



To: Planning Board
From: Michaela Grant, Community Development Administrator
Date: October 2, 2024
Subject: Staff Report for the proposed rezoning and basic development plan for the property at Parcel ID L35000100080000300

Summary of the Request

The applicant, Brandon Kaiser, is requesting the rezoning and basic development plan for the 3.662-acre property at Parcel ID L35000100080000300. The property is currently zoned A-1 Agricultural. The applicant requests that it be rezoned to PD-1 Planned Residential Development for the purposes of developing a 30-unit multi-family, for-sale, condominium community. The proposed basic development plan outlines 2 (two) 10-unit buildings and 2 (two) 5-unit buildings with two parking spaces per unit and 20 feet of space between each building on either side of the interior drive lane. Conceptual building materials are brick fronts and vertical siding constructed with one-car garages, meeting the general character of the surrounding neighborhoods. The parking breakdown is as follows: 24 garage parking spaces, 24 driveway spaces, and 29 additional parking spaces, bringing the total parking provided to 77 spaces. This exceeds the required parking per the Bellbrook Zoning Code 18.16 (2)(c).

A 125-foot AES/gas easement runs along the east side of the property, and a 50-foot electric easement exists along the west side of the property. Additionally, a 40-foot access/egress easement is also positioned on the eastern portion of the property.

The plan shows two points of ingress/egress, one of which is an existing curb cut on the east side of the property.

The City's engineer has stated that the intent for stormwater management is present and sufficient for this submittal. Detailed plans for the stormwater management area would be submitted and presented before the Planning Board at a later date.

The setbacks are as follows: 30-foot front setback (south), 30-foot rear setback (north), 50-foot side setbacks (east and west). As proposed, all setbacks meet or exceed code requirements.

The interior drive widths are 24 feet and are confirmed to meet the code requirements of the Bellbrook Fire Department.

Applicant Information

Brandon Kaiser, Applicant
Ribow LLC, Owner

Current Zoning District

A-1 Agricultural

Parcel Identification

L35000100080000300 (the property address is listed as “FRANKLIN ST” per Greene County Auditor’s Office records)

Additional Actions or Next Steps to be taken by the City

The Planning Board’s recommendation will be presented to the City Council for final approval.

Applicant’s Reason for the Request

The applicant wishes to rezone from A-1 Agricultural to PD-1 Residential to allow the development of a 30-unit multi-family community.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within 1,000 feet include various Residential (PD-1, R-1A, R-1B, R-3), Office Building (O-1), and Agricultural (A-1).

Previous Related Development Decisions in the Immediate Area (3-5 Years)

N/A

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan states that “Bellbrook should protect its single-family residential platted lands or town lots (subdivisions) for that purpose and consider multi-family units on unplatted lands. Single-family Development, multi-family, and duplexes should all be considered on vacant lands but not part of a subdivision.” The subject property for this Planning Board case is currently vacant and unplatted, fitting within the considerations of the Comprehensive Plan.

Existing Public Utilities

Water, storm and sanitary sewer at street, electric, and gas utilities

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

This property is not within the flood plain.

