

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Tuesday, November 11, 2008, 6:30 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio.

Present: Marie Belpulsi, Chairperson, Jim Chmiel, Janie Ridd, Chris Papakirk, Barb Gibson, Hans Landefeld, Becky Hartle

Staff: Chris Thompson, City Manager; Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

II. Agenda Items

A. Final Development Plan, Richards Run Unit Development-Mixed Use, Lot 4, southeast corner East Central Avenue (SR 73) and South Richard Run Road, proposed office/service building

Background

This agenda item is a request submitted by Richard Tipton, Tipton Development Ltd., property owner and developer, for the construction of a 10,800-square foot office building at the southeast corner of East Central Avenue (SR 73) and South Richards Run Road. Lot 4 is the southernmost location in the Richards Run PUD-MU.

The property is zoned Planned Unit Development-Mixed Use (PUD-MU) as part of the Richards Run Business Park. Other portions of the business park that have been developed to date (from north to south) include a realty office at the corner of South Richards Run Road and East Central Avenue, a daycare facility, Imagination Crossing, and a set of three small office buildings. Office uses such as the one proposed are permitted under the terms of this PUD-MU.

Adjacent land uses include the Hillspring continuing care facility to the east; single-family lots within the Fieldstone residential development to the southeast; vacant City-owned land to the south; to the west, undeveloped land on the west side of South Richards Run Road; and the aforementioned Richards Run PUD-MU office buildings to the north.

Adjacent zoning includes PUD to the east (Hillspring); R-2, Low Density Single-Family Residential District to the southeast; PUD-Office to the south and west; and PUD-MU to the north.

Staff Comments

1. Lighting plan will be reviewed in detail by staff in accordance with Section 1271.02, Exterior Lighting, of Planning and Zoning Code, following November 11th Planning Commission Work Session review.
2. Please coordinate with Dan Fitzpatrick, (937) 748-9791, Zoning Inspector, for sign code information and submission requirements.
3. Add "Do Not Enter" signs at the east side of building and at the southwest side of building.
4. Reduce the curb island on the west side for the one-way entry and also flatten out the curb on the north side of the parking lot for better traffic flow.
5. Clearcreek Fire District: no comments.

Ken Seidl, Architect, and Eric Tipton and Dick Tipton of Tipton Development were in attendance to answer questions of Planning Commission.

Mr. Seidl reviewed the concept for the building and the entire site. He explained that the building would be a multi-tenant building to include three offices.

Mr. Chmiel asked whether there would be multiple slab levels.

Mr. Seidl answered that there would be two slab levels. There would be roughly 2,000 square feet per tenant.

Ms. Belpulsi asked the gentlemen whether they had any questions concerning the staff comments.

Dick Tipton stated that they had no problems.

Ms. Belpulsi asked whether Planning Commission had any questions or comments.

Ms. Hartle complimented the applicants on the design of the development.

Mr. Landefeld asked whether they had any prospects for the building.

Dick Tipton stated that the building should be ready for use in June of 2009 and it is expected to take a year and a half to lease.

Ms. Ridd asked what the applicants were referring to with the term office/service space.

Dick Tipton explained that he has received requests for storage space from tenants such as those who may use the space to receive product from customers or who need space for records.

Mr. Boron concluded by stating that the item would be on the agenda for approval at the December 17th Planning Commission meeting.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

There were no Planning Commission and Staff Comments.

V. Adjournment

Ms. Belpulsi adjourned the Tuesday, November 11, 2008 Work Session at 6:38 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary