

OwnerLand

REALTY®

Location: E. National Rd. & Bird Rd.
Southwest Corner

Address: 25 S. Bird Rd. Springfield, OH 45505

Signalized: Yes

Hard Corner: Yes

Lot Size: 5 Acres

Frontage: 760 feet - E. National Rd. (U.S. 40)

Frontage: 300 feet - Bird Rd.

Zoning: CC-2A Springfield (Proposed)

Property Tax: \$ 6,191.14 per year

Parcel Number: 3050700011304001
3050700011304002
3050700011304003

Traffic Count: 15,027 V.P.D. (ODOT 2021)
E National Rd. (U.S. 40)

Price: \$ 750,000.00

Contact: Mike Grady
Commercial Agent
OwnerLand Realty, Inc.
(937) 620-9217
Grdymk@yahoo.com

All information furnished is from sources believed to be reliable and is subject to errors, omissions, change of terms and conditions prior to sale or withdrawal without notice.



Deed Restrictions

Gas/ Fuel Stations

Convenience Store

Grocery Store

Dollar Store

Sale of Alcohol

Sale of Tobacco

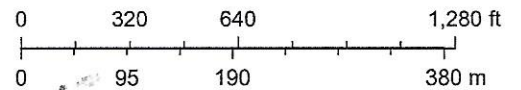
Clark County Ohio GIS



10/13/2023

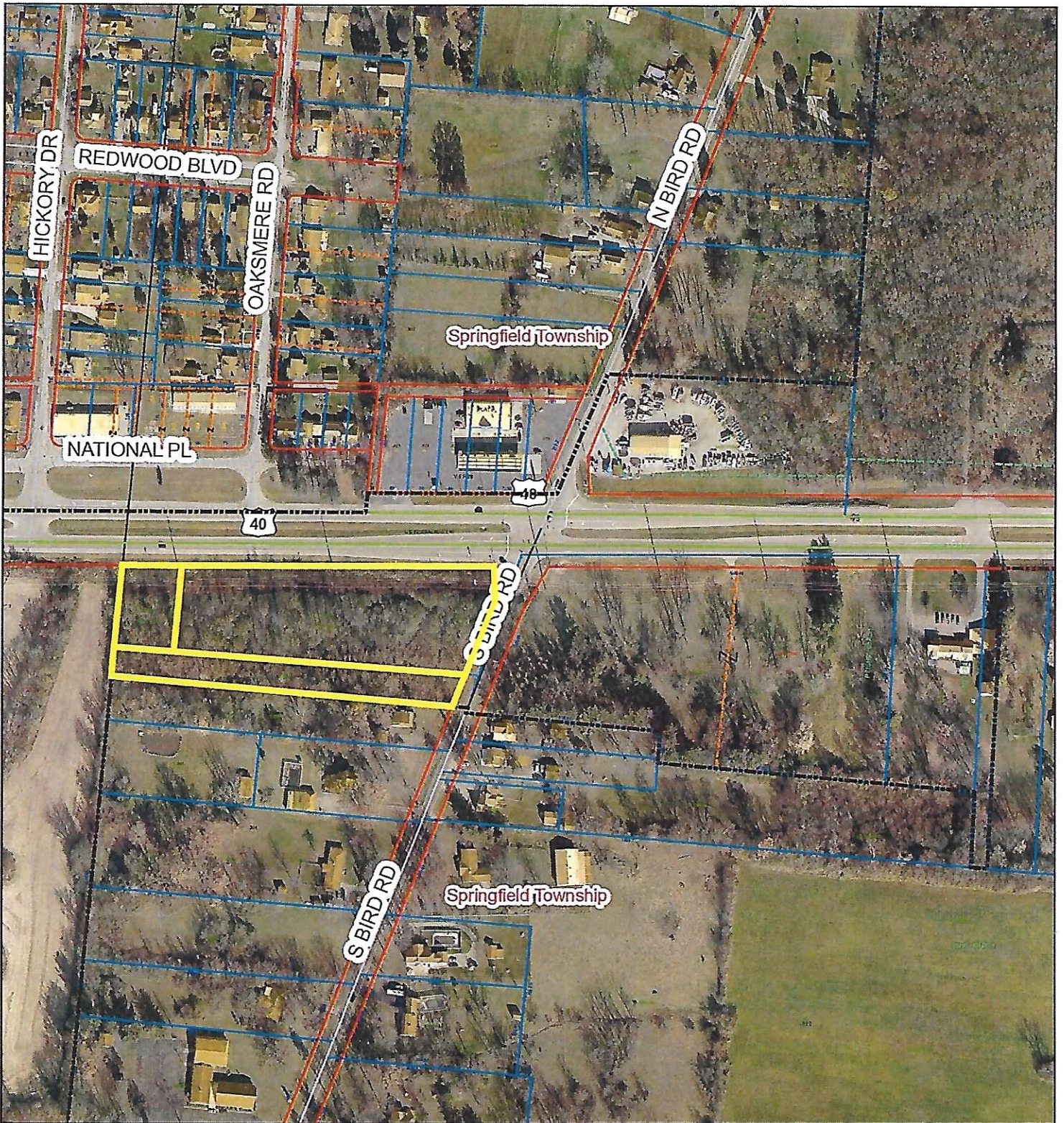
**Bridgewater
Ryan Homes
230+ Houses**

1:9,028

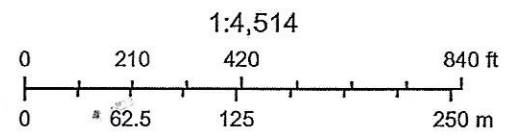


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