Comments from City and County Agencies

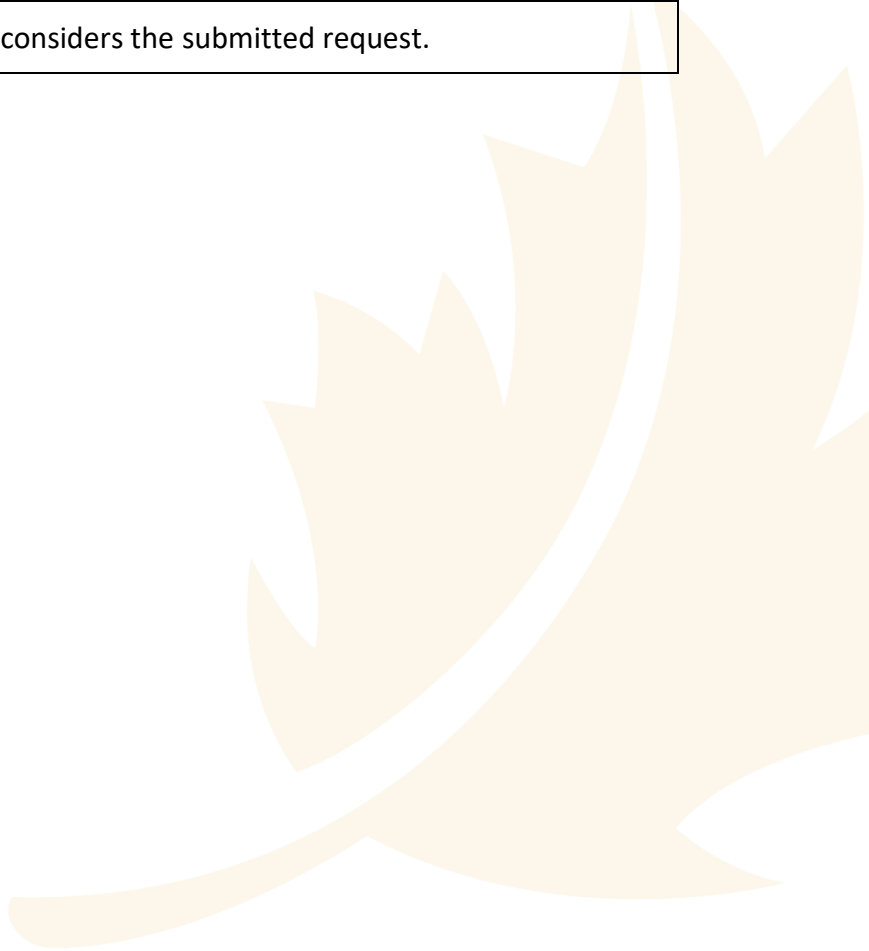
N/A

Supporting Maps & Graphics

Supporting documents are attached.

Staff Recommendation

Staff recommends that the Planning Board considers the submitted request.





Bellbrook

Application

Date: 08/26/2024

Applicant / Owner

Applicant Name: Brandon Kaiser
Address: 3067 Running Deer Trail
City, State, Zip: Franklin, Ohio 45005
Phone: 937-903-2681
Email: Law@KaiserOffices.com

Owner Name: Ribow LLC
Address: 1331 Talon Ridge Court
City, State, Zip: Dayton, Ohio 45440
Phone: N/A
Email: N/A

Project

Site Address: 3900 W Franklin Street
City, State, Zip: Bellbrook, Ohio 45305
Subdivision:
Lot:
Parcel: L35000100080000300

Current Zoning: Residential
Proposed Zoning: PDR
Present Use: Vacant
Proposed Use: 30-Unit Multi-Family
Community
Comments: See attached concept plans.

General Information

Lot Type:
Side Yard Line:
Rear Yard Line:
Front Yard Line:
Structure Size:
Height:

Asbestos:
Structure Use:
Business Name:
Mailing:
City, State, Zip:
Phone:
Email:

Accessory Buildings

Building Type:
Height:
Width:
Length:

Floor Area:
Proposed Location:
Side Yard Ease:
Rear Yard Ease:

Fences

Fence Type:
Front Yard:
Side Yard:

Rear Yard:
Fence Materials:

Demolition

Commercial:
Residential:
Type:

Units:
Old Village:

Signs

Sign Request:
Sign Type:
Sign Height:
Sign Width:
Sign Area:

Build Frontage:
Sign Location:
Ground Height:
Sign Materials:

New Construction

Construction:
Lot Width:
Lot Depth:
Lot Area:
Residential SF:
Basement SF:
Garage SF:
Addition SF:
Total SF:

Front Yard:
Rear Yard:
Sum of Sides:
Building Height:
Side Yard Ease:
Rear Yard Ease:
Purpose:

Special Event

Type of Event: _____ Event Date(s): _____
Other: _____ Event Time: _____
Alcohol Served: _____

Brief description of the event and any special public safety or city services needed:

Streets or public areas requesting:

Will signs be placed in the right-of-way?

HOLD HARMLESS: THE PERMITTEE WILL HOLD HARMLESS AND INDEMNIFY THE CITY OF BELLBROOK, ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS FROM ANY DAMAGES WHICH MAY ARISE AS A RESULT OF THE CONDUCT OF THE PARADE OR ASSEMBLY FOR WHICH THE PERMIT IS SOUGHT BY PERSONS WHO WERE OR REASONABLY SHOULD HAVE BEEN UNDER THE CONTROL OF THE PERMITTEE.

