



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: May 30, 2024
Subject: Staff Report for 2024-PB-01

Summary of the Request

The applicant, The City of Bellbrook, is proposing the property located at 12 W. Franklin Street to be re-zoned from its current B-4, Central Business District zoning district to PD-4, Planned Mixed Use Development.

The building is City-owned and was formerly used as the City's sign shop. The building has been vacated in preparation for future redevelopment.

The PD-4, Planned Mixed Use Development zoning district is desirable because it, like all Planned Districts, allows Planning Board to make recommendations on any plan proposed to the City and City Council to ultimately approve any plan and use for the building.

Applicant Information

City of Bellbrook

Current Zoning District

B-4, Central Business District

Parcel Identification

L35000100020004200

Additional Actions or Next Steps to be taken by the City

Staff will take the recommendation of Planning Board to City Council for introduction and public hearing.

Applicant's Reason for the Request

Development of the property
Surrounding Land Use within 1,000 Feet
Business and Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
The Comprehensive Plan asks for the development and redevelopment of properties within Downtown to more desired uses and aesthetics.
Existing Public Utilities
All utilities are at the site
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
The property is not within the flood plain.
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Attached to the packet.
Staff Recommendation
Staff recommends a positive recommendation to City Council.