Notary Public Signature

My commission expires: _____

EXHIBIT A


SEC. 4 T. 4 R. 9 S.M.R.S.
CLARK COUNTY ENGINEER'S REVISED RECORD OF LAND SURVEYS VOL. P.
W. HIGH ST. 66' R/W
S. ISABELLA ST.
S 86°33'00" E. 538.97'
S 86°33'00" E. 92.69'
P.O.B.
4.350 AC.
N 03°37'00" E. 300.18'
10.740 AC.
PT. -1047
ASPHALT PARKING LOT W/CONC. CURBING
(3.601 AC.)
PT. -1028
4.350 ACRES
24' WIDE IMPROVED STREET
S 01°00'33" E. 160.21'
16' PRIVATE ALLEY
10' WIDE STORM SEWER EASEMENT
S 00°22'55" W. 131.08'
N 87°29'45" W. 651.98'
202.13'
359.85'
PLAT OF SURVEY
FOR
BOARD OF EDUCATION OF THE SPRINGFIELD CITY SCHOOL DISTRICT
PT. N.W. 1/4 SEC. 4, T. 4, R. 9, S.M.R.S.
CITY OF SPRINGFIELD
CLARK COUNTY, OHIO
MAY 5, 2011
SCALE: 1" = 40 FT. (1:480)

2414
Springfield City School District
4.350 Acres
Pt N.W. ¼ 4-4-9
May 5, 2011

SCHGLL
SURVEYING, LLC
1533 Moorefield Road
Springfield OH 45503
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 the Northwest Quarter of Section 4, Town 4, Range 9, Between the Miami Rivers Survey and being described as follows:

Beginning at a cross notch (set) at the intersection of the south right-of-way line of West High Street (66' right-of-way) with the southerly projection of the centerline of South Isabella Street (66' right-of-way), the TRUE POINT OF BEGINNING HEREIN;

thence, with the south line of W. High Street, S 06°33'00" E, 92.60 feet;

thence, with the west line of premises described in deed to James O. Maddy recorded Book 963, Page 167 of the Official Records of Clark County, Ohio, S 01°00'33" E, 150.21 feet to a 5/8" diameter re-bar (found) at the centerline of the westerly terminus of a 10 feet wide private alley, passing on line a 1" o.d. iron pipe (found) at 0.37 feet;

thence, S 00°22'55" W, 131.88 feet to a 5/8" re-bar with plastic cap (found)

thence, N 07°29'45" W, 651.00 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (found) at 359.85 feet;

thence, with part of the west line of premises described in deed to The Board of Education of the Springfield City School District of Springfield, Ohio recorded Volume 422, Page 451 of the Deed Records of Clark County, Ohio, N 03°37'00" E, 300.10 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 100.10 feet;

thence, with the south line of said W. High Street, S 06°33'00" E, 530.97 feet to the point of beginning and containing 4.350 acres, subject however, to all rights-of-way, easements, and restrictions of record and further reserving unto the grantor a 10 feet wide storm sewer easement, the centerline of which being described as follows:

Commence at a 5/8" re-bar with plastic cap (set) at the intersection of the South line of West High Street (66' right-of-way) with the southerly projection of the centerline of South Isabella Street (66' right-of-way), thence with the South line of said West High Street, N 06°33'00" W, 530.97 feet to a 5/8" re-bar with plastic cap (set), thence with the East line of a 1.51 acre tract described in deed to Charles K. Roberts and Ellen C. Roberts recorded Volume 853, Page 101 of the Deed Records of Clark County, Ohio, S 03°37'00" W, 60.40 feet to THE TRUE POINT OF BEGINNING HEREIN;

thence, with the centerline of said 10 feet wide storm sewer easement the following courses:

thence, S 80°37'05" E, 99.65 feet;

thence, S 03°22'55" W, 172.74 feet to catch basin "A";

thence, S 05°55'15" E, 224.09 feet to catch basin "B";

thence, S 07°30'47" E, 180.79 feet to catch basin "C";

thence, N 02°14'01" E, 161.23 feet to manhole "D";

thence, S 86°20'26" E, 10.43 feet to a point on the East line of the above described 4.350 acre tract, the point of terminus.

