

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

September 25, 2025

Jeff Palmer, Director of Planning and Zoning
Clearcreek Township
7593 Bunnell Hill Road
Springboro, OH 45066

Subject: RPC Recommendation for Clearcreek Heights PUD Stage 2 Rezoning

Dear Mr. Jeff Palmer:

This letter is regarding the Clearcreek Heights PUD Stage 2 Rezoning in Clearcreek Township. At its meeting on September 25, 2025, the Warren County Regional Planning Commission Executive Committee recommended approval with a vote of 14 ayes, 0 nay, 1 abstain, to the Clearcreek Township Zoning Commission subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code, Clearcreek Township Trustees Resolution 5589 (PUD Stage 1), and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office and the City of Springboro for access to State Route 73. The City of Springboro shall determine if a traffic impact analysis is required and the timing of the traffic impact analysis. Any road improvements deemed necessary shall be installed by the developer.
4. Water and wastewater facilities shall comply with the City of Springboro or other applicable utility providers standards. Any improvements deemed necessary by the utility provider shall be installed by the developer.
5. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An Earth Disturbing Permit and Environment Assessment shall be done and approved by SWCD prior to Final Plat.
6. The proposed stormwater management system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer's Office.
7. A Homeowners Association (HOA) shall be established for the management and maintenance, but not limited to, common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 99th residential lot.



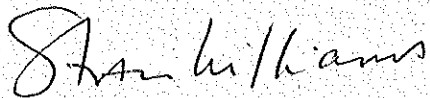
PRINTED ON RECYCLED PAPER

8. The first Final Plat shall include a stub street connection to Steeplechase Drive and shall occur prior to Final Plat approval for the 50th residential lot. The connection may be bonded.
9. All stub streets shall be built to the property line or connect to an existing roadway prior to the Final Plat approval of the 108th residential lot.
10. The road cross-section, including sidewalks for Steeplechase Drive within Richard's Run Subdivision, and the road cross-section, including sidewalks for North Hills Boulevard within the North Hills of Stone Ridge Subdivision, continue within the Clearcreek Heights Subdivision to the next intersection.
11. Sidewalks shall be provided along the frontage of State Route 73.
12. Compliance with all other local, state, and federal regulations.

The staff report is attached.

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

Sincerely,

A handwritten signature in cursive script that reads "Stan Williams".

Stan Williams, AICP
Executive Director

Cc: Collin Morgan, Springboro Development Co LLC

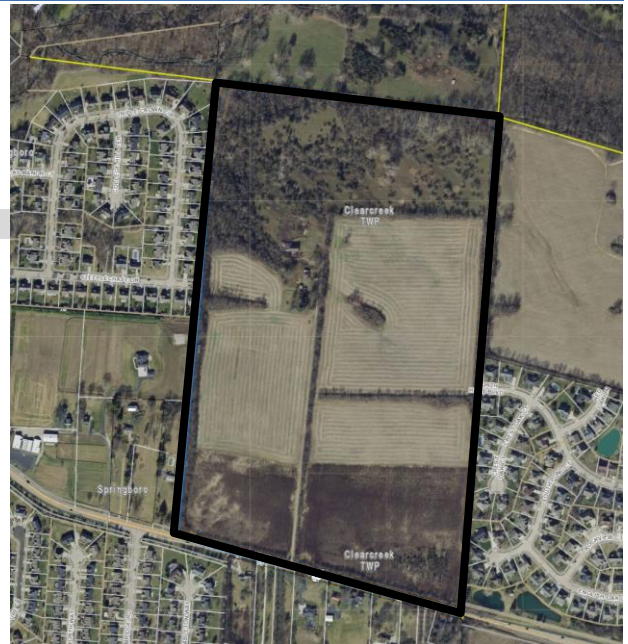


WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: September 25, 2025
TO: WCRPC Executive Committee
FROM: Ryan Cook, *Senior Planner*
SUBJECT: Clearcreek Heights PUD Stage 2

GENERAL INFORMATION

Property Owners: Rhonda, Ryan, Renee & Regan Brunk
Site Address: 1176 State Route 73
Township: Clearcreek
Parcel ID: 04-07-200-004
Total Site Area: 100.296 acres
Current Zoning: Residential Planned Unit Development "R-PUD"
School District: Springboro Community Schools
Water Service: City of Springboro (Proposed)
Waste Disposal: City of Springboro (Proposed)
Proposal: 132 Lot Single-Family Subdivision



