



To: Planning Board
From: Cathi Spaugy, Community Development Administrator
Date: December 9, 2025
Subject: Staff Report – Planning Board Case – 2025-PB-04: 3900 W. Franklin St.

Summary of the Request

The applicant, Dr. Tyler T. Lanning, is requesting the rezoning for the 3.662-acre property at Parcel ID L35-0001-0008-0-0003-00. The property is currently zoned A-1 Agricultural. The applicant requests that it be rezoned to O-1 Office Building for the purposes of developing a Business/Office Building District – “Eagle Exchange”. The development would be a four-phase project with Dr. Lanning’s building (Miami Valley Spine +Joint) being the cornerstone and initial phase.

Applicant Information

Dr. Tyler T. Lanning

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

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

Applicant’s Reason for the Request

The applicant wishes to rezone from A-1 Agricultural to O-1 Office Building to allow the development of a Business/Office Building District (4 phase project).

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 subject property for this Planning Board case fits within the considerations of the Comprehensive Plan as it pertains to land use and design.

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 recommend that the Planning Board consider the submitted request.

