



## Planned Unit Development (PUD) Stage 1 Zone Change Request

Application to the Zoning Commission  
Clearcreek Township, Warren County

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CLEARCREEK TOWNSHIP  
ZONING DEPT.

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$750.00 to validate the Stage 1 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website [www.clearcreektownship.com](http://www.clearcreektownship.com) or can be requested from staff.

Name of Applicant:

Regan Goins

Mailing address of Applicant:

8797 Bunnell Hill Rd, Springboro, OH 45066

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

Clearview Terrace Lot: 6 1.9 acres

Property fronts on the following road(s):

Bunnell Hill

The legal title to said property recorded in the name(s) of:

Regan Goins and Joey Snyder

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

8797 Bunnell Hill Rd, Springboro, OH 45066

The property is presently zoned:

510 - Single Family DWG (Platted)

Requested zoning classification:

MU-PUD

The current use of the property:

Residential and currently using pole barn for non-profit use

Reason(s) for the application:

This zoning application seeks formal approval for a Mixed-Use Planned Unit Development (MU-PUD) designation to allow continued operation of PORT' s nonprofit rescue headquarters, known as "Base Camp." This includes temporary indoor housing, medical and behavioral triage, foster coordination, and appointment-only adoption meet-and-greets. The MU-PUD classification will support PORT' s community-focused model while maintaining the residential character of the area.

To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

**SEC. 13.05 PUD Approval Process:** Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

**SEC. 13.05(A) Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application** The first stage of the PUD process consists of satisfactory completion of two main requirements: a Pre-Application Conference with the Clearcreek Township Zoning Inspector and a Zone Change Amendment Request accompanied with a PUD Concept Plan. Upon completion, successful applicants shall receive a change of zoning classification, an approved PUD Concept Plan designating land use(s) and density, and the Stage 1 approval required to begin Stage 2. The Stage 1 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 1 approval consideration.

**SEC. 13.05(A)(1)(b) Zone Change Amendment Request/PUD Concept Plan Application**

- (1) Applications for a Zone Change Amendment/PUD Concept 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)).
- (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)).

(3) The Zone Change Amendment Request/PUD Concept Plan Application shall include the following items:

- a) An area map showing adjacent property owners and existing uses within 200 feet of the parcel(s).
- b) A legal description of the metes and bounds of the parcel(s).
- c) A PUD Concept Plan to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
  - 1) The existing type of topographical features of the site.
  - 2) The general location of building lots and their areas in acres.
  - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
  - 4) Delineation of the various land use areas with an indication for each such area of its general extent, size, and composition in terms of use and bulk of structures.
  - 5) A calculation of residential net density and/or net floor area ratio.
  - 6) The interior common open space system with acreage specified.
  - 7) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
  - 8) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by the federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
  - 9) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
  - 10) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- d) A net density plan illustrating the net density able to be obtained if developed under a straight zoning classification, to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
  - 1) The existing type of topographical features of the site.
  - 2) The general location of building lots and their areas in acres.
  - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
  - 4) A calculation of residential net density and/or net floor area ratio.
  - 5) The interior common open space system with acreage specified.

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- 6) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
- 7) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
- 8) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
- 9) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- e) A written report containing the following:
  - 1) General description of availability of other community facilities, such as schools, fire protection services, and cultural facilities if any, and how these facilities are affected by this proposal.
  - 2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements.
  - 3) A general statement how the common open space shall be owned and permanently maintained.
  - 4) If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD Concept Plan shall show the intended total project.

#### **SEC. 13.05(A)(2) Stage 1: PUD Objectives**

- (a) The Stage 1: Zone Change Amendment Request/PUD Concept Plan shall be acceptable, if:
  - (1) The proposed use(s) are appropriate for the parcel(s) being reviewed; **and**
  - (2) The following information is specified/clarified in the narrative and on the drawing(s) at the time of approval:
    - a) The list of uses permitted within the PUD are specified.
    - b) The general location of such uses is specified.
    - c) Any use-specific standards that may apply to the permitted uses are included.
    - d) The maximum density or intensity is permitted within the PUD.
    - e) The amount and general location of open space are identified.
- (b) The Clearcreek Township Zoning Commission and/or Clearcreek Township Board of Trustees shall have the authority to impose 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.

