

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
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STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

August 22, 2024

Mr. Jeff Palmer, Director of Planning & Zoning
Clearcreek Township Zoning Commission
7593 Bunnell Hill Road
Springboro, OH 45066

Dear Mr. Palmer:

This letter is regarding the proposed Straight Forward Storage LLC rezoning from OSR-1 to B-2 in Clearcreek Township.

At its meeting on August 22, 2024, the Warren County Regional Planning Commission (RPC) Executive Committee recommended approval of the Straight Forward Storage rezoning from Open Space Rural Residence (OSR-1) to General Business Zone (B-2) to the Clearcreek Township Zoning Commission with a vote of 15 aye, 0 nay, 0 abstain.

The staff report is attached.

Please contact this office if you have any questions regarding this recommendation.

Sincerely,

Stan Williams, AICP
Executive Director





WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: August 22, 2024
TO: WCRPC Executive Committee
FROM: Ryan Cook, Senior Planner
SUBJECT: Straight Forward Storage, LLC Rezoning



GENERAL INFORMATION

Property Owner: Guncreek Associates, LTD
Site Address: Route 122
Township: Clearcreek
Parcel ID: 08-15-402-023
Total Site Area: 9.8323 acres
Current Zoning: Open Space Rural Residence (OSR-1)
Proposed Zoning: General Business (B-2)
School District: Springboro Community Schools
Water Service: Warren County
Waste Disposal: On-Site

PROPOSAL

The applicant is proposing a zone change from Open Space Rural Residence (OSR-1) to General Business (B-2) zone. The current parcel is 20.3624 acres and is divided by State Route 123. The portion to be rezoned is on the west side of State Route 123 and consists of 9.8323 acres. The zone change request is to allow a commercial self-storage unit facility on the southern half of the site.

RECOMMENDATION

Recommend **approval** of the rezoning from Open Space Rural Residence Zone "OSR-1" to General Business Zone "B-2" to the Clearcreek Township Zoning Commission.

STAFF ANALYSIS

CURRENT ZONING



"OSR-1" Open Space Rural Residence Zone
 "R-1" Residence Zone

PROPOSED ZONING



"B-1" Neighborhood Business Zone
 "B-2" General Business Zone
 "M-1" Light Industrial Zone

Clearcreek Township FLUM



Warren County FLUM



COMPREHENSIVE PLAN: The requested zone change is consistent with the Clearcreek Township Master Plan and the Warren County Comprehensive Plan. The Clearcreek Township Master Plan indicates that "Commercial development will be limited in scale and confined to a few key locations in the Township. The intent of the commercial areas identified is to provide services to local Township residents and to avoid larger scale commercial developments that have a regional market draw".

PERMITTED USES ZONING COMPARISON:

Open Space Rural Residence "OSR-1" - Current	General Business Zone "B-2" - Proposed
Single Family Dwellings	Any non-residential use permitted in B-1
Home Occupation	General automotive repair
Community Fire House	Warehouse, farm implement, and auto sales.
Park, Playground, Community Centers	Plumbing and heating, printing shop, lumber yard.
Model Homes	Bar, Brewpub, Drive-In Restaurant
Roadside Farm Market	Hotels, Theaters, Drive-in Theater
Nature Reserves	Commercial baseball fields, golf, tennis, bowling allys

SURROUNDING ZONING & USES:

	ZONING	USE
NORTH	B-1, B-2, and R-1	Excavating Company, Single-Family, Church
SOUTH	OSR-1	Vacant CAUV
EAST	OSR-1	Vacant CAUV
WEST	B-2 & R-1	Auto Detailing Company & Telecommunication Tower

ZONING COMPARISON:

ZONING	OSR-1 (CURRENT)	B-2 (PROPOSED)
FRONT YARD SETBACK	100 feet	50 feet
SIDE YARD SETBACK	25 feet	25 feet (adjacent to residential) 15 feet (adjacent to non-residential)
REAR YARD SETBACK	40 feet	25 feet (adjacent to residential) 15 feet (adjacent to non-residential)
HEIGHT	35 feet	Unlimited, except for each foot over 45 feet the front, side, and rear yard shall be increased by 1 foot.