PROPOSAL

The applicant is proposing 132 lot single-family subdivision, resulting in a gross residential density of 1.32 Du/Acre. This property was rezoned on May 12, 2025, to allow the current proposal. The parcel is 100.296 acres and has approximately 1,690 feet of frontage along State Route 73. There are 8 open space lots totaling 32 acres or 31.7% of the site. A planned street connection to Steeplechase Drive and N Hills Boulevard is proposed, and a street stub to the east adjacent property.

RECOMMENDATION

Approve the Clearcreek Heights PUD Stage 2 to the Clearcreek Township Zoning Commission, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code, Clearcreek Township Trustees Resolution 5589 (PUD Stage 1), and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office and the City of Springboro for access to State Route 73. The City of Springboro shall determine if a traffic impact analysis is required and the timing of the traffic impact analysis. Any road improvements deemed necessary shall be installed by the developer.
4. Water and wastewater facilities shall comply with the City of Springboro or other applicable utility providers standards. Any improvements deemed necessary by the utility provider shall be installed by the developer.
5. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An Earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.

6. The proposed stormwater management system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer's Office.
7. A Homeowners Association (HOA) shall be established for the management and maintenance, but not limited to, common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 99th residential lot.
8. The first Final Plat shall include a stub street connection to Steeplechase Drive and shall occur prior to Final Plat approval for the 50th residential lot.
9. Lots 16 and 17 shall take access from North Hills Boulevard, and Lots 23 and 24 shall take access from Public Street E.
10. All stub streets shall be built to the property line or connect to an existing roadway prior to the Final Plat approval of the 99th residential lot.
11. The road cross-section, including sidewalks for Steeplechase Drive within the Richard's Run Subdivision, and the road cross-section, including sidewalks for North Hills Boulevard within the North Hills of Stone Ridge Subdivision, continue within the Clearcreek Heights Subdivision to the next intersection.
12. Sidewalks shall be provided along the frontage of State Route 73.
13. Compliance with all other local, state, and federal regulations.

STAFF ANALYSIS

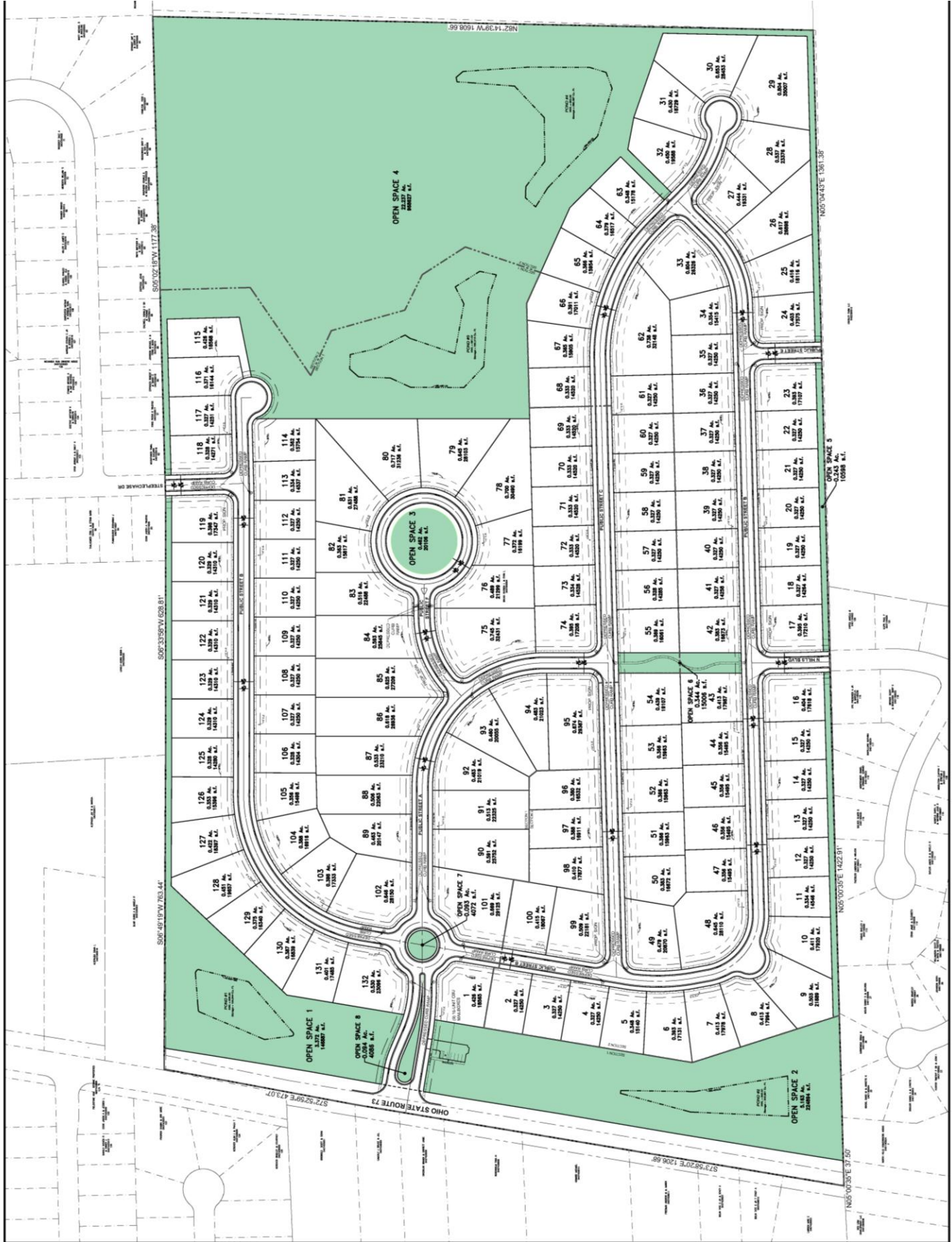
ENVIRONMENTAL FEATURES: The site has a wooded area and significant topography primarily along the northwestern portion of the property. The plans illustrate that area to remain as open space. There are no streams, floodways, wetlands, or 100/500-year flood zones on the property. There are 4 proposed stormwater management ponds.

ACCESS & CIRCULATION: The plan illustrates 1 main access point to State Route 73, a street extension of two existing adjoining street stubs of Steeplechase Drive (to the east), and North Hills Boulevard (to the west), and a street stub to the east of an undeveloped property parcel # 04-02-300-010 owned by Crosley Farm, LLC. The site has approximately 1,680 feet of road frontage along State Route 73. At the time of subdivision, the developer would be required to dedicate 52.5 feet of right-of-way from the centerline of State Route 73 in compliance with the Warren County Thoroughfare Plan Primary Arterial Rural typical section. The Warren County Engineer's Office shall provide recommendations and standards for the proposed roundabouts. The proposed typical street section is 50' right-of-way with 15' public utility easements (PUE), which exceeds the minimum 10' PUE for Local Subdivision Street Curb and Gutter.

UTILITIES: The submitted plans indicate that they will be utilizing central sanitary sewer for wastewater service. The Clearcreek Township Master Plan (Map 4) illustrates this site within the sewer service area with a 5-year and 20-year development scenario. Central water service for the development is proposed. Duke Energy is proposed to serve the site with electricity.

POSTAL FACILITIES: The proposed postal facilities are planned to have a separate parking area near the entrance of the subdivision. Based on the number of units and mailbox clusters, the plan provides a total of 6 parking spaces, which includes a handicap space. The number of parking spaces meets the minimum required in the Warren County Subdivision Regulations.