PRIOR TO THE BEGINNING OF THE EVENT, IT IS IMPORTANT THAT ALL PARTICIPANTS BE ADVISED TO OBEY PEDESTRIAN REGULATIONS AND CROSS ONLY AT INTERSECTIONS OR AS DIRECTED BY THE POLICE.

YOUR ORGANIZATION WILL HAVE TO ARRANGE FOR PAYMENT FOR THE USE OF SERVICES (WATER, ELECTRIC, TRASH PICK-UP) WHETHER PROVIDED BY A PRIVATE OWNER OR PUBLIC ENTITY. EXTRAORDINARY PUBLIC SAFETY SERVICES (EXCESSIVE OVERTIME) MAY ALSO NEED TO BE PAID FOR AT THE DETERMINATION OF THE CITY MANAGER.

IT IS THE EVENT ORGANIZATION'S RESPONSIBILITY TO CLEAN UP DEBRIS LEFT OVER FROM THE EVENT. FAILURE TO CLEAN UP FOLLOWING THE EVENT WILL REST IN A \$500 CLEAN-UP FEE BEING SENT TO THE PERSON AND/OR ORGANIZATION RESPONSIBLE FOR THE EVENT.

Zoning Permit - Temporary Use

Business Name: _____ Proposed Use: _____
Mailing Address: _____ Size (trailers, etc.): _____

Description - include specific type of use, hours of operation, number of employees, and other pertinent information:

I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR ANY ADMINISTRATIVE REVIEW, CONDITIONAL USE PERMIT, VARIANCE, OR EXCEPTION FROM ANY OTHER CITY REGULATIONS WHICH ARE NOT SPECIFICALLY THE SUBJECT OF THIS APPLICATION. I UNDERSTAND THAT APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL OF A BUILDING OCCUPANCY PERMIT. I UNDERSTAND FURTHER THAT I REMAIN RESPONSIBLE FOR SATISFYING REQUIREMENTS OF ANY PRIVATE RESTRICTIONS OR COVENANTS APPURTENANT TO THE PROPERTY.

I CERTIFY THAT I AM THE APPLICANT AND THAT THE INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT THE CITY IS NOT RESPONSIBLE FOR INACCURACIES IN INFORMATION PRESENTED, AND THAT INACCURACIES MAY RESULT IN THE REVOCATION OF THIS ZONING CERTIFICATE AS DETERMINED BY THE CITY. I FURTHER CERTIFY THAT I AM THE OWNER OR PURCHASER (OR OPTION HOLDER) OF THE PROPERTY INVOLVED IN THIS APPLICATION, OR THE LESSEE OR AGENT FULLY AUTHORIZED BY THE OWNER TO MAKE THIS SUBMISSION.

I CERTIFY THAT STATEMENTS MADE TO ME ABOUT THE TIME IT TAKES TO REVIEW AND PROCESS THIS APPLICATION ARE GENERAL. I AM AWARE THAT THE CITY HAS ATTEMPTED TO REQUEST EVERYTHING NECESSARY FOR AN ACCURATE AND COMPLETE REVIEW OF MY PROPOSAL; HOWEVER, AFTER MY APPLICATION HAS BEEN SUBMITTED AND REVIEWED BY CITY STAFF, I UNDERSTAND IT MAY BE NECESSARY FOR THE CITY TO REQUEST ADDITIONAL INFORMATION AND CLARIFICATION.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