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**SEC. 13.05(A)(3) Stage 1: Conditions for Approval**

The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- (a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- (b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- (c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- (d) 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;
- (e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept 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 Concept Plan if it is determined that modifications are required to comply with this Resolution.

**Submitted drawing:**

**Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.**

**One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.**

**1. Tax Mailing Address Information shall be filled out below:**

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at [https://www.wcauditor.org/Property\\_Search/](https://www.wcauditor.org/Property_Search/). This information can also be provided in a Microsoft Excel electronic spreadsheet.

0402276007  
APPLE, SHARON HISLOPE &  
8857 BUNNELL HILL RD  
SPRINGBORO, OH 45066

0532115002  
MILLER FAMILY TRUST AGREE...  
8845 PEBBLE CT  
SPRINGBORO, OH 45066

0402276010  
PAPP, TERRY & BIEHN,  
8779 BUNNELL HILL RD  
SPRINGBORO, OH 45066

0402276008  
MULLEN, PHILIP T.  
8829 BUNNELL HILL RD  
SPRINGBORO, OH 45066

0402276002  
BIAS, BRYAN MICHAEL &  
8796 RED LION 5 PTS  
SPRINGBORO, OH 45066

0532155009  
AMH 2014-3 BORROWER, LLC  
PO BOX 8759  
CALABASAS, CA 91376

0402276005  
MC AFEE, SHANNON SHEA & H...  
8878 RED LION 5 PTS  
SPRINGBORO, OH 45066

0402279007  
MARLENE M. HARTFIELD; HAR...  
8714 RED LION 5 PTS  
SPRINGBORO, OH 45066

0532155024  
SOTO, PAMELA G. JOHNSON  
51 VILLA POINTE DR  
SPRINGBORO, OH 45066

0402276004  
FERGUSON, JEREMIAH  
8850 RED LION 5 PTS  
SPRINGBORO, OH 45066

0402279004  
SUSAN K. SCHMIDT,; U/A DTD 1...  
8780 RED LION 5 PTS  
SPRINGBORO, OH 45066

0402276011  
HURSH, GARY W. & JOYCE L.  
8745 BUNNELL HILL RD  
SPRINGBORO, OH 45066

0532115001  
KOVAL, AMY M.  
8827 PEBBLE CT  
SPRINGBORO, OH 45066

0532155008  
MICHELLE MARIE; ERVIN, MATT...  
33 STONY POINTE DR  
SPRINGBORO, OH 45066



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1. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
2. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
3. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
4. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
5. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
6. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
7. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
8. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
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9. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
10. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
11. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
12. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
13. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_

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14. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
15. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
16. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
17. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
18. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
19. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_
20. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_

2. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.

  
Applicant Signature

7/30/25  
Date









Date: 7/31/2025

<b>Cadastral Lines</b>	Corporate Line	Parcel Line	Hardware
Water Feature	County Line	RD Unknown Width Line	Subdivision Lot Line
<b>Line Type</b>	Farm Lot Line	Road ROW	Township and Range Line
Autism Trail Line	Overlap Line	School Line	Tract Line
Chil. Township Line	Subdivision Unit Line	Section Line	VMS Line
			Unlabeled Road Line

8797 Bunnell Hill Rd

1 inch = 100 feet

The provider makes no warranty or representation with respect to the information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.



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## Zoning Application Narrative for PORT (Pets of Ohio Rescue Team)

Pets of Ohio Rescue Team (PORT) is a community-based nonprofit organization dedicated to improving animal welfare through a proactive, compassionate, and collaborative approach. Our mission is to prevent animals from entering the shelter system, expedite the journey of animals already in our care, and serve as a comprehensive pet resource center for the community. We envision a future where every animal is valued, cared for, and placed in a loving home.

PORT is committed to their no kill mission. Each year in the United States, an estimated 900,000 dogs and cats are euthanized in shelters, largely due to a lack of space, resources, and adoptive homes. According to data compiled by the Best Friends Animal Society and the ASPCA, many of these animals are healthy and treatable but are euthanized simply because shelters are overwhelmed by intake volume and cannot accommodate the ongoing care required. In Ohio alone, tens of thousands of pets are relinquished to shelters annually, and many municipal facilities operate under "open admission" mandates, meaning they must accept every animal brought to them—regardless of capacity. This leads to heartbreaking decisions when overcrowding occurs.