Also reserving unto said grantor a 10 feet wide storm sewer easement, the centerline of which being described as follows:

Beginning at above described catch basin "B";

thence, S 36°05'20" W, 60.30 feet to a 5/8" re-bar with plastic cap (found), the point of terminus.

Also reserving unto said grantor a 10 feet wide storm sewer easement the centerline of which being described as follows:

Commencing at the above mentioned manhole "D";

thence, S 04°01'50" W, 30.00 feet to the point of terminus.

The above described storm sewer easements are also depicted on the Plat of Survey drawing recorded in the Clark County Engineer's Revised Record of Land Surveys for the above described 4.350 acre tract.

Being part of the same premises described in deed to The Board of Education of Springfield City School District Clark County, Ohio recorded Volume 424, Page 292, and Volume 422, Page 451 and all of the premises described in Volume 431, Page 403 of the Deed Records of Clark County, Ohio.

The above description is based on an actual field survey dated May 6, 2011 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is S 86°33'00" E on the centerline of West High Street per Deed Volume 424, Page 292.

STATE OF OHIO
MARK T. SCHOLL
No. 6599
REGISTERED
PROFESSIONAL SURVEYOR

Mark T. Scholl, P.S. 6599

1315 W. High Senior Apartments

1315 W. High Senior Apartments is a proposed new construction senior-restricted (55 years and older) housing project on a 4.35+/- acre site located at 1315 W. High Street in Springfield, the former home of the Lewis and Clark School.

The project will be comprised of a 41-unit two story building with an elevator containing 27 one bedroom (690 Sq Ft) and 14 two-bedroom units (930 Sq Ft).

The first-floor nonresidential areas will include on site property management offices, social service offices, exercise room, a computer lab and a larger community room. The second floor will have a lounge area and laundry area.

The building will be LEED certified for energy efficiency. The exterior of the building will be a mix of brick and siding.

Zoning Request Statement

- Current Zoning does not allow our intended use
- The requested RM-12 Zoning will allow for senior housing of an appropriate size and scale
- There is RM 12 zoning very close to this property
- The massing and size of this development will enhance the streetscape
- There is a need for additional senior housing
- This potential project will assist the local school; board and be an asset to the neighborhood

AIPLE DEBORAH ANN	1600 S BIRD RD	SPRINGFIELD, OH 45505
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BABYAK JAMES M	3114 HAVERHILL ST	SPRINGFIELD, OH 45503
BOARD OF EDUCATION CITY OF SPFLD	1500 W JEFFERSON ST	SPRINGFIELD, OH 45506
BOETTICHER ANGELLA C	1224 W HIGH ST	SPRINGFIELD, OH 45506
BOETTICHER CARLOS J & DIANA E	1220 W HIGH ST	SPRINGFIELD, OH 45506
BOWSHIER TERRY L	1326 JEFFERSON ST	SPRINGFIELD, OH 45506
BUBP ANDREW	1926 N FOUNTAIN BLVD	SPRINGFIELD, OH 45504
C & N INDUSTRIAL CONTRACTORS INC	1203 W MAIN ST	SPRINGFIELD, OH 45504
CHURCH METHODIST GRACE UNITED	1401 W MAIN ST	SPRINGFIELD, OH 45504
COIN JAR PROPERTIES LLC	PO BOX 3892	DUBLIN, OH 43016
COTTERMAN BRIAN D & LISA K	1804 E HIGH ST	SPRINGFIELD, OH 45505
CREWS DANIEL T & CHERYL R	1505 GRIMES AVE	URBANA, OH 43078
ETAYEM OTHMAN & WAFA	1326 W HIGH ST	SPRINGFIELD, OH 45506
EVERAGE DEBRA L	1121 W HIGH ST	SPRINGFIELD, OH 45506
F A M PROPERTY LLC	6067 CHARLESGATE RD	HUBER HEIGHTS, OH 45424
GRAY TERRY L	84 DAYTON AVE	SPRINGFIELD, OH 45506
JEFFERSON STREET OASIS COMMUNITY GARDEN	PO BOX 2812	SPRINGFIELD, OH 45501
KAMMEYER DAN	1238 W HIGH ST	SPRINGFIELD, OH 45506
MACGILLIVRAY D RANDY	704 S SPRINGFIELD ST	SAINT PARIS, OH 43072
MADDY JAMES O	2114 SPRING CREEK CIR	BELLBROOK, OH 45305
MATTHEWS JASON E & TAMMY L SASSEN	86 DAYTON AVE	SPRINGFIELD, OH 45506
MONGOLD BRENDA K	840 FOXWORTH BLVD APT 105	LOMBARDI, IL 60148
MONTGOMERY AVENUE CHURCH OF CHRIST	811 MONTGOMERY AVE	SPRINGFIELD, OH 45506
NEW OHIO INVESTMENTS LLC	PO BOX 2699	SPRINGFIELD, OH 45501
PARKER BONITA	207 MONTGOMERY ST	SPRINGFIELD, OH 45506
PARKER BONITA L	201 MONTGOMERY AVE	SPRINGFIELD, OH 45506
RAINES HOLDINGS LLC	2182 BALLENTINE PIKE	SPRINGFIELD, OH 45502
RAINES RONALD E	18222 LAKE WINDS DR	WESTFIELD, IN 46074
RANKIN JEFFREY A	145 MONTGOMERY AVE	SPRINGFIELD, OH 45506
RMT PROPERTIES LLC	PO BOX 472	NORTH HAMPTON, OH 45349
RMT PROPERTIES LLC	2520 QUAIL HAVEN CT	SPRINGFIELD, OH 45504
ROLAND JEFFREY HERBERT	5985 TWITCHELL RD	SPRINGFIELD, OH 45502
RYNINGER RONALD CORY	10341 ADRIANNA AVE	LAS VEGAS, NV 89129

