

**Staff Report:** Completed by Jeff Palmer Director of Planning & Zoning

**Report Date:** September 12, 2025

**Zoning Commission Meeting Date:** October 6, 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:** Trustee Resolution 5589, Application & Narrative, Clearcreek Heights Stage 2 Preliminary PUD Site Plan, Architectural Examples from Drees Homes (front façade and floor plans).

On May 12, 2025, the Clearcreek Township Trustees via Trustee Resolution 5589 approved the zone change from Suburban Residence Zone “SR-1” to Residential Planned Unit Development “R-PUD” for the Clearcreek Township property with eight (8) conditions.

### **Review of Application:**

#### **13.05(B)(1) Stage 2: Process Steps:**

##### **(a) Step S2.1 – The PUD Preliminary Site Plan Submittal**

- (1)** Applications for the Stage 2: PUD Preliminary Site Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector, attesting to the truth and correctness of all facts and information presented with the application on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website ([www.clearcreektownship.com](http://www.clearcreektownship.com)).

*Staff Comments: The information has been submitted.*

- (2)** All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website ([www.clearcreektownship.com](http://www.clearcreektownship.com)).

*Staff Comments: The information has been submitted*

- (3)** The application shall be accompanied with all amended forms, maps, drawings, and additional information included or as required by the Clearcreek Township Board of Trustees Resolution for Stage 1.

*Staff Comments: The information has been submitted*

- (4)** The Stage 2: PUD Preliminary Site Plan shall include the following items:

- a)** An area map showing applicant's entire holding, the portion of applicant's property under consideration and all properties, subdivisions, streets, and easements within 200 feet of applicant's property.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 1, 3, 8-15. The properties, subdivisions and streets have been depicted. **The easements on adjacent properties have not been identified.***

- b)** A topographic map showing final elevations with intervals of not more than 2 feet of elevation.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 16-19.*

**c) A professionally prepared PUD Preliminary Site Plan including the following information:**

**1) Title of drawing including name and address of applicant.**

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheet 1.*

**2) North point, scale, and date.**

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheet 1.*

**3) Boundaries of the property plotted to scale.**

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheet 3.*

**4) Existing water courses.**

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 16-19 .*

**5) A PUD Preliminary Site Plan showing:**

**i. Location of all proposed use(s), including building types, heights, materials, and architectural designs.**

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 1, 3-7, Narrative, Architectural Examples from Drees Homes.*

*Additional Staff Comments:*

- *Single Family Dwelling subdivision:*
  - *Gross starting size: 100.295 acres.*
    - *54.481 acres for residential lots.*
      - *132 total building lots.*
    - *32.008 acres for open space (31.91%).*
      - *Per Trustee Resolution 5589 Condition 8(4)(a): a minimum of 30% is required.*
      - *32.008 has been provided.*
        - *31.359 acres not associated with road right-of-way (31.27%).*
        - *.649 acres for open space associated with road right-of-way (.64%).*
    - *13.806 acres of road right-of-way (ROW).*
    - *Gross Density 1.32 dwelling units per acre.*
    - *Net Density 2.42 dwelling units per acre. This is .02 acres greater than what was represented on the concept plan due to an increase in the open space calculation.*

- *Setbacks for all lots:*
  - *Minimum front yard setback of 30'.*
  - *Minimum per side, side yard setback of 10'.*
  - *Minimum rear yard setback of 40'.*
  - ***No distinction has been made between setbacks for principal structures and setbacks for accessory structures. Typically, the rear yard setback for an accessory structure (except swimming pool) is reduced to the setback for a side yard setback.***
  - ***Drainage and utility easements locations may impact the use of lots for the placement of accessory structures and swimming pools. The applicant is encouraged to review the easement locations in concert with the above response to determine if anything needs to be modified to allow greater flexibility for the potential lot purchaser.***
- *95' width lots, maximum of 122 lots.*
  - *Concept Plan:*
    - *The applicant via the text box depicted the width measurement to at the minimum front yard setback.*
    - *The typical minimum depth measurement for a lot was depicted as 150'.*
    - *The typical area that remained after subtracting required setbacks was 6,000 sq. ft. building area.*
    - *Staff outlined that straight zoned lots are required to have the minimum width at the frontage and maintain a continuous width for the depth of the parcel until minimum lot size has been achieved. Staff requested standards for the panhandle lot.*
    - ***Trustee approval depicts lot dimensions but failed to identify the location where the width should be measured and if a continuous width is required for the lots.***
  - *Preliminary Plan*
    - *Ninety-eight (98) lots have at least 95' frontage for a regular lot and at least 47.5' for a cul-de-sac lot. Both lot types have 95' width at the minimum front yard setback.*
    - *Twenty three (23) lots along the curvature of the road network, have frontage less than 95'. These lots consistently have a minimum of 95' at the minimum front yard setback.*
    - *Lots that have a width below a 95' rear yard width, have building areas that exceed the 6,000 sq. ft. minimum as depicted on the concept plan.*
    - ***One (1) panhandle lot (lot 115) exists. It has 20' of road frontage. The body opens to 95' in length by 176' in width.***