Organizations like PORT serve as a critical pressure release valve for shelters like the Humane Association of Warren County, Montgomery County Animal Resource Center, Greene County Animal Services, and Cincinnati Animal Care by providing temporary care, medical treatment, and foster-based placement for at-risk animals. By diverting animals from shelters before they reach crisis capacity, we help reduce euthanasia rates and increase the likelihood of successful adoptions. With the ability to expand our intake and care infrastructure—including the continued use of Base Camp and the barn—PORT can play an even larger role in saving lives that would otherwise be lost due to space constraints alone.

PORT was founded by Jamie Thornhill and Regan Goins, both of whom bring over a decade of experience working with animal welfare organizations across the country. Their shared expertise spans rescue operations, shelter management, volunteer coordination, and community outreach. Both founders are certified in *Dogs Playing for Life*, a nationally recognized program that sets the gold standard for safe, structured dog socialization in shelter environments. This certification reflects PORT's commitment to providing enrichment-based care that supports both the physical and emotional well-being of every animal. Their leadership ensures that PORT is built on compassion, best practices, and a forward-thinking approach to rescue.

Since our founding, PORT has provided medical care and spay/neuter surgeries to hundreds of animals, placing 279 dogs and 41 cats into permanent homes. Currently, we are caring for 70 animals awaiting medical treatment and placement through foster support. Our model prioritizes foster-based care, with 92% of our adoptable animals going directly into foster homes before adoption, reducing the burden on traditional shelter infrastructure and improving outcomes for each animal.

As we continue to grow in response to community needs, this project represents a vital step forward. With the support of grant funding and community backing, PORT anticipates increasing our annual intake by at least 25%, resulting in an additional 355 animals helped per year. This expansion would also reduce the intake burden on nearby public shelters such as the Warren County Dog Warden, which currently receives approximately 2,000 animals annually—representing an 18% reduction in their intake.

To support this growth, PORT is seeking zoning approval for the growth and improvement of our temporary holding and medical processing facilities. This expansion will enable us to accept more animals, deliver timely medical care, and prepare pets for foster or adoption placement more efficiently. The proposed facility improvements are critical to sustaining our no-kill mission, relieving shelter overcrowding in the region, and enhancing our capacity to serve as a pet resource hub for residents of Springboro and surrounding areas.

PORT is actively working to fully soundproof our Base Camp facility to minimize noise from the small number of dogs temporarily housed on-site. We remain committed to operating as a foster-based rescue for as many animals as possible, at least 90% of our animals, until a permanent shelter commercial building is secured. All animals in PORT's care have 24-hour access to clean water, prompt medical attention (if needed), comfortable bedding, and are provided individualized meals tailored to their medical or dietary needs. Our board president and co-founder, Regan Goins, is available at any time to address community concerns via the phone 9372430312. Additionally, all animals at Base Camp are monitored by 24/7 security cameras to ensure their safety and well-being. PORT is committed to limiting community disruption as much as possible.

In the long term, PORT is pursuing the purchase of a larger, permanent facility within the Springboro community. However, the existing facilities may still be used for community resources, dog training, playgroups, and other offerings. This expansion not only aligns with our organizational goals but also enhances our sustainability through increased adoption capacity and associated fee revenue. The new facility will further embed PORT as a responsible and responsive community partner, supporting animal welfare, public health, and civic engagement.

PORT respectfully requests favorable consideration of this application, which reflects our commitment to humane animal care, responsible land use, and community enrichment.

Site Plan Narrative: PORT (Pets of Ohio Rescue Team)

Proposed Use: Animal Rescue, Medical Treatment, Foster Coordination, and Adoption Services

#### Project Overview:

#### Site Plan Elements:

- **Building Use & Layout:** The building will be designed for efficient flow from intake to foster placement. Animals will receive medical evaluation and treatment upon arrival and

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will typically be transferred to foster homes within 24–72 hours. Animals are provided with 24/7 access to water, bedding, enrichment and medical care if needed. Additionally, animals are monitored frequently by camera to ensure they are safe and comfortable.

- **Capacity:** The facility will accommodate short-term care for up to 10 dogs at any one time. Longer-term care is provided off-site via foster homes.
- **Hours of Operation:** Volunteer hours will typically run from 8:00 AM to 8:00 PM. Any public access is by appointment only which helps to be able to limit traffic to normal limits.
- **Volunteers & Public:** Daily operations will involve 1-3 volunteers on site. Adopters or visitors will be scheduled by appointment only to limit foot and vehicle traffic. Our staff is fully trained on animal de-escalation tactics, safe handling of dogs and cats, and pet first aid. Members of the public will be unable to freely enter and exit the shelter. All animals will be viewed on an appointment basis. Basecamp and barn will be fully inspected and up on applicable regulations and code. All dogs wear a drag leash at all times to ensure safety for both the animals and staff members.
- **Parking & Access:** Adequate off-street parking will be provided for staff, visitors, and transport vehicles. The plan includes dedicated loading space for animal transfers and veterinary deliveries.
- **Waste Management:** The facility will follow best practices for sanitation and waste disposal, with routine veterinary-grade cleaning and contracted waste removal services. All outdoor areas used for off leash bathroom breaks or enrichment are surrounded by secure fencing with gated entry points. Dogs are never left unattended outdoors, and all volunteers are trained in animal handling and containment procedures.
- **Landscaping & Screening:** To ensure compatibility with surrounding uses, the property will include privacy fencing, vegetative screening, and sound-mitigating building materials where needed. This includes sound-proofing the pole barn where the dogs awaiting foster are staying.

#### Environmental Considerations:

The design minimizes impervious surfaces to reduce runoff and includes landscaping to support habitat and community aesthetics. All animal-related noise and activity will be managed indoors or within enclosed, supervised areas.

#### Community Impact Statement: PORT (Pets of Ohio Rescue Team)

##### Public Benefit:

The proposed project offers direct community benefits by reducing the number of stray and homeless animals, lowering shelter intake numbers in surrounding jurisdictions, negating

unnecessary euthanasia, and improving public health through spay/neuter efforts. By housing and treating animals prior to foster or adoption placement, PORT will significantly reduce the community burden of unvaccinated, unaltered, or sick pets in public spaces.

#### Traffic and Infrastructure:

The impact on traffic and public infrastructure is expected to be minimal. Most animal interactions and adoptions are managed off-site via foster homes, and public visits will be by appointment only. Deliveries, animal intake, and staff movements will be spaced throughout the day, avoiding peak traffic times. The site will not require public sewer extension or major utility changes.

#### Noise and Nuisance Control:

The facility will be designed with noise abatement in mind. Animals will be housed indoors with no public-access kennels or large outdoor runs. All off leash exercise and potty breaks will be supervised in secure, sound-buffered areas. The use of foster homes for nearly all animal care significantly reduces long-term onsite noise and odor concerns. PORT's first priority upon rezoning is complete insulation and sound proofing of the pole barn. There is already a quote in hand with a trusted soundproofing company. PORT anticipates this will be completed within two weeks of given permission for rezoning.

#### Neighborhood Compatibility:

The facility is designed to blend with the surrounding area and will not include signage, lighting, or activity that disrupts neighboring land use. The small size, appointment-only model, and heavy reliance on foster placement make this facility much quieter and more community-friendly than a traditional animal shelter.

#### Economic and Social Impact:

In addition to providing local employment and volunteer opportunities, PORT's presence will support Springboro's reputation as a humane, forward-thinking community. The expansion will allow for increased adoption-related revenue and will help the organization progress toward its goal of purchasing a permanent shelter site, further investing in the local economy.

#### Conclusion:

This project aligns with local land-use goals by promoting responsible animal care, reducing public shelter demand, and contributing positively to the social fabric of Springboro. PORT respectfully seeks approval to proceed with this important expansion in a way that reflects care for both animals and the broader community.

