



To: Planning Board  
From: Jason Foster, Community Development Administrator  
Date: May 19, 2022  
Subject: Staff Report for Proposed Rezoning and Development Plan at 31 S. East St.

<b>Summary of the Request</b>
The applicant, the Bellbrook Lion’s Club, is requesting the re-zoning and development plan for the property located at 31 S. East St. The property is currently zoned R-1B. The applicant wishes to rezone the property to PD-2, planned business, to construct a 4,368 square foot building. The proposed building will be used to store the Club’s festival items. With the new building, the Lion’s Club would be able to remove the several semi-trailers currently residing on the property.
<b>Applicant Information</b>
The Bellbrook Lion’s Club
<b>Current Zoning District</b>
R-1B
<b>Parcel Identification</b>
L35000200050008900
<b>Additional Actions or Next Steps to be taken by the City</b>
The recommendation of Planning Board will be presented to City Council for final approval.
<b>Applicant’s Reason for the Request</b>
The applicant wishes to re-zone to PD-2 from R-1B to allow the construction of a storage building to manage the items and structures for the Lion’s Club festival. The applicant also wishes to remove the semi-trailers from the property to organize and clean up the lot.

<b>Surrounding Land Use within 1,000 Feet</b>
B-4, R-1A, R-1B, A
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
The Village Review Board heard the case for the storage building at its May meeting
<b>Comprehensive Plan Applied to the Geographical Area</b>
The comprehensive plan encourages new development in the old village district.
<b>Existing Public Utilities</b>
N/A
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
No other City or County agency had comment
<b>Supporting Maps &amp; Graphics</b>
See attached presentation
<b>Staff Recommendation</b>
Staff recommends the approval the re-zoning from R-1B to PD-2 and the approval of the development plan to construct a 4,368 square foot storage building.