- *The applicant has only specified a front yard setback designation that is parallel to the eastern property line.*
- *Typically, the front yard setback coincides with the boundary of the body that is closest to the road right-of-way. Side yard setbacks typically double the dimension for the zoning classification. The rear yard setback is opposite the front yard setback and is identical to the defined setback.*
  - *This needs to be discussed so that a building area remains above the 6,000 sq. ft. minimum after all applicable setbacks are applied.*
- *The minimum lot size is 14,250 sq. ft. or .327 acres.*
  - *Staff found 80 lots to be between .327 acres and .399 acres in size.*
- *The average lot is 17,558 sq. ft. or .403 acres.*
  - *Staff found 23 lots to be between .400 and .499 acres in size.*
  - *Staff found 8 lots to be between .50 and .599 acres in size.*
  - *Staff found 9 lots to be between .60 and .699 acres in size.*
  - *Staff found 1 lot to be between .70 and .799 acres in size.*
- *The maximum lot size is 35,007 sq. ft. or .8036 acres.*
  - *Staff found 1 lot to be 35,007 sq. ft. in size.*
- *110' width lots, minimum of 10 lots.*
  - *Concept Plan:*
    - *Lots are located along the loop road "F" which has an open space lot in the center of the loop. The applicant via the text box depicted the width measurement to at the minimum front yard setback.*
    - *The typical minimum depth measurement for a lot was depicted as 150'.*
    - *The typical area that remained after subtracting required setbacks was 6,800 sq. ft. building area.*
    - *Staff outlined that straight zoned lots are required to have the minimum width at the frontage and maintain a continuous width for the depth of the parcel until minimum lot size has been achieved.*
    - *Trustee approval depicts lot dimensions but failed to identify the location where the width should be measured and if a continuous width is required for the lots.*
  - *Preliminary Plan, lots 75-84.*

- *Five (5) lots along the curvature of the road have at least 106' of frontage and at least 105' width at the minimum front yard setback.*
- *Five (5) lots along the curvature of the road network, have frontage less than 105'. These consistently have a minimum of 105' width at the minimum front yard setback.*
- *The minimum lot size is 15,817 sq. ft. or .363 acres.*
  - *Staff found 3 lots to be between .363 acres and .499 acres in size.*
- *The average lot is 25,140 sq. ft. or .577 acres.*
  - *Staff found 2 lots to be between .50 and .599 acres in size.*
  - *Staff found 2 lots to be between .60 and .699 acres in size.*
- *The maximum lot size is 32,431 sq. ft. or .745 acres.*
  - *Staff found 1 lot to be 32,431 sq. ft. in size.*
  - *Staff found two (2) additional lots to be between .70 and .745 acres in size.*
- *Architectural Examples*
  - Clearcreek Township Trustee Resolution 5589, Condition 8(1)(d) states "All homes shall be custom-built. A custom-built home is unique, one-of-a-kind residence designed and constructed to meet the specific needs and preferences of a homeowner, offering exclusive design and character.
  - The applicant states: "The subdivision will be developed with homes constructed by reputable builders, including Drees Homes, Ashford Homes, Catalyst Homes, Homes By Simms, and other qualified builders. Architectural designs will be consistent with the surrounding community, incorporating complementary styles, exterior materials, and scale to ensure neighborhood cohesion. Each home will be thoughtfully designed to balance aesthetic appeal with functionality, while maintaining high standards of quality and durability. The coordinated approach to architectural design will promote visual harmony, enhance the overall character of the development, and support long-term community value. Enclosed please find architectural examples from one of the planned homebuilders in this development as a reference.
  - ***Staff Comments: Multiple models have been submitted that depict floor plan options, no square footage has been declared. Multiple facades and materials have been represented. In other PUDs, the architecture and aesthetics were defined based upon the building***

***materials and requirements for the front façade. At this time, staff is unable to how to balance Trustee Resolution 5589, Condition 8(1)(d) with the response from the applicant. This should be further discussed to establish an achievable condition for approval.***

- ii. Location of all impervious surfaces for non-residential building areas, parking and truck loading areas, as well as all ingress and egress drives.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 1, 3, 4.*

- *In open space lot 2, a parking lot and sidewalk have been established for the community mailboxes.*
  - *A total of six (6) parking spaces have been proposed.*
  - *The potential imperious surface for parking and access drive is calculated to 3,437 sq. ft. or .079 acres of open space.*
  - *The parking space size is proposed to be 162 sq. ft. in size.*
    - ***Section 3.58 of Clearcreek Township Zoning Resolution establishes the minimum size of parking lot space to be 180 sq. ft.***

- iii. Location and proposed development of all open spaces/recreation areas.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 1, 3-7.*

- *The submitted Stage 2 PUD sheet 2 of 2 preliminary plan depicts the total open space to be 32.008 acres.*
- *Per Section 13.09 of the Clearcreek Township Zoning Resolution, the minimum open space is required to be 25% of the gross land area.*
  - *This minimum would be 25.07 acres (100.295x.25).*
- *Per Trustee Resolution 5589 Condition 8(4)(a): a minimum of 30% is required.*
  - *The site is 100.295 gross acres.*
  - *The minimum is 30.09 acres (100.295x.30).*
- *The applicant has provided 32.008 acres for open space (31.91%).*
  - *31.359 acres not associated with road right-of-way (31.27%).*
  - *.649 acres are associated with road right-of-way (.64%).*
    - *This complies with Trustee Resolution 5589, Condition 8(4)(a).*
- ***Perimeter buffers with a straight zoning classification are required along the boundary of a more intensive zoning classification when it is coincident with a less intensive zoning classification. In PUDs, the perimeter buffer is required to screen the PUD use from the adjoining use.***
  - ***Clearcreek Township Zoning Resolution Section 17.06(D) Option 4 is a guideline to determine what vegetation requirements/credit would***

*exist in a perimeter buffer that is 15' in width. Seven (7) trees and 33 shrubs would be required per every 100' of parcel length.*

- *Open space lot 1 is comprised of 3.372 acres.*
  - *A 15' wide open space area is located along the western side of the PUD, south of Steeplechase Dr.*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *A 175' minimum width open space area is located in the southwestern corner of the PUD. This open space extends eastward along SR 73 to the proposed entrance.*
    - *Trustee Resolution 5589, Condition 8(4)(c): State Route 73 Buffer: A minimum of 175' measured from the Throughfare right-of-way.*
      - *This complies with the requirement, based upon the current ROW.*
  - *A pond is proposed in this open space area.*
    - ***Per Trustee Resolution 5589, Condition 8(4)(b): All Ponds shall have an operable fountain.***
    - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Details for the fountain haven't been provided.***
- *Open space lot 2 is comprised of 5.163 acres.*
  - *A 15' wide open space area is located along the eastern side of the PUD, south of North Hills BLVD.*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *A 175' minimum width open space area is located in the southeastern corner of the PUD. This open space extends westward along SR 73 to the proposed entrance.*
    - *Trustee Resolution 5589, Condition 8(4)(c): State Route 73 Buffer: A minimum of 175' measured from the Throughfare right-of-way.*