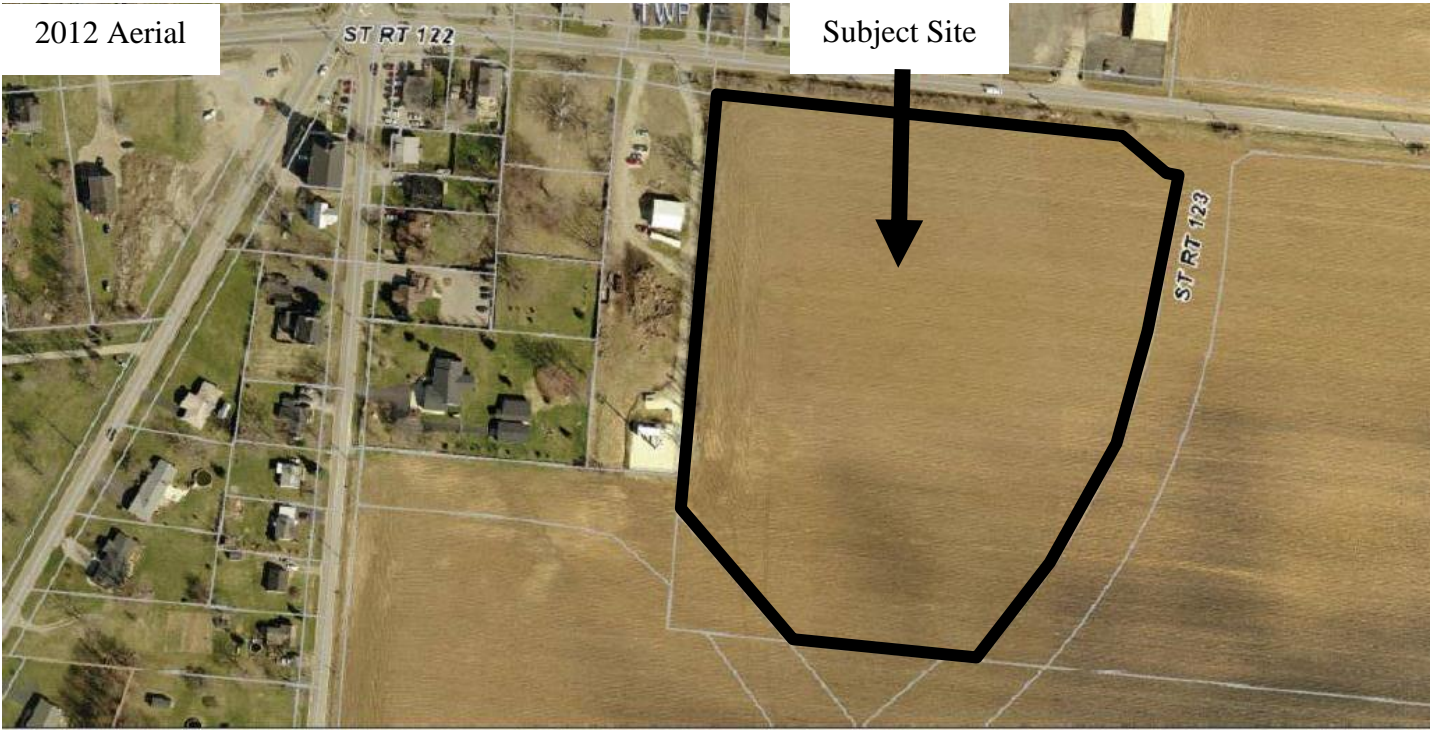
ENVIRONMENTAL FEATURES: The site is relatively flat and slopes gradually from the northeast. There is an existing tree line buffer along the east property line.

ACCESS & CIRCULATION: The site has frontage along 3 public roadways, State Route 123, State Route 122, and Red Lion Blackburn Way. The table below outlines the amount of frontage the site has, the roadway classification, and the required right-of-way (ROW) per the Warren County Thoroughfare Plan.

Roadway	Total Road Frontage	Thoroughfare Classification	ROW Required
State Route 123	≈672 feet	Secondary Arterial	Rural = 102 feet (51 ft. from centerline)
State Route 122	≈764 feet	Secondary Arterial	Rural = 102 feet (51 ft. from centerline)
Red Lion Blackburn Way	≈250 feet	Local Road	Rural = 70 feet (35 ft. from centerline)

2012 Aerial

Subject Site



Typically changed circumstances are a justification for a rezoning. The subject site was divided by the realignment of State Route 123 in 2012 making the site more appropriate for commercial uses.

PROPOSED SITE PLAN

