



City of Bellbrook
15 East Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666
F (937) 848-5190

www.cityofbellbrook.org

Community Entertainment District Application

March 2024

Applicant's Name and Address

City of Bellbrook
c/o Rob Schommer, City Manager
15 East Franklin Street
Bellbrook, Ohio 45305
(937) 848-4666

Detailed Map of the Community Entertainment District (CED)

The attached exhibit "A" serves as the map of the proposed district that encompasses a total of 45.5 acres and includes privately owned land, publicly owned land, and public rights-of-way.

The applicant is the property owner of the land listed below inside the proposed CED.

1. The City of Bellbrook – L35000100020004200
2. The City of Bellbrook – L35000200050004700
3. The City of Bellbrook – L35000200050004500
4. The City of Bellbrook – L35000200050004300
5. The City of Bellbrook – L35000200050004900
6. The City of Bellbrook – L35000200050004400
7. The City of Bellbrook – L35000200050004200
8. The City of Bellbrook – L35000100020005000
9. The City of Bellbrook – L35000100020004900
10. The City of Bellbrook – L35000100020004800
11. The City of Bellbrook – L35000100020004600

Attached as Exhibit A.

Nature and Type of Establishments

The Ohio Revised Code, in Section 4301.80(A), a Community Entertainment District is defined as follows:

(A) As used in this section, "community entertainment district" means a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

- (1) Hotels;
- (2) Restaurants;
- (3) Retail sales establishments;
- (4) Enclosed shopping centers;
- (5) Museums;
- (6) Performing arts theaters;
- (7) Motion picture theaters;
- (8) Night clubs;
- (9) Convention facilities;
- (10) Sports facilities;
- (11) Entertainment facilities or complexes;
- (12) Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community.

The proposed "Bellbrook East" CED encompasses Bellbrook's Historic Old Village District, the vibrant Downtown corridor of the city. Bellbrook's historic core is built upon its rich history as a regional tourism destination dating back to as early as 1816, to Village incorporation in 1832, through over a century of development to its entertainment, retail, social, and cultural connections. The historic core includes the acclaimed Blueberry Café, Macintosh Tavern, Veli's Pizzeria, and Bellbrook Brewing Company. In addition to specialty retail boutiques, Winter's Public Library, Bellbrook's Historical Museum, and many other small businesses are included in the proposed CED. A new full-service restaurant and a unique craft cocktail lounge are currently proposed in the proposed district as well. The city has also approved and began work on the "Downtown Streetscape Project". This project includes improvements to walkability, pedestrian safety, infrastructure, and the overall aesthetics of Downtown.

Collectively, the current and planned private and public development projects within the proposed CED reinforce the destination qualities of the area, and along with a dynamic mix of walkable uses, offer a unique attraction and catalyst for future development and investment within the district.

Timeframe for Completion of Establishments

The proposed CED is fully developed. However, redevelopment of several properties will begin in 2024.

Evidence that Land in the CED is Consistent with the City's Comprehensive Plan

The land uses in the proposed CED are consistent with the City's Comprehensive Plan.

Attached as Exhibit B.

Certificate from Surveyor/Engineer that CED Contains at Least Twenty Contiguous Acres

Attached as Exhibit C

A processing Fee of Ten Dollars (\$10) made payable to the City of Bellbrook was submitted with the original application.



Exhibit A



----- Indicates outline of proposed Community Entertainment District

----- Indicates property owned by applicant



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Exhibit B

March 19, 2024

City of Bellbrook
15 East Franklin Street
Bellbrook, Ohio 45305

RE: Community Entertainment District-Bellbrook East

Dear Sir or Madam:

Please be advised that the proposed Community Entertainment District-Bellbrook East for which boundaries are defined on the attached map (Exhibit A) are consistent with the City's Comprehensive Plan and Zoning Map as required in Ohio Revised Code Section 4301.80(B)(5).

City of Bellbrook

By: _____

Jason Foster, OhioCED
Community Development Administrator

Exhibit C



2500 Newmark Drive Miamisburg, OH 45342 | (866) 552-3536 | LJBinc.com

March 20, 2024

Mayor Michael Schweller
City of Bellbrook
15 East Franklin Street
Bellbrook, OH 45305

Re: Community Entertainment District – Bellbrook East

Dear Mayor Schweller:

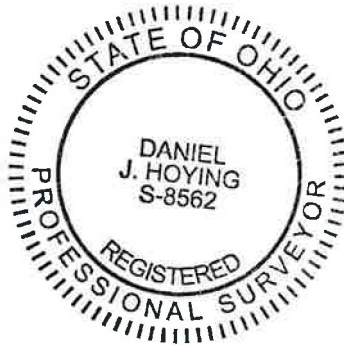
Please be advised that the proposed Community Entertainment District – Bellbrook East, for which boundaries are outlined in blue as defined on the attached map (Exhibit A), contains no less than twenty (20) contiguous acres as required in the Ohio Revised Code Section 4301.80(B)(6).

Sincerely,

LJB Inc.

A handwritten signature in black ink that reads 'Daniel J. Hoying'.

Daniel Hoying, P.E., P.S., STP
Project Development, Infrastructure



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION