

Supplemental Staff Report Based Upon October 6, 2025 Update: Completed by Jeff Palmer Director of Planning & Zoning

Date: October 22, 2025

Trustee Meeting Date: November 10, 2025

Applicant: Springboro Development Co LLC

Property Identification: 1176 SR 73, 04-07-200-004

Subdivision Name: Clearcreek Heights

Zoning: Residential Planned Unit Development “R-PUD”

Acreage: 100.296 acres

Requested Action: Stage 2 PUD Review

Attached: October 6, 2025 Email and Clearcreek Heights Stage 2 Preliminary PUD Site Plan updated documents.

The applicant provided this submittal the day of the Zoning Commission Meeting to address staff comments from the September 12, 2025 staff report. Updates were made to the acreage and configuration of Lot 115, reduction in acreage to Open Space Lot 4, landscape components and amenities.

The Zoning Commission recommendation identifies sections of both August 25, 2025 and October 6, 2025 submittals. The Zoning Commission requested an updated Stage 2 Preliminary Site Plan prior to the Trustee Meeting that addressed the sanitary sewer easement discussion with the Gunlock property. In an effort to consolidate comments into a single reference document, staff found that additional clarification(s) or modification(s) are needed:

Stage 2 Preliminary Site Plan Page 1/24:

- Net Residential Acreage should be specified as 54.568 acres due to the increase in acreage to Lot 115.
- Open space should be specified as 31.921 acres due to .087 acre shift from Open Space Lot 4 to Lot 115.

Stage 2 Preliminary Site Plan Page 3/24:

- Open Space Lot should be specified as 22.15 acres due to .087 acre shift from Open Space Lot 4 to Lot 115.

Stage 2 Preliminary Site Plan Page 5/24:

- Open Space Lot should be specified as 22.15 acres due to .087 acre shift from Open Space Lot 4 to Lot 115.
- Lot 115 is now considered an irregular lot instead of a panhandle lot. The proposed setbacks classifications conform with the setback for the 95’ lot and the orientation for public street “B”.

Stage 2 Preliminary Site Plan Page 7/24:

- Open Space Lot should be specified as 22.15 acres due to .087 acre shift from Open Space Lot 4 to Lot 115.

Stage 2 Preliminary Site Plan Page 10/24:

- Lot 115 is now considered an irregular lot instead of a panhandle lot. The proposed setbacks classifications conform with the setback for the 95’ lot and the orientation for public street “B”.

Stage 2 Preliminary Site Plan Page 11/24:

- Open Space Lot should be specified as 22.15 acres due to .087 acre shift from Open Space Lot 4 to Lot 115.

Stage 2 Preliminary Site Plan Page 22/24:

- Mounds have been specified but no details have been provided on Pages: 16 and 18.
- A basin fountain has been specified but no details have been provided regarding the fountain.

Stage 2 Preliminary Site Plan Page 23/24:

- A clock has been specified to be the focal point. The location of the focal point in Open Space 7 has not been specified and the details (size: height, length, width) of the clock have not been provided.
- Signage has been specified but more details are required (sign face area).

Stage 2 Preliminary Site Plan Page 24/24:

- The landscape plan has been updated to include trees and plantings.