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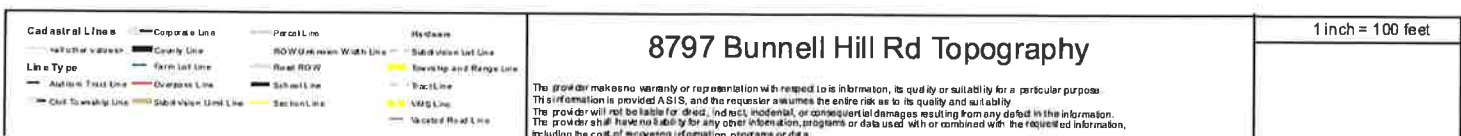
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Date: 7/31/2025





# NET DENSITY ANALYSIS

## PORT (Pets of Ohio Rescue Team) PUD Development

8797 Bunnell Hill Road, Springboro, OH 45066

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### 1. PROJECT SUMMARY

**Applicant:** Regan Goins (PORT - Pets of Ohio Rescue Team)

**Property Address:** 8797 Bunnell Hill Road, Springboro, OH 45066

**Legal Description:** Clearview Terrace Lot: 6

**Total Property Size:** 1.9 acres

**Current Zoning:** 510 - Single Family DWG (Platted)

**Proposed Zoning:** Mixed Use Planned Unit Development (MU-PUD)

**Development Type:** Residential and non-profit animal rescue facility

**Property Owners:** Regan Goins and Joey Snyder

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### 2. EXISTING CONDITIONS

#### Current Zoning & Use

- **Existing Zoning:** 510 - Single Family DWG (Platted)
- **Current Use:** Residential and currently using pole barn for non-profit use
- **Existing Structures:**
  - Primary residence: 2,056 SF
  - Pole barn: 720 SF (currently in non-profit use, will be soundproofed upon zoning approval)
- **Legal Description:** Clearview Terrace Lot: 6

#### Property Characteristics

- **Total Acreage:** 1.90 acres
- **Frontage:** 150 feet (Bunnell Hill Road)
- **Property Depth:** 550 feet
- **Topography:** Generally flat with natural drainage
- **Existing Infrastructure:** Utilities in place

### 3. PROPOSED DEVELOPMENT DENSITY CALCULATIONS

#### A. Gross Density Analysis

Total Property Area: 1.9 acres

**Proposed Uses:**

- Residential: 1 existing dwelling unit
- Non-profit animal care facility: 720 SF pole barn (currently in use, soundproofing planned)
- Parking: 4 spaces total
- Open Space: 1.09 acres (preserved)

**Gross Density Calculation:**

- **Residential Units:** 1 dwelling unit ÷ 1.9 acres = **0.53 units per acre**

#### B. Net Density Analysis

**Developable Area Calculation:**

- Total Property: 1.9 acres
- Less: Required setbacks and buffers: 0.43 acres
- Less: Stormwater management (pond): 0.38 acres
- **Net Developable Area:** 1.09 acres

**Net Density Calculation:**

- **Residential Units:** 1 dwelling unit ÷ 1.09 acres = **0.92 units per acre**

#### C. Intensity Analysis

**Building Coverage:**

- Existing house: 2,056 SF
- Pole barn (non-profit use, soundproofing planned): 720 SF
- **Total Building Area:** 2,776 SF
- **Building Coverage Ratio:** 2,776 SF ÷ 82,764 SF = **3.4%** (1.9 acres = 82,764 SF)

**Impervious Surface Analysis:**

- Buildings: 2,776 SF

- Paved driveway: 800 SF
- Gravel parking: 600 SF
- **Total Impervious: 4,176 SF**
- **Impervious Coverage: 4,176 SF ÷ 82,764 SF = 5.0% (1.9 acres = 82,764 SF)**

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## **4. COMPARATIVE DENSITY ANALYSIS**

### **A. Zoning Code Compliance**

#### **Current Zoning Standards (510 - Single Family DWG):**

- Typical platted single-family density: 1-2 units per acre
- **Proposed density: 0.53 units/acre (COMPLIANT)**

#### **Proposed MU-PUD Standards:**

- Allows mixed-use development with flexibility
- Permits non-profit community service uses
- **Current non-profit use in pole barn requires formal approval**
- **Soundproofing improvements planned to minimize noise impact**

### **B. Surrounding Area Context**

#### **Neighborhood Density Pattern:**

- Adjacent properties: 0.3 - 0.8 units per acre
- **Proposed density: 0.53 units/acre (COMPATIBLE)**

#### **Rural Character Preservation:**

- 57% open space preservation
- Low building coverage (3.4%)
- Minimal impervious surface (5.0%)

## **5. DENSITY IMPACT ANALYSIS**

### **A. Infrastructure Impact**

#### **Utility Demand:**

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- **Water:** Single residential unit + minimal commercial use
- **Sewer:** Existing septic system adequate
- **Electric:** Minimal additional demand
- **Impact Level:** MINIMAL

