



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: June 16, 2022
Subject: Staff Report for Proposed Rezoning of 31 S. East Street

Summary of the Request

The applicant, The Bellbrook Lion's Club, is requesting Planning Board reconsider its previous recommendation of rezoning the property at 31 S. East Street to PD-2. The applicant wishes to now rezone the property from R-1B to B-4, Central Business District. Upon legal opinion, Staff assisted the applicant in this request for reconsideration. Staff believes after a comparison, B-4 is the more fitting zoning classification for the efforts of the Lion's Club and development that is proposed.

Applicant Information

The Bellbrook Lion's Club

Current Zoning District

R-1B

Parcel Identification

L35000200020008900

Additional Actions or Next Steps to be taken by the City

The recommendation of Planning Board will be presented to City Council at a public hearing for final approval.

Applicant's Reason for the Request

The applicant wishes to construct a building to manage the items and structures used for its annual festival. The B-4 zoning classification also allows the Lion's Club to be able to do this.

The construction will also abate the semi-trailers on the property making the site more aesthetically pleasing.

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 Bellbrook Village Review Board recommended the construction of the building at its May meeting.

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages 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

Staff Recommendation

Staff recommends the rezoning of the property from R-1B to B-4.