



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.

Summary of the Request
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.
Applicant Information
The Bellbrook Lion’s Club
Current Zoning District
R-1B
Parcel Identification
L35000200050008900
Additional Actions or Next Steps to be taken by the City
The recommendation of Planning Board will be presented to City Council for final approval.
Applicant’s Reason for the Request
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.

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