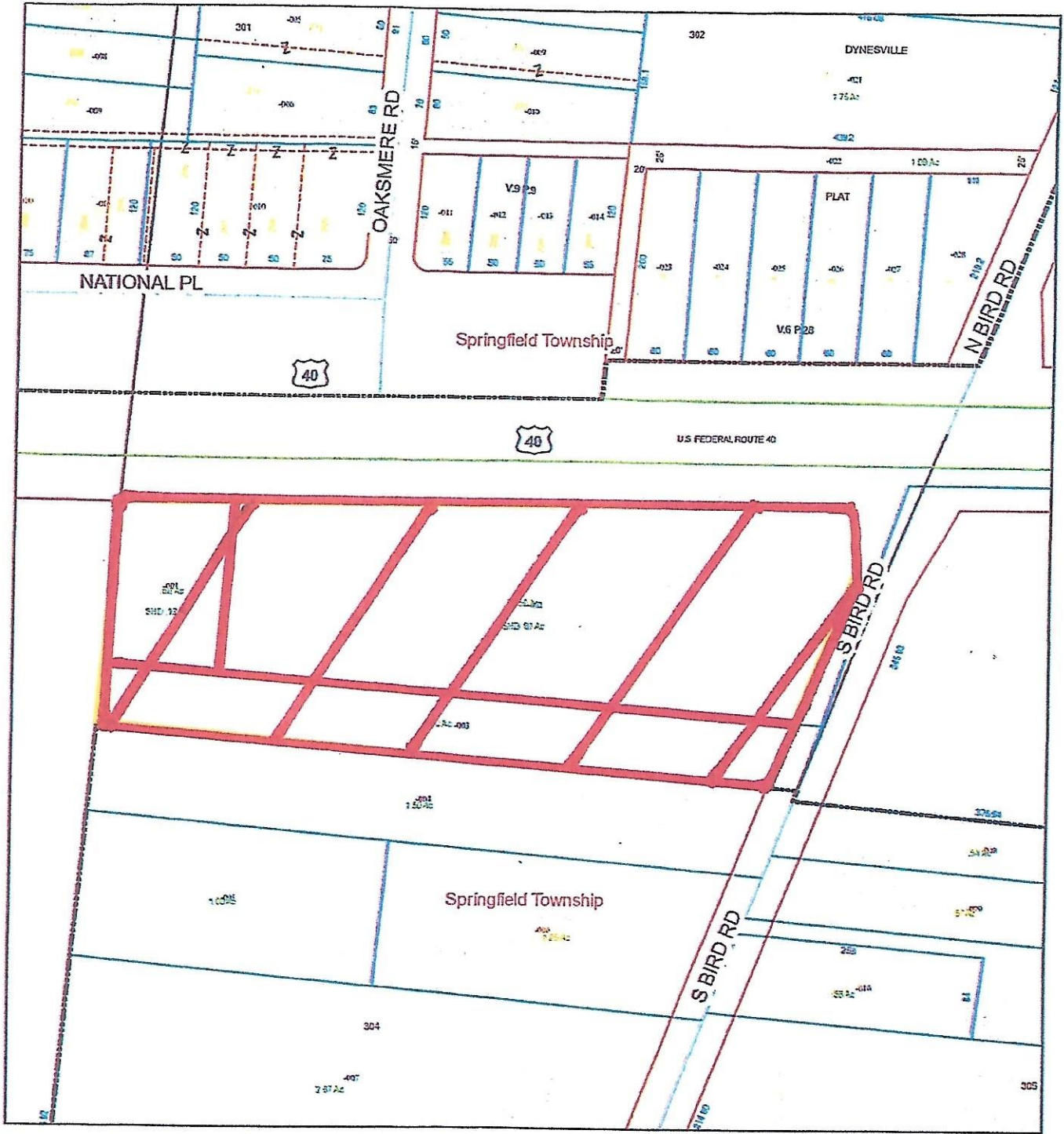
Clark County Ohio GIS



March 20, 2019

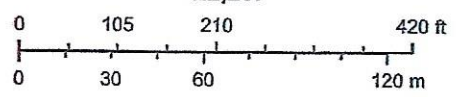


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



March 20, 2019

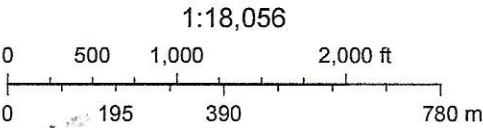
1:2,257



Clark County Ohio GIS



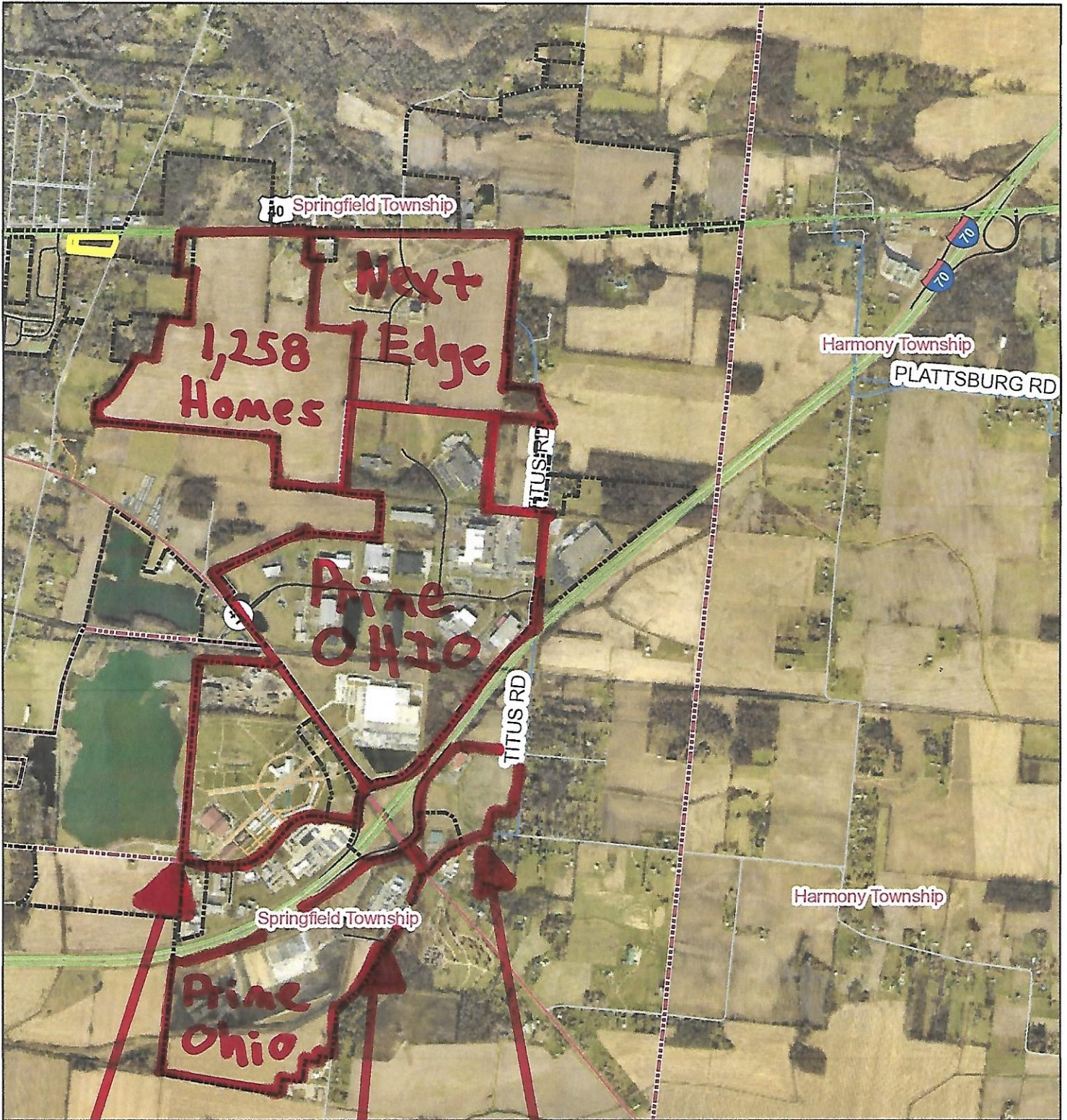
May 11, 2022



1,258 Homes

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Clark County Ohio GIS

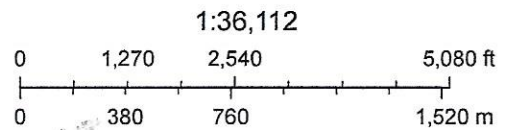


10/3/2023

Love's

Sheetz

Clark Co.
Fairgrounds



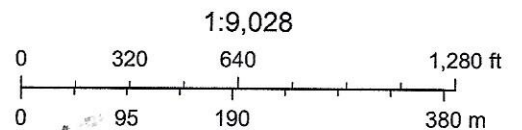
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Clark County Ohio GIS



10/13/2023

All Properties Available



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



EXHIBIT A

Tract #1:

Situate in the City of Springfield, County of Clark and State of Ohio and being part of the southwest quarter of Section No. 11, of Township No. 5, Range No. 9, M.R.S. Beginning at an iron spike in the west boundary line of said section at the point of intersection of said line with south marginal line of the right of way land as conveyed to The Columbus, London & Springfield Electric