**Traffic Generation:**

- Residential: 10 trips/day (existing)
- Animal facility: 15-20 trips/day (estimated)
- **Total daily trips:** 25-30 (LOW IMPACT)

**B. Community Services Impact**

**School District Impact:**

- No new residential units proposed
- **Additional enrollment:** 0 students
- **Impact:** NONE

**Emergency Services:**

- Enhanced animal control assistance
- Professional emergency animal response
- **Impact:** BENEFICIAL

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## **6. DENSITY JUSTIFICATION**

**A. Community Benefit Density Rationale**

**Public Service Provision:**

- Regional animal rescue services
- Educational programs for community
- Emergency animal assistance
- **Justifies innovative PUD approach**

**Rural Character Preservation:**

- Maintains low-density development pattern
- Extensive open space preservation (57%)
- Compatible building scale and design
- **Exceeds typical rural preservation standards**

## B. Efficient Land Use

### Multi-Use Integration:

- Combines residential and community service uses
- Utilizes existing infrastructure efficiently
- Minimizes sprawl through compact design
- **Represents efficient rural land use model**

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## 7. ENVIRONMENTAL DENSITY CONSIDERATIONS

### A. Natural Resource Protection

#### Stormwater Management:

- Existing natural pond: 0.38 acres
- Enhanced drainage capacity
- **Density supports natural hydrology**

#### Open Space Preservation:

- Total preserved: 1.09 acres (57%)
- Animal exercise areas: 0.38 acres
- **High preservation ratio for development type**

### B. Sustainable Development Metrics

#### Green Infrastructure:

- Minimal impervious surface (5.0%)
- Natural stormwater systems
- Preservation of existing vegetation
- **Exceeds sustainable development standards**

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## 8. DENSITY COMPATIBILITY FINDINGS

### A. Regulatory Compliance

- ✓ **Gross Density:** 0.53 units/acre (within rural standards)
- ✓ **Building Coverage:** 3.4% (minimal impact)



- ✓ **Impervious Coverage:** 5.0% (environmentally compatible)
- ✓ **Open Space:** 57% preserved (exceeds requirements)

## B. Community Compatibility

- ✓ **Neighborhood Scale:** Compatible with surrounding development
- ✓ **Infrastructure Capacity:** Within existing system capabilities
- ✓ **Traffic Impact:** Minimal increase over baseline conditions
- ✓ **Service Enhancement:** Provides beneficial community services
- ✓ **Noise Mitigation:** Soundproofing planned for animal facility to protect neighborhood

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## 9. CONCLUSIONS & RECOMMENDATIONS

### Density Analysis Summary

The proposed PORT PUD development demonstrates **exceptional compatibility** with rural community character while providing essential regional services. Key findings:

1. **Low-Density Development:** At 0.53 units per acre gross density, the project maintains rural development patterns
2. **Minimal Built Environment Impact:** Only 3.4% building coverage and 5.0% impervious surface preserve natural site characteristics
3. **Extensive Open Space Preservation:** 57% of property preserved as open space, exceeding typical requirements
4. **Community Service Integration:** Unique combination of residential and community service uses provides regional animal welfare benefits

### Recommendation

**APPROVE** the proposed density plan as presented. The development:

- Meets all applicable density standards
- Preserves rural community character
- Provides essential regional services
- Demonstrates innovative, sustainable land use practices
- Creates beneficial precedent for rural service facility integration

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**Prepared by:** Planning Analysis Team

**Date:** July 31, 2025

**Reference:** PORT PUD Stage 1 Application

# Written Report - PUD Stage 1 Application

## PORT (Pets of Ohio Rescue Team)

8797 Bunnell Hill Road, Springboro, OH 45066

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## 1. COMMUNITY FACILITIES ANALYSIS

### A. Educational Facilities

Springboro Community City School District serves the property location with exceptional educational resources:

#### Elementary Education:

- **Clearcreek Elementary School** - 750 S Main St, Springboro (1.2 miles)
  - Enrollment: 425 students
  - Rating: Excellent (Ohio Department of Education)
  - Impact: PORT operations will have **zero impact** on school enrollment or traffic patterns as no new residential units are proposed