- *This complies with the requirement, based upon the current ROW.*
- *A pond is proposed in this open space area.*
  - ***Per Trustee Resolution 5589, Condition 8(4)(b): All Ponds shall have an operable fountain.***
  - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
  - ***Details for the fountain haven't been provided.***
- *Open space lot 3 is comprised of .462 acres.*
  - ***A 160' diameter open space area is located in the interior of loop road "F".***
- *Open space lot 4 is comprised of 22.237 acres.*
  - *A 15' wide open space area is located along the eastern side of the PUD, north of proposed street "E".*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *A 15' wide open space area is located along the western side of the PUD, north of Steeplechase Dr.*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *A 730' minimum width open space area is located in the northern part of the PUD. This open space extends along the northern boundary of the PUD. This open space is reduced to 15' along the northeastern boundary of the PUD.*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *Two (2) ponds are proposed in this open space area.*



- ***Per Trustee Resolution 5589, Condition 8(4)(b): All Ponds shall have an operable fountain.***
    - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Details for the fountain haven't been provided.***
  - *Open space lot 5 is comprised of .243 acres.*
    - *A 15' wide open space area is located along the eastern side of the PUD, north of North Hills BLVD and south of proposed street "E".*
    - ***Trustee Resolution 5589, Condition 8(4)(d): A perimeter open space buffer is required along all boundaries.***
      - *This complies with the minimum width requirement for a perimeter buffer.*
      - ***The required vegetation for the buffer needs further discussion.***
  - *Open space lot 6 is comprised of .344 acres.*
    - *This is a 50' wide by 300' length area, located between street "B" and street "C".*
    - *This area has a 5' wide serpentine sidewalk that connects to the sidewalk network of streets "B" and "C".*
  - *Open space lot 7 is comprised of .093 acres.*
    - ***A 72' diameter open space area is located in the interior of the roundabout intersection of streets "A" and "B".***
  - *Open space lot 8 is comprised of .094 acres.*
    - *This polygon ranges in width from less than a foot to 34' and extends to a length of 220'.*
    - ***This open space area is at the entrance to the subdivision and is located in the interior of the split of street "A".***
- iv. Location and proposed development of all amenities, maximum square footage of impervious surfaces identified.

*Staff Comments: The information has been submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheets 3, 4, 22, 23.*

The applicant states: "Open Spaces 1 and 2 will include 2 stormwater ponds, landscape mounding and evergreen trees along State Route 73, these improvements will be installed with Section 1. Open Space 7 will contain a large entry feature such as a clock and landscaping, this will be installed with Section 1. Open Space 3 will contain a gathering space feature which will be designed during preparation of Construction Drawings, this will be installed with Section 2. Open Space 6 will contain a walking path and associated landscaping, this will be constructed partially with Section 1 and completed with Section 2. Open Space 4 will contain 2 stormwater ponds with walking trails, this will be installed with Section 2. All perimeter buffers will be installed concurrently with the lots adjacent."

- **Open space lots 1, 2 and 4:**
  - Ponds have been provided.
  - Stormwater pond topography has been provided.
  - **Details for the fountains have not been provided.**
- **Open space lots 1 and 2:**
  - Streetscape buffer vegetation has been provided.
  - **Details for landscaping mounding have not been provided.**
  - Subdivision entrance monument signs:
    - One sign per open space lot.
    - Each sign structure is 10'x15'.
    - Sign face identified as 4'x8' (32 sq. ft.)
- Open space lot 2:
  - Parking lot, sidewalk and cluster mailbox feature.
    - See Section 13.05(B)(1)(4)(c)(5)(ii) above.
- **Open space lot 3:**
  - The applicant identifies a gathering space for this area in the narrative.
  - **Details about the gathering space have not been provided.**
- **Open space lot 4:**
  - The applicant identifies trails for this area in the narrative.
  - **Details have not been provided for the trails.**
- Open space lot 5:
  - No amenity identified.
- Open space lot 6:
  - A 5' x 300' serpentine sidewalk has been provided.
  - Landscape has been provided.
- **Open space lot 7:**
  - **Details for the entry feature have not been provided. A photo is all that was provided.**
  - **Details for the landscaping have not been provided.**

v. Location of non-residential outdoor storage.

*Staff Comments: This is not applicable to this R-PUD.*

vi. A grading plan.