Brandon Kaiser

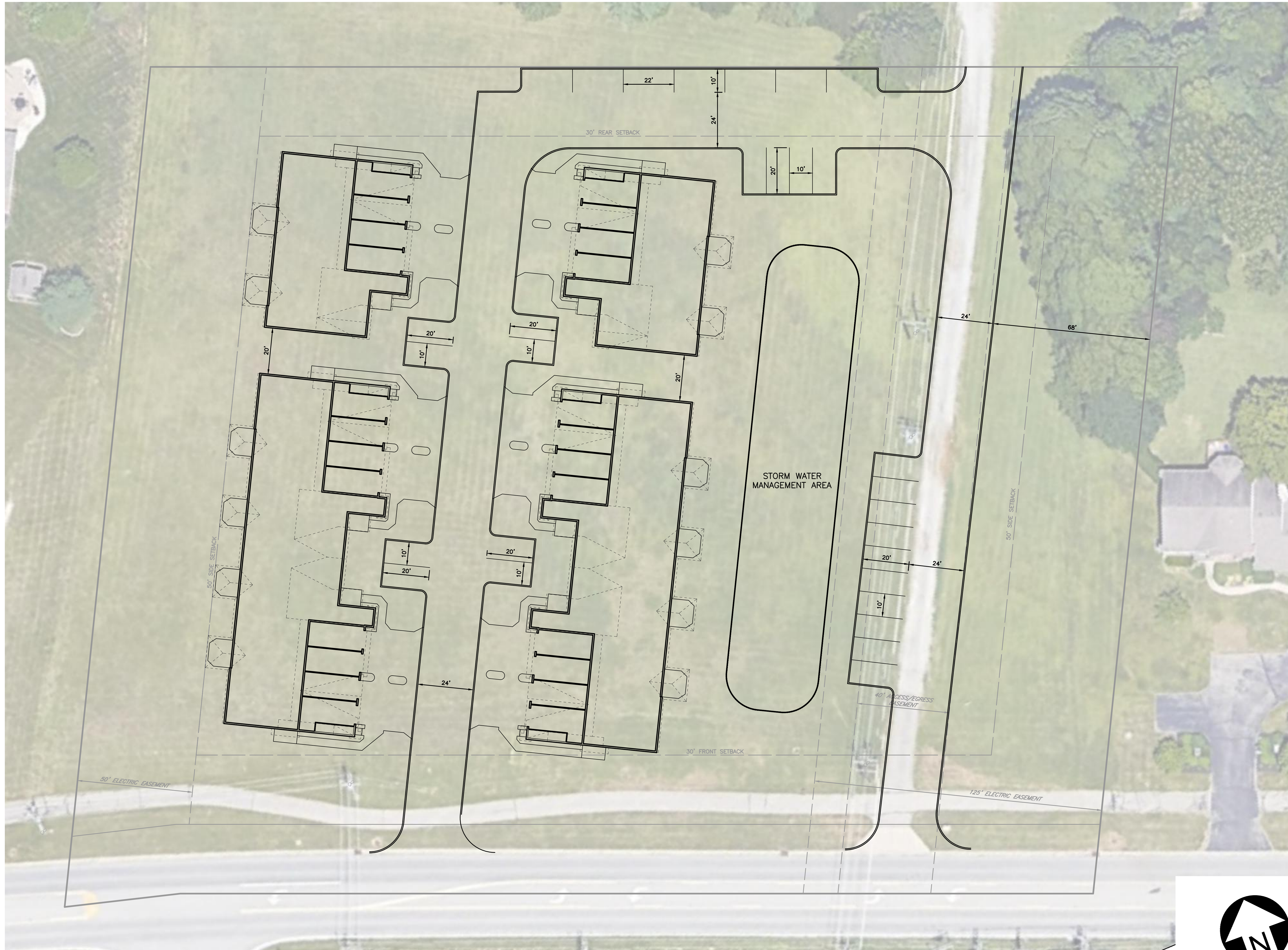
Name

08/26/2024

Date

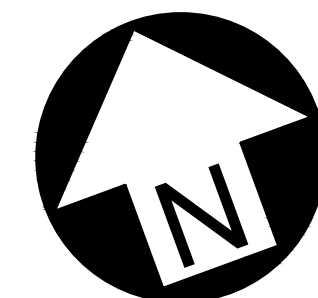


Know what's below.
Call before you dig.



PARKING REQUIREMENTS
 REQUIRED PARKING = 2 SPACES PER UNIT
 REQUIRED PARKING = 30 UNITS = 60 SPACES

PARKING PROVIDED
 GARAGE PARKING = 24 SPACES
 DRIVEWAY PARKING = 24 SPACES
 ADDITIONAL PARKING = 29 SPACES
 TOTAL PARKING PROVIDED = 77 SPACES



Item	Description	Date

BURKHARDT
 ENGINEERS & SURVEYORS

28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-358-8989 | BURKHARDTINC.COM
 CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design:	Proj:
Draw:	Dwg:
Check:	Tab:
Scale:	
Date:	07.15.2024

Sheet:
**PRELIMINARY
 SITE PLAN**

Sheet No.:
C-2.2