Railway Company by John S. Bird, by deed recorded in Vol. 134, page 33, Deed Records of Clark County, Ohio. From said spike another spike on said section line and in the center of the National Road bears N. 5 deg. E. 90 feet distant; thence running with the south marginal line of said right of way lands N. 89 deg. 56' E. 49.94 poles to a spike in the center of a County Road known as the Bird Road; said last spike being 90 feet distant from the center of the National Road; thence with the center of said county road S. 21 deg. 33' W. 16.55 poles to a spike; thence N. 85 deg. W. 45.02 poles to a stone in the west boundary line of said Section No. 11, from said stone, another stone at a former corner bears S. 5 deg. W 253-1/2 links distant; thence with the Section line N. 5 deg. E. 11.45 poles to the place of beginning, containing 4 acres.

Parcel #305-07-00011-304-001

Parcel #305-07-00011-304-002

Tract #2:

Situate in the City of Springfield, County of Clark and State of Ohio and being part of the southwest quarter of Section No. 11, of Township 5, in Range 9, M.R.S. and beginning at a stone in the west boundary line of said Section at the southwest corner of a certain tract of 4 acres of land as conveyed to Jacob Volmer by deed of Nancy J. Richards & John A. Richards, and recorded in Vol. 166, page 535 of the Deed Records of Clark County, Ohio, from said stone a spike at the intersection of the west boundary line of said section with the National Road bears N. 5 deg. E. 16.90 poles distant; thence running with the south line of said 4 acre tract, S. 85 deg. E. 45.02 poles to a spike at the southeast corner of said 4 A. tract and in the Bird Road; thence with said Road S. 21 deg. 33' W. 3.75 poles to a spike; thence N. 85 deg. W. 44 poles to a stone in the west line of said Section No. 11; thence with said line N. 5 deg. E. 3.60 poles to the place of beginning, containing 1 acre.

Subject to easements for highway purposes appropriated by the State of Ohio in Cases Nos. 42942 and 42751 on the docket of the Court of Common Pleas of Clark County, Ohio, and subject to a roadside right of way easement granted to Columbia Gas of Ohio, Inc. by instrument dated April 23, 1969, and recorded in Volume 62^d, Page.27 of the Deed Records of Clark County, Ohio.

Parcel #305-07-00011-304-003

Prior Deed Reference OR1691-383

Developer wants to build 1,200-plus housing units

SPRINGFIELD



Springfield City Manager Bryan Heck talks Wednesday about the proposed housing development that would bring many homes to the site of the old Melody Drive-In and the nearby area.

BILL LACKEY / STAFF

April 2022

BY HASAN KARIM – STAFF WRITER

A Columbus-area developer is proposing to build more than 1,200 housing units in Springfield on a tract of land that includes a former drive-in theater just east of the city.

If approved, the project would be the largest single housing development in the area in decades, Springfield officials said Wednesday. It would include a mixture of single-family, multifamily and patio homes on about 247 acres at 4025 E. National Road. The Developer, Borror property management company, has submitted a request to the city to annex the land from Springfield Twp.

The former next edge development site, owned by the Community Improvement Corporation of Springfield and Clark County, will also be part of the project.

Commissioners held the first reading of the annexation proposal Monday evening, and they're expected to vote on it April 12.

The project will be completed in five phases, according to documents Borrer submitted to the city. It's not clear at this time how long each phase will take to complete.

But the plan is for the developer to begin site work this year and start the first phase, said Tom Franzen, Springfield's assistant city manager and director of economic development.

Borrer has not said how much the project will cost or when all five phases will be complete. Borrer officials said that they could not share those details as the project could change and that its zoning request has not been approved by the city yet.

The project calls for the construction of 737 single-family homes, 375 multifamily homes and 146 patio-style homes for a total of 1,258 housing units, according to the development application.

In addition, 64.7 acres will be zoned for commercial use.

The proposal is the latest of several large housing developments that are either being built or have been proposed in the Springfield area in recent months. The others include the Bridgewater Development, which is expected to wrap up this fall and bring a total of 226 new homes near the Tuttle Road Walmart. That project was split in four phases, and single-family houses are being built once lots are purchased by homeowners.

Prior to Bridgewater, there had not been a new major housing development in Springfield since the early 1990s.

Home sales at the development have been strong, and the developer for that project, DDC Management, is looking to build 258 new homes in a separate development along East Leffel Lane and South Burnett Road.

The new development, called Sycamore Ridge, will be built in phases and construction will be spread out over a project that is expected to wrap up in 2026.

New jobs in the area, the success of Bridgewater as well as another project to build new townhomes in downtown Springfield has led to the area becoming more attractive to new housing investments.

"We have a need for all types of housing," Franzen previously said.

Contact this reporter at 937-701-2336 or email hasan.karim@coxinc.com.



TCDS Locations

- Short
- Continuous WIM
- Located Short
- Located Continuous
- Located WIM
- Inactive Location



3/2/2022

CHAPTER 1118**CC-2 Community Commercial District**

- 1118.01 Purpose.**
- 1118.02 Principal uses permitted.**
- 1118.03 Provisional uses permitted.**
- 1118.04 Conditional uses permitted.**
- 1118.05 Accessory uses permitted.**
- 1118.06 General provisions.**
- 1118.07 Special provisions.**

1118.01 PURPOSE.

The purpose of this district is to provide locations for the development of community shopping and business areas which serve a major segment of the community population. In addition to a variety of retail goods and services, these areas may typically feature a number of large traffic generators that require access to major thoroughfares. While these areas are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities as specified. Access to this district should be directly from an arterial or collector street and not through a residential district.

1118.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following permitted uses:

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
(Ord. 14-113. Passed 5-13-14.)
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.
(Ord. 06-217. Passed 6-13-06.)

1118.03 PROVISIONAL USES PERMITTED.

None.

1118.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored outside.
 - (3) The building housing the facility shall be sound proofed to minimized the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
 - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
 - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.

- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of Chapter 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.
(Ord. 09-94. Passed 4-14-09.)

1118.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space, provided the space shall not exceed 40 percent of the total floor area for the principal use and storage area.

1118.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1118.07 SPECIAL PROVISIONS.

Development of a lot or separate tract larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).