*Staff Comments: The information has been submitted. Stage 2 Preliminary PUD Site Plan sheets 16-19.*

- *The existing topography for the site runs from 832' to 920'.*
- *The proposed topography for the site runs from 838' to 918'.*
- ***At the time of the report, Warren County Engineer's Office and Warren County Soil and Water Conservation have not commented on the plan.***

vii. Location of existing or proposed site improvements including: drains, culverts, retaining walls, and fences.

*Staff Comments: The information has been submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheets 16-19.*

- *The proposed pond #1*
  - ***The size of the overflow pipe hasn't been provided.***
  - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Fountain information hasn't been provided.***
  - *The overflow pipe that is located at the 856' contour.*
  - *The pond is proposed to be six (6) feet deep (850' contour for base, 856' for spillway).*
- *The proposed pond #2*
  - ***The size of the overflow pipe hasn't been provided.***
  - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Fountain information hasn't been provided.***
  - *The overflow pipe that is located at the 845' contour.*  
The pond is proposed to be seven (7) feet deep (838' contour for base, 845' for spillway).
- *The proposed pond #3*
  - ***The size of the overflow pipe hasn't been provided.***
  - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Fountain information hasn't been provided.***
  - *The overflow pipe that is located at the 861' contour.*  
The pond is proposed to be nine (9) feet deep (852' contour for base, 861' for spillway).
- *The proposed pond #4*
  - ***The size of the overflow pipe hasn't been provided.***
  - *The applicant states in the narrative: Comment noted, all ponds will be installed with an operable fountain.*
    - ***Fountain information hasn't been provided.***

- *The overflow pipe that is located at the 854' contour.*

The pond is proposed to be eight (8) foot deep (846' contour for base, 854' for spillway).

viii. Location of existing trees or landscape buffers.

*Staff Comments: The information has not been submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheets 1-24.*

The applicant states: Open space buffers along the eastern and western property lines are 15ft wide open space lots containing the existing mature vegetation along the perimeter of the property. These properties will be owned collectively by the Homeowners Association, clearing and improvements will not be permitted within these areas to protect the vegetative buffer in perpetuity.

All existing vegetation within the buffers will remain. Large areas of less desirable vegetation (invasive species and dead trees) will be removed. If there are areas of extended bare space, trees and shrubs will be planted.

*Staff Comments:*

- ***No details have been provided that document exiting tree size, location or species.***
- *See Section 13.05(B)(1)(4)(c)(5)(iii) above.*
- ***A standard needs to be established that clearly defines the minimum expectation of tree credits for the perimeter buffer. This will allow staff the ability to verify compliance at the time of construction and also have a standard to replace trees through time if the buffer is damaged or destroyed.***

ix. Location of proposed trees or landscape buffers.

*Staff Comments: The information has been partially submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheets 3, 4, 22-24.*

The applicant states: New additional landscaping within the 15ft wide buffers is not planned.

Perimeter buffers are planned at 15ft wide and will retain all existing mature vegetation within the buffer. As noted above, these buffers will be owned collectively by the Homeowners Association, clearing and improvements will not be permitted within these areas to protect the vegetative buffer in perpetuity.

*Staff Comments:*

- *The streetscape buffer:*
  - *Species and quantity information have been provided.*
    - *The trees meet or exceed the minimum tree size at the time of installation.*
  - *A total of sixty-four (64) trees are proposed along State Route 73.*
  - ***The location of the proposed streetscape trees measures directly on the interior edge of the existing State Route 73 road right-of-way. Proposed trees need to be installed outside of all utility easements. If an earth berm is proposed for these trees, the earth berm must also be outside of all utility easements.***

- *Open space lot 6:*
  - *Species and quantity information have been provided.*
    - *The trees meet or exceed the minimum tree size at the time of installation.*
    - *A total of twenty-four (24) trees are proposed along this sidewalk.*
- *See Sections 13.05(B)(1)(4)(c)(5)(iii) and 13.05(B)(1)(4)(c)(5)(vii) above.*

x. Description of sewage disposal and location of such facilities.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheet 1.*

*Staff Comments:*

- *The sanitary sewer will be provided through the Richards Run Sewer Agreement. This is a joint agreement to provide service through the City of Springboro and Warren County Sanitary.*

xi. Location and size of all signs.

*Staff Comments: The information has been submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheet 23.*

*Staff Comments:*

- *See Section 13.05(B)(1)(4)(c)(5)(iv) above.*

xii. Location and design of street and parking lighting.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 4-7.*

- *Twenty-three (23) streetlights have been proposed.*
  - ***No design details have been provided for a unique streetlight or confirmation that the typical Duke streetlight will be installed.***
- *No parking lot lighting has been proposed.*

d) A drawing showing all soil types and their classifications.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheets 16-19.*

- *EdC2(D), RvB(C), RvB2(C), MnD2(C), MrC2(C), WyB2(C) and XeA(D) are present on the site.*
- ***At the time of the report, Warren County Engineer's Office and Warren County Soil and Water Conservation have not commented on the plan.***

e) A drawing showing aircraft patterns and seasonal wind directions. Areas of possible noise and odor pollution on or off site shall be indicated.

*Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan sheet 1.*

- *The existing aircraft pattern of KMGY/Dayton/Wright Brothers Airport is west of this parcel.*

### 13.05(B)(2) Stage 2: PUD Objectives

- (a) The Stage 2: PUD Preliminary Site Plan objective is to refine the Stage 1: Concept Plan into a detailed Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:

- (1) The list of uses permitted within the PUD are defined.

*Staff Comments: R-PUD is comprised of 132 detached residential single-family dwelling lots and 8 open space lots. See Stage 2 Preliminary PUD Site Plan sheets 1, 3.*

#### **Clearcreek Township Trustee Resolution 5589 was approved on May 12, 2025 with 8 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.

***Staff Comments: At the time of this report, the Stage 2 has not yet been reviewed by the Warren County Regional Planning Commission. See comments in this report regarding compliance with the Clearcreek Township Zoning Code.***

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.

***Staff Comments: Per the narrative dated August 25, 2025, the Traffic Impact Study had not been started. Thus, it is unclear what improvements are warranted and required by the City of Springboro and what implications that would have for the location of the entrance and the dedication of any additional road right-of-way.***

4. The developer shall install any road improvements deemed necessary by the City of Springboro. If improvements are necessary, the timing of improvements shall be determined before PUD Stage 3 approval.

***Staff Comments: Per the narrative dated August 25, 2025, the City has not reviewed the entrance location. See Trustee Resolution 5589 Condition 3 above.***

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.

***Staff Comments: At the time of this report, the Warren County Engineer's Office has not provided comment on this item.***

6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.

***Staff Comments: At the time of this report, the Warren County Engineer's Office has not provided comment on this item.***

7. This development is contingent upon the provision of central sewer service.

***Staff Comments: This has been provided, see Section 13.05(B)(1)(4)(c)(5)(x) above.***

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.

***Staff Comments: The use, lot geometrics and lot count are in compliance. Architectural requirements need additional discussion. See Section 13.05(B)(1)(4)(c)(5)(i) above.***

**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.

***Staff Comments: The regular lot sizes and setbacks are in compliance. The panhandle lot needs additional discussion. Accessory setbacks and impact of easements need additional discussion. See Section 13.05(B)(1)(4)(c)(5)(i) above.***

**3. Maximum Density**

- a. Net density: 2.4 units per acre.
- b. Gross density: 1.32 units per acre.
- c. A maximum of 132 residential lots is permitted.

***Staff Comments: This is in compliance, see Section 13.05(B)(1)(4)(c)(5)(i) above.***

**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.

***Staff Comments: The fountains in the ponds, location of proposed vegetation in streetscape buffer, vegetation requirements for perimeter buffers need additional discussion. See Sections 13.05(B)(1)(4)(c)(5)(iii), 13.05(B)(1)(4)(c)(5)(iv), 13.05(B)(1)(4)(c)(5)(vii), 13.05(B)(1)(4)(c)(5)(viii), 13.05(B)(1)(4)(c)(5)(ix) above.***

**5. Infrastructure & Services**

- a. Central sewer service is required.

***Staff Comments: This in compliance, see Stage 2 Preliminary PUD Site Plan sheet 1.***

- b. Central water service is required.

***Staff Comments: This is in compliance, see Stage 2 Preliminary PUD Site Plan sheets 1.***

- c. Right-of-way along State Route 73 shall be dedicated per the City of Springboro Thoroughfare Plan with the first Final Plat section.

***Staff Comments: SR 73 ROW is part of Section 1. Per the narrative dated August 25, 2025, the City has not reviewed the entrance location. Thus, it is unclear what road improvements or additional ROW dedications will be required by the City of Springboro. See Trustee Resolution 5589, Condition 4 above, Stage 2 Preliminary PUD Site Plan sheets 4, 6, 8, 9, 12, 13, 22.***

- d. The first Final Plat shall include a stub Street connection to Steeplechase Drive.

*Staff Comments: Steeplechase Dr is included in Phase 1, see Stage 2 Preliminary PUD Site Plan sheet 10.*

e. Streets shall be developed with 15' of public utility easement on both sides.

*Staff Comments: This has been provided, see Stage 2 Preliminary PUD Site Plan sheets 8-15.*

- (2) The exact locations, types, heights, materials, and designs of such uses are identified.

*Staff Comments: The use, lot geometrics and lot count are in compliance. **Architectural requirements need additional discussion. See Section 13.05(B)(1)(4)(c)(5)(i) above.***

- (3) All use-specific standards that apply to the permitted uses are specified and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence.

*Staff Comments: The use specific standards for regular lots are found on Stage 2 Preliminary PUD Site Plan Sheet 1. **This page will need to be updated to reflect panhandle setbacks as well as accessory setbacks.***

- (4) The maximum density or intensity permitted within the PUD is identified.

*Staff Comments: The density proposed meets the Stage 1 approval. See Stage 2 Preliminary PUD Site Plan Sheet 1.*

- (5) The amount and exact location of open space/recreation areas are defined.

*Staff Comments: **The use in open space lot 3, mounds in open space lots 1 & 2, fountains in the ponds, location of proposed vegetation in streetscape buffer, vegetation requirements for perimeter buffers, landscape and focal point in open space lot 7 and trails in open space lot 4 need additional discussion. See Sections 13.05(B)(1)(4)(c)(5)(iii), 13.05(B)(1)(4)(c)(5)(iv), 13.05(B)(1)(4)(c)(5)(vii), 13.05(B)(1)(4)(c)(5)(viii), 13.05(B)(1)(4)(c)(5)(ix) above.***

- (6) The layout of all new street(s), major access drive(s), sidewalks, trails, and any other methods of circulation required or necessary throughout the PUD are identified.

*Staff Comments: **At the time of this report, the Stage 2 has not yet been reviewed by the Warren County Regional Planning Commission, Warren County Engineer's Office or the City of Springboro. The network and sidewalks are acceptable to zoning staff.***

- (7) All impervious surfaces for non-residential building areas, parking, and truck loading areas with ingress and egress drives are identified.

*Staff Comments: The information has been submitted. See Narrative, Stage 2 Preliminary PUD Site Plan sheets 3, 4, 22, 23.*

- (8) The location(s) and a submitted timeline of all of the proposed development's amenities are included. *\*Note: Amenities part of a phase shall be constructed concurrently with that phase. If the PUD consists of multiple phases to be developed over time, no more than 25% of the total number of lots approved for the PUD as a whole shall be built on before planned amenities and buffers are constructed. This requirement may be modified as stated in **SECTION 13.05 (B)2(b)**, below, depending on the distribution, number, and location of amenities in the PUD as a whole.*

*Staff Comments: The applicant has specified that the installation of an amenity will be timed with the installation of the section phase. Two (2) phases are proposed for this development.*



*See Narrative, Stage 2 Preliminary PUD Site Plan sheets 4-19, Section 13.05(B)(2)(a)(5) above.*

- (9) The exact location and size of all signage are identified.

*Staff Comments: Two (2) entrance signs have been proposed for the development. See 13.05(B)(1)(4)(c)(5)(iv) above.*

- (b) The Clearcreek Township Zoning Commission and/or the Board of Trustees shall have the authority to impose modified and/or special conditions related to the PUD and to approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

### **13.05(B)(3) Stage 2: Conditions for Approval**

The following criteria shall be used in the recommendations and decisions made regarding the Stage 2: PUD Preliminary Site Plan. Failure to comply with any of these criteria shall require a PUD modification and shall therefore be subject to the criteria set forth in **SECTION 13.07, PUD Modifications**.

- (a) The PUD Preliminary Site Plan is in accordance with the Zoning Resolution as adopted by the Clearcreek Township Board of Trustees.

*Staff Comments:*

- *After the Zoning Commission discussion of the request, any items that do not meet the standards outlined in the Clearcreek Township Zoning Resolution should be identified and be part of the approval motion.*

- (b) The PUD Preliminary Site Plan is consistent with the Clearcreek Township Master Land Use Plan.

*Staff Comments:*

- *The 2005 Master Land Use Plan predominately focused on guiding residential growth in the Township.*
  - Continue to serve as a geographical area of rural relief to the sprawl of the surrounding metropolitan areas.
  - Seek to encourage residential development types which incorporate preservation of private and public open space (conservation design subdivisions, large lot zoning classifications).
  - Encourage a logical pattern of residential development in the designated Urban Service Areas that transition from an urban density to a rural density.
  - Place a stronger emphasis on establishing open space/green belt areas, separating developing residential areas from incompatible uses.
- The Zoning Commission rationale for the recommendation to approve the Stage 1 R-PUD request was: 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.

- (c) The intensity proposed for the PUD Preliminary Site plan does not exceed the maximum density allowed for the PUD as a whole.

*Staff Comments: This is in compliance, see Section 13.05(B)(1)(4)(c)(5)(i) above.*

- (d) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area.

***Staff Comments: This streetscape and perimeter buffers need to be further discussed to determine how each function to surrounding parcels. See Sections 13.05(B)(1)(4)(c)(5)(iii), 13.05(B)(1)(4)(c)(5)(vii) and 13.05(B)(1)(4)(c)(5)(ix).***

- (e) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the Warren County Engineer's Office, at the applicant's expense. Also, the Clearcreek Township Zoning Commission and Board of Trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate traffic flow between existing parcels and planned PUDs with the Warren County Engineer's Office.

***Staff Comments: At the time of this report, the Traffic Impact Study and the Stage 2 Preliminary Site Plan have not yet been reviewed by the Warren County Regional Planning Commission, Warren County Engineer's Office or the City of Springboro. The street network and sidewalks are acceptable to zoning staff.***

- (f) The arrangement of vehicular access and circulation, including intersections, road widths, channelization structures, and traffic controls are adequately designed for the proposed uses and existing surrounding parcels.

***Staff Comments: See Section 13.05(B)(3)(e) above.***

- (g) The arrangement, location, appearance, and sufficiency of off-street loading are adequately designed.

*Staff Comments: This is not applicable to the R-PUD.*

- (h) The management of storm water, erosion control, and sanitary disposal facilities are adequately designed and avoid flood hazard areas.

***Staff Comments: At the time of this report, the Warren County Engineer and Warren County Soil and Water Conservation have not reviewed and commented on the plan.***

- (i) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided.

*Staff Comments: The minimum open space acreage has been provided. A home owners association (HOA) will need to be formed to maintain the areas. See Trustee Resolution 5589 Condition (8)(4)(a), Section 13.05(B)(1)(4)(c)(5)(i) and Section 13.05(B)(1)(4)(c)(5)(iii) above.*

- (j) The comments and recommendations received from the Warren County departments, as well as representatives of federal and state agencies, shall be reviewed and adequately addressed.

***Staff Comments: The Warren County Regional Planning review will be forwarded after the September Executive Committee meeting.***

- (k) Approval of the PUD Preliminary Site Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the

Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Preliminary Site Plan if it is determined that modifications are required to comply with this Resolution.

*Staff Comments: Chapter 1 summarizes the former:*

**SEC. 1.01** *To provide for the citizens of Clearcreek Township adequate light, pure air and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, conveniences and general welfare, all in accordance with the provision of **Section 519 of the Ohio Revised Code.***

**SEC. 1.02** *To protect the character and the stability of the residential, business and industrial areas within Clearcreek Township and to promote the orderly and beneficial development of such areas.*