#### Secondary Education:

- **Springboro Intermediate School** - 705 S Main St (1.8 miles)
- **Springboro Junior High School** - 1605 S Main St (2.1 miles)
- **Springboro High School** - 1675 S Main St (2.3 miles)
  - Combined enrollment: 2,100+ students
  - All schools rated "Excellent" by state standards

**Impact Assessment:** The proposed PUD will have **positive educational impact** through:

- School visit programs teaching responsible pet ownership
- Student volunteer opportunities (ages 16+)
- Educational partnerships with agricultural and veterinary programs
- **No negative impact** on school capacity or transportation systems

### B. Fire Protection and Emergency Services

#### Clearcreek Township Fire Department - Station 22

- **Station Location:** 346 East Lytle 5 Points Road, Springboro (1.8 miles)
- **Response Time:** Average 4-6 minutes to property

- **Services:** Fire suppression, EMS, rescue operations
- **Coverage Area:** Station 22 covers the north and northeastern portion of Clearcreek Township
- **Equipment:** Modern fire suppression and rescue equipment

#### **Clearcreek Township Police Department**

- **Headquarters:** 7705 Bunnell Hill Road, Springboro (0.2 miles)
- **Coverage:** 24/7 patrol coverage throughout Clearcreek Township
- **Response Time:** Average 5-8 minutes for priority calls
- **Staff:** 18 full-time and 2 part-time officers
- **Services:** Law enforcement, emergency response, community policing

#### **Impact Assessment:**

- **Enhanced Service Demand:** PORT operations may **reduce** emergency calls by:
  - Preventing stray animal incidents requiring police response
  - Providing professional animal control assistance
  - Reducing animal-related traffic accidents through rescue services
- **Emergency Access:** Site design maintains 20-foot clear access lanes to all structures
- **Coordination:** PORT will establish direct communication protocols with emergency services

### **C. Cultural and Recreational Facilities**

#### **Clearcreek Township Parks System:**

- **Patricia Allyn Park** - 7266 State Route 48 (2.5 miles): 97-acre community park with walking trails, disc golf course, soccer fields, tennis courts, basketball courts, playgrounds, volleyball court, and picnic shelters
- **Hoffmann Reserve** - Connected to Patricia Allyn Park: Natural walking trails and quiet outdoor recreation
- **Future Harbaugh Park** - Planned development for additional recreational opportunities

#### **Regional Cultural Facilities:**

- **Springboro Community Theatre** - Downtown Springboro (3.5 miles)
- **La Comedia Dinner Theatre** - 765 W Central Ave (3.8 miles)
- **Wright Patterson Air Force Museum** - 15 minutes via I-75

#### **Impact Assessment:**

- **Positive Community Enhancement:** PORT will add cultural value through:
  - Pet therapy programs for seniors and community groups
  - Educational workshops on animal welfare
  - Community service opportunities
  - **No negative impact** on existing cultural resources

## D. Healthcare and Veterinary Services

### Human Healthcare:

- **Kettering Health Springboro Health Center** - 741 Miamisburg Centerville Road, Springboro (3.2 miles)
- **Miami Valley Hospital South** - 2400 Miami Valley Dr, Centerville (6.8 miles)
- **Kettering Health Franklin Emergency Center** - 4000 E SR 122, Franklin (4.5 miles)

### Veterinary Services:

- **Multiple veterinary clinics** within 5-mile radius support PORT operations
- **Emergency veterinary services** available 24/7 in Dayton area
- **Specialist services** accessible via established veterinary network

### Impact Assessment:

- **Reduced Community Burden:** PORT reduces demand on municipal animal control services
  - **Enhanced Veterinary Economy:** Generates \$75,000+ annual spending with local veterinarians
- 

## 2. MEETING COMMUNITY REQUIREMENTS

### A. Existing Community Needs Addressed

#### Animal Welfare Crisis:

- **Regional Need:** Warren County Animal Services receives 2,000+ animals annually
- **Euthanasia Reduction:** PORT's intervention prevents unnecessary euthanasia of healthy, adoptable animals
- **Shelter Overflow:** PORT serves as critical overflow capacity for overcrowded municipal facilities

#### Public Health Benefits:

- **Vaccination Programs:** All PORT animals receive comprehensive veterinary care before community exposure
- **Spay/Neuter Services:** Reduces pet overpopulation and associated public health issues
- **Professional Standards:** Certified staff ensures safe, humane animal handling