CHAPTER 1130

CC-2A Shopping Center District

- 1130.01 Purpose.**
- 1130.02 Principal uses permitted.**
- 1130.03 Provisional uses permitted.**
- 1130.04 Conditional uses permitted.**
- 1130.05 Accessory uses permitted.**
- 1130.06 General provisions.**
- 1130.07 Special provisions.**
- 1130.08 Signs and outdoor advertising.**
- 1130.09 Prohibited uses.**

1130.01 PURPOSE.

The purpose of this district is to provide locations for planned shopping centers. Access should have the same conditions as the CC-2 District.

1130.02 PRINCIPAL USES PERMITTED.

Same as in CC-2 District, except as hereinafter modified.

1130.03 PROVISIONAL USES PERMITTED.

None.

1130.04 CONDITIONAL USES PERMITTED.

Same as in CC-2 District, except as hereinafter modified.

1130.05 ACCESSORY USES PERMITTED.

Same as in CC-2 District, except as hereinafter modified.

1130.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1130.07 SPECIAL PROVISIONS.

- (a) Development of a lot or separate tract larger than two (2) acres shall be subject to the special provisions of Subsection 1108.07(b). All CC-2A tracts shall consist of not less than two (2) acres, or else be continuous to a tract presently zoned CC-2A.
- (b) The owner shall submit to the Planning Board having jurisdiction for its review a preliminary plan for the use and development of such tract of land. The Planning Board shall investigate and ascertain whether the location, size, access, and other general characteristics of the proposed plan comply with the following conditions:
- (1) The plan shall provide for the development of an integrated shopping area with adequate and properly arranged vehicular access points and parking facilities which will be safe to use and will have no adverse effects upon the adjoining or surrounding development.
 - (2) When the development plan is found to comply with the requirements set forth in this section and other applicable provisions of this Zoning Code, the Planning Board shall submit such plan with its report and recommendation together with the required application by the proponents for the necessary change in the zoning classification of the site of the proposed shopping area to the City Commission which shall hold a public hearing on both the development plan and application for a change in zoning.
 - (3) The City Commission shall take into consideration the recommendation from the Planning Board on both the rezoning and the development plan in making its decision in establishing the CC-2A zone. If such rezoning is approved, the ordinance shall include the development plan and any amendments thereto.
 - (4) After the development plan has been approved by the City Commission and in the course of carrying out this plan, adjustments or re-arrangements of vehicular access buildings and building additions may be requested by the proponents, such adjustments or re-arrangements shall be authorized by motion of the City Commission after being recommended by the City Planning Board.
- (c) No building or structure shall be located less than fifty (50) feet from any lot in any R District, nor less than ten (10) feet from any district other than a CC-2A District. Except as otherwise provided in this Zoning Code, no building or structure shall be located less than twenty (20) feet from any street right-of-way. The shopping area shall be permanently screened, except for necessary sight clearances at entrances and exits, from all adjoining properties located in any R District by a solid wall or compact evergreen hedge not less than four (4) feet or over seven (7) feet in height. The shopping area shall also be permanently screened from all properties in any R District located across the street and within ninety (90) feet from any such shopping area by a solid wall or compact evergreen hedge not less than three (3) feet in height. The walls or hedges shall be properly and permanently landscaped and maintained. Additional requirements may be imposed to reduce or eliminate the effect that the shopping area may have on adjoining properties.

(d) All ground area occupied by all the buildings shall not exceed twenty-five percent (25%) of the total area of the lot or tract.

(e) For a building or a group of buildings constituting a shopping center, one parking space shall be provided for each 222.2 square feet of gross floor area. For a business located in a separate building from the shopping center and on a tract of land under two (2) acres in area and under separate ownership, the number of parking spaces required for the business shall be in accordance with the parking requirements of Section 1153.02.

(f) Notwithstanding any other requirements of this Zoning Code, for a building or a group of buildings constituting a shopping center of at least 10,000 square feet, there shall be provided one (1) off-street loading or unloading space for each 20,000 square feet or fraction thereof of aggregate floor space. At least one-third (1/3) of the space required shall be sufficient in area and vertical clearance to accommodate trucks of the tractor-trailer type.

(Ord. 03-288. Passed 8-19-03.)

1130.08 SIGNS AND OUTDOOR ADVERTISING.

The sign provisions of Section 1155.05 (g) shall apply.

1130.09 PROHIBITED USES.

The following uses shall be not be permitted in a CC-2A District:

(a) Billboards.

(Ord. 11-242. Passed 9-13-11.)