SELVAGE TRAVIS & AMY	1214 W PERRIN AVE	SPRINGFIELD, OH 45506
STACY MICHAEL L & LAURA L	5432 BROADWAY RD	SPRINGFIELD, OH 45502
SWEET AND SASSY RENTALS LLC	826 SYLVAN SHORES DR	SOUTH VIENNA, OH 45369
TIMUR TIME LLC	826 SYLVAN SHORES DR	SOUTH VIENNA, OH 45369
ZEUS INVESTMENTS INC	750 SHRINE RD	SPRINGFIELD, OH 45504
PETE NOONAN	PO BOX 2310	SPRINGFIELD, OH 45501

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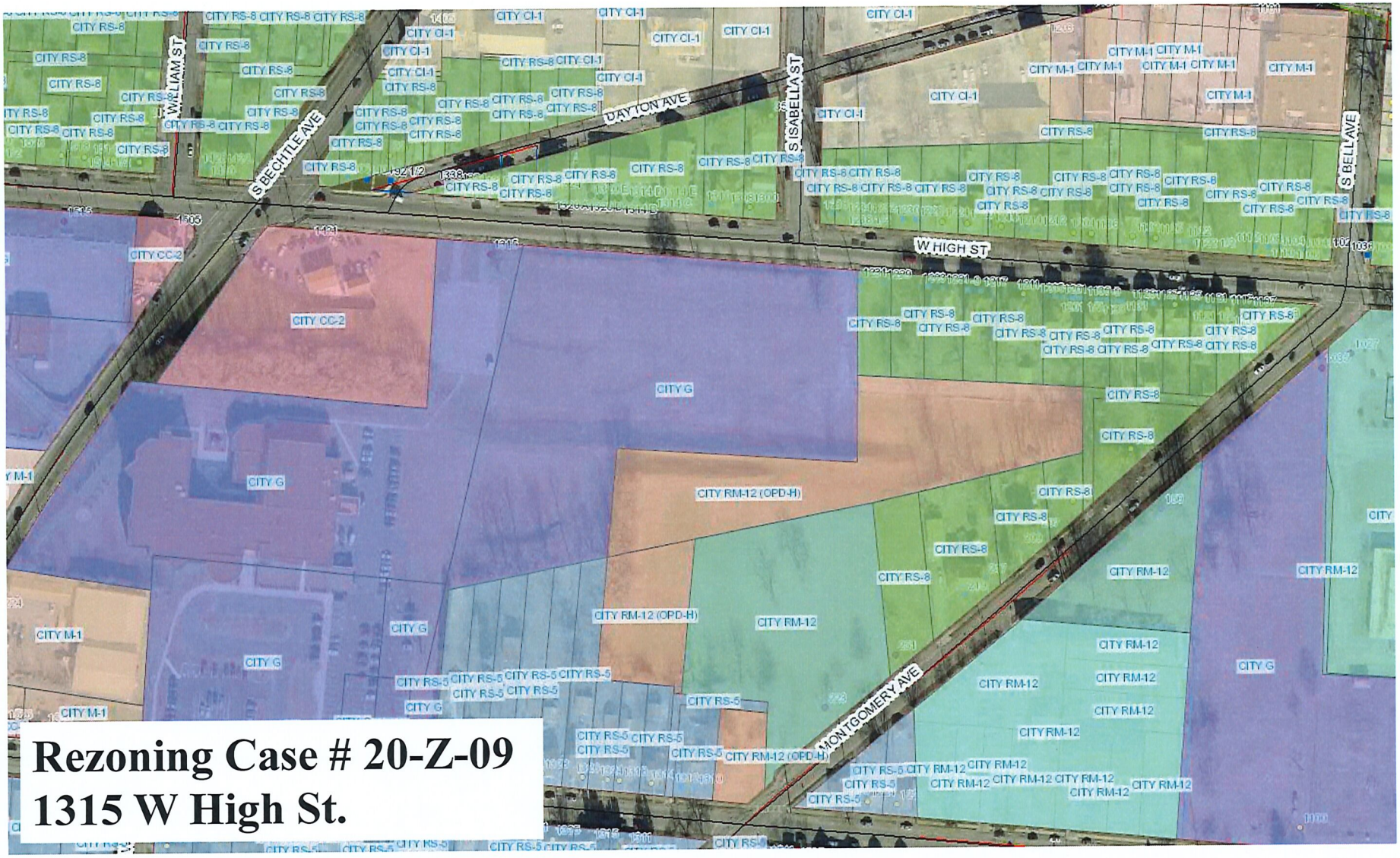
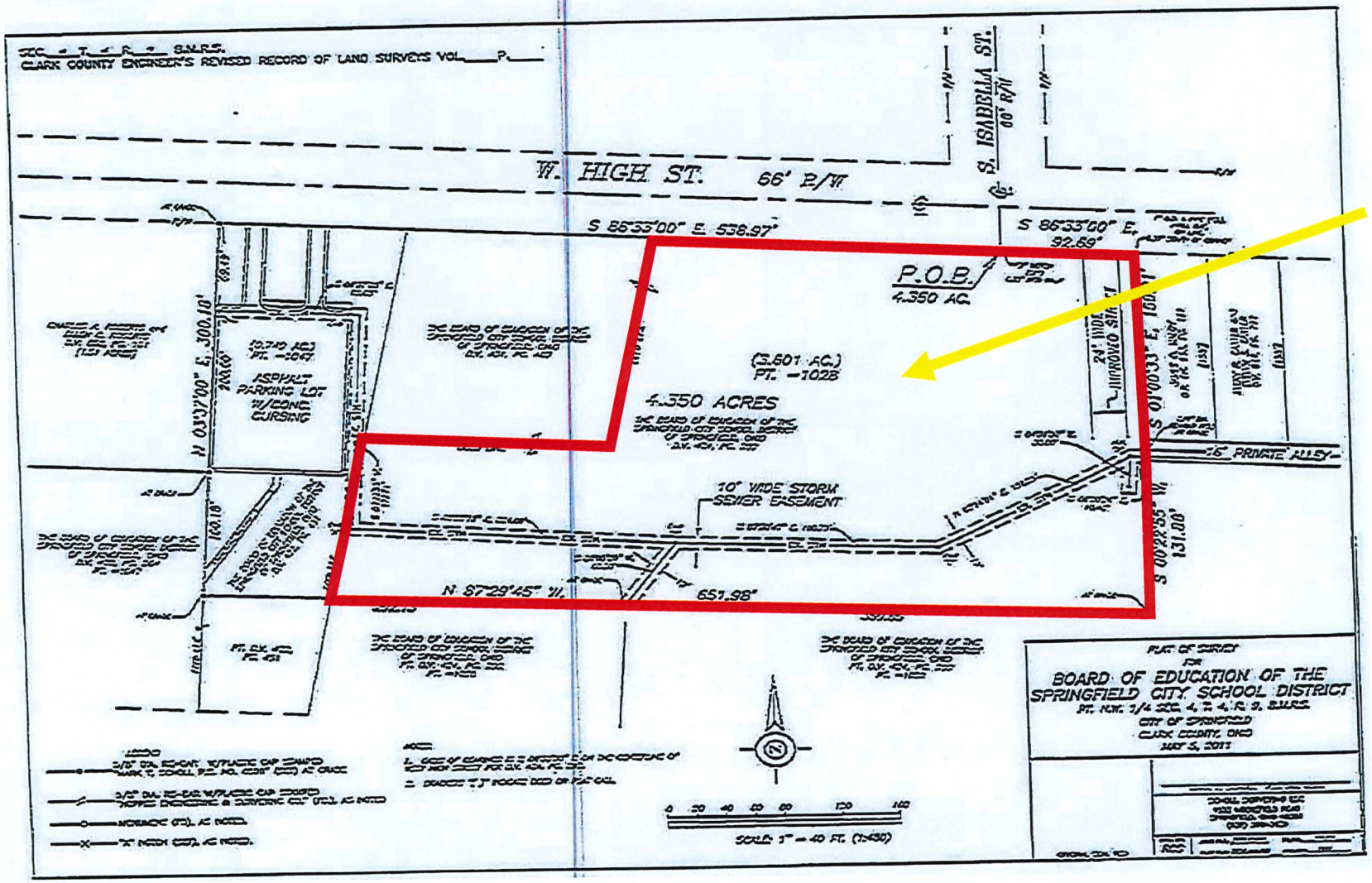
Rezoning Case # 20-Z-09
1315 W High St.