#### Community Safety Enhancement:

- **Stray Animal Reduction:** PORT's proactive rescue efforts reduce dangerous stray animal populations

- **Professional Response:** Trained staff available for animal emergencies and behavior issues
- **Traffic Safety:** Fewer stray animals reduce animal-vehicle accidents

## B. Projected Community Requirements

### Population Growth Projections:

- **Clearcreek Township Growth:** 4.9% population increase from 2010-2016, with continued growth projected through 2030
- **Current Population:** 36,238 residents (2020 Census), making it one of the fastest-growing townships in Warren County
- **Pet Ownership Trends:** 70% of households own pets (up from 56% in 2000)
- **Service Demand:** Increasing need for professional animal welfare services

### Economic Development Alignment:

- **Service Sector Growth:** Aligns with Clearcreek Township economic development priorities
- **Employment Generation:** Creates up to 3 full-time positions, 5 part-time positions, and 50+ volunteer opportunities
- **Regional Recognition:** Positions Clearcreek Township as progressive, compassionate community

### Infrastructure Compatibility:

- **Minimal Infrastructure Impact:** Utilizes existing utilities and road systems
- **Traffic Reduction:** Generates significantly less traffic than maximum residential development
- **Environmental Benefits:** Preserves more open space than required

## C. Regional Service Coordination

### Partner Organizations:

- **Humane Association of Warren County:** Intake coordination and overflow support
- **Montgomery County Animal Resource Center:** Transfer agreements for specialized care
- **Cincinnati Animal Care:** Regional transport and placement network
- **Greene County Animal Services:** Cross-jurisdictional cooperation

### Service Integration:

- **Municipal Coordination:** Direct communication with Clearcreek Township officials
  - **Emergency Response:** Integrated protocols with county emergency management
  - **Regional Planning:** Participation in Warren County animal welfare planning initiatives
-

## C. Long-Term Stewardship

### Ongoing Commitment:

- **Property Owner Responsibility:** Open space maintenance remains with property owner
- **Standards:** Basic maintenance to preserve open space character
- **Compliance:** Subject to standard PUD conditions and township oversight

**Continued Operations:** Even after PORT gains access to a larger commercial facility, the areas outlined in this plan will remain a vital cornerstone of PORT's life-saving mission and community service. This property represents far more than an animal rescue facility—it is a beacon of hope and healing that serves families and their most cherished companions during their most vulnerable moments.

### Transforming Lives Through Compassionate Care:

- **Training Classes:** Comprehensive educational programs that empower pet owners with knowledge and skills, creating safer, more harmonious relationships between families and their beloved animals
- **Low-Cost Triaged Care:** Accessible, professional veterinary and wellness services that ensure no family has to choose between financial hardship and their pet's health—because we understand that pets are family members, not possessions
- **Emergency Animal Space:** Critical temporary housing during crisis situations, providing a lifeline when disasters, domestic violence, or family emergencies threaten to separate people from their cherished companions
- **Decompression Facility:** A peaceful sanctuary where traumatized and stressed animals receive specialized behavioral rehabilitation in a calm, nurturing environment designed for healing

**Building Stronger, Safer Communities:** Our comprehensive education programs create ripple effects of safety and responsibility throughout Clearcreek Township. When community members understand animal behavior, proper care, and responsible ownership, we prevent dangerous incidents before they occur. Families learn to recognize warning signs, children learn safe interactions, and pet owners become ambassadors of responsible animal guardianship.

**The Power of Community Connection:** The volunteer-driven nature of our work creates something extraordinary—genuine community bonds that transcend typical neighborhood interactions. When neighbors work side by side to save animals, build exercise areas, and support families in crisis, they forge relationships that strengthen the entire fabric of our township. These aren't just volunteers; they're community builders, creating networks of mutual support and shared purpose that make Clearcreek Township a more connected, compassionate place to call home.

**Irreplaceable Community Asset:** This facility serves needs that no other organization in our region can meet. We are the safety net that catches animals before they enter overcrowded shelters, the resource that helps families keep their beloved pets during difficult times, and the educational hub that prevents crises through knowledge and preparation. Our work doesn't just



save animal lives—it preserves family bonds, prevents heartbreak, and strengthens