EXHIBIT A - PROPOSED PUD STAGE 2



RESOLUTION 5589
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
May 12, 2025

A RESOLUTION TO ~~(APPROVE)~~ (MODIFY/DENY) THE ZONE CHANGE REQUEST OF BRANDON KAISER, SPRINGBORO DEVELOPMENT CO LLC, AGENT FOR PROPERTY OWNERS: RHONDA BRUNK, RYAN BRUNK, RENEE ADAMS (BRUNK), REGAN BRUNK, DUANE BRUNK, SHARON BRUNK AND KAREN WEIST TO AMEND THE ZONING RESOLUTION AND MAP FOR A TOTAL OF 100.296 ACRES. THE PARCEL IS IDENTIFIED AS 1176 W. STATE ROUTE 73, PARCEL NUMBER 04-07-200-004, AND ACCOUNT 0612135. THE REQUEST IS LOCATED IN SECTION 7, TOWN 2, AND RANGE 5 IN CLEARCREEK TOWNSHIP. THE ZONE CHANGE REQUEST IS FROM SUBURBAN RESIDENCE ZONE “SR-1” TO RESIDENTIAL PLANNED UNIT DEVELOPMENT “R-PUD”, AND TO DISPENSE WITH THE SECOND READING

WHEREAS, all public hearings, public notices to adjoining property owners, and the recommendation of the Warren County Regional Planning Commission for the Zoning Map amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and

WHEREAS on March 27, 2025 the Warren County Regional Planning Commission recommended APPROVAL of the zone change request with eight conditions, and;

WHEREAS, on April 7, 2025, the Zoning Commission APPROVED the Stage 1 PUD Zone Change Request from Suburban Residence Zone “SR-1” to Residential Planned Unit Development “R-PUD” with the Warren County Regional Planning Commission recommended conditions. The following rationale was provided for the recommendation: The zone change request complies with the Clearcreek Township Master Land Use Plan. The PUD process in general affords the Township review of subsequent stages.

NOW THEREFORE BE IT RESOLVED, by the Board of Clearcreek Township Trustees that the application from Suburban Residence Zone “SR-1” to Residential Planned Unit Development “R-PUD” be APPROVED/MODIFIED/DENIED with following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the City of Springboro. A traffic impact study shall be completed if deemed necessary by the City of Springboro. If necessary; the study shall be completed prior to PUD Stage 3 approval.
4. The developer shall install any road improvements deemed necessary by the City of

RESOLUTION 5589
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
May 12, 2025

Springboro. If improvements are necessary, the timing of improvements shall be determined before PUD Stage 3 approval.

5. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and roundabout dimensions at Preliminary Plan.
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.
7. This development is contingent upon the provision of central sewer service.
8. The PUD Standards include, or the PUD rezoning is conditioned upon the following:
 - 1. Use:**
 - a. Land uses are limited to detached single-family residential development.
 - b. Residential lots shall include a mix of 95' and 105' wide lots.
 - c. Minimum number 105' wide lots: 10.
 - d. All homes shall be custom-built. A custom-built home is a unique, one-of-a-kind residence designed and constructed to meet the specific needs and preferences of a homeowner, offering exclusive design and character.
 - 2. Lot Dimensions and Setbacks**
 - a. 95' wide lots: 14,250 sq. ft.
 - b. 105' wide lots: 15,750 sq; ft.
 - c. Minimum Front Yard Setback: 30 ft.
 - d. Minimum Side Yard Setback: 10 ft.
 - e. Minimum: Rear Yard Setback: 40 ft.
 - f. Maximum number of panhandle lots: 1.
 - 3. Maximum Density**
 - a. Net density: 2.4 units per acre.
 - b. Gross density: 1.32 units per acre.

RESOLUTION 5589
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
May 12, 2025

c. A maximum of 132 residential lots is permitted.

4. Open Space & Buffers

- a. Minimum Open Space Required: 30%.
- b. All Ponds shall have an operable fountain.
- c. State Route 73 Buffer: A minimum of 175' measured from the Thoroughfare right-of-way.
- d. A perimeter open space buffer is required along all boundaries.

5. Infrastructure & Services

- a. Central sewer service is required.
- b. Central water service is required.
- c. Right-of-way along State Route 73 shall be dedicated per the City of Springboro Thoroughfare Plan with the first Final Plat section.
- d. The first Final Plat shall include a stub street connection to Steeplechase Drive.
- e. Streets shall be developed with 15' of public utility easement on both sides.

BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.

Mr. MUTERSPAW moved to adopt the foregoing Resolution. Mr. GABBARD seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade	- YEA
Mr. Gabbard	- YEA
Mr. Muterspaw	- YEA

Resolution adopted at a regular public meeting conducted May 12, 2025.

RESOLUTION 5589
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
May 12, 2025

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco

Approved as to form