Rezoning Case # 20-Z-09
1315 W High St.

EXHIBIT A



New parcel to be rezoned

Agenda Item # 7

2021 Board Calendar

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER
Planning & Zoning

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 11, 2021	December 21, 2020
February 8, 2021	January 15, 2021
March 8, 2021	February 12, 2021
April 12, 2021	March 22, 2021
May 10, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 12, 2021	June 21, 2021
August 9, 2021	July 19, 2021
September 13, 2021	August 23, 2021
October 11, 2021	September 20, 2021
November 8, 2021	October 18, 2021
December 13, 2021	November 22, 2021

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	Application Deadline:
January 20, 2021 *	December 28, 2020
February 17, 2021 *	January 25, 2021
March 15, 2021	February 22, 2021
April 19, 2021	March 29, 2021
May 17, 2021	April 26, 2021
June 21, 2021	May 28, 2021
July 19, 2021	June 28, 2021
August 16, 2021	July 26, 2021
September 20, 2021	August 30, 2021
October 18, 2021	September 27, 2021
November 15, 2021	October 25, 2021
December 20, 2021	November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.
Effective Date: December 2020
Prepared by the Planning and Zoning Division

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Charlene Roberge Reso. 5878	3-17-2018 3-17-2021	P	P	P	N/A	N/A	N/A	P	P	P	P	P	
Kathryn Lewis-Campbell Reso. 5960	01-14-2020 01-28-2023	N/A	P	P	N/A	N/A	N/A	P	P	P	P	P	
Charles Harris Reso. 5927	03-29-2016 03-30-2022	P	P	P	N/A	N/A	N/A	P	P	P	P	P	
Trisha George Reso. 5772	4-02-2013 4-12-2022	P	P	A	N/A	N/A	N/A	P	P	A	P	P	
James Smith Reso. 5987	10/24/2017 10/24/2020	P	P	P	N/A	N/A	N/A	A	A	A	A	A	N/A
Alex Wendt Reso. 6006	4/10/2018 4/24/2021	P	P	A	N/A	N/A	N/A	P	A	P	P	P	
Jack Spencer Reso. 6055	7/18/19 7/22/22	P	P	A	N/A	N/A	N/A	A	P	P	P	P	
Amanda Fleming	8/27/2019 1/01/2022	P	P	P	N/A	N/A	N/A	P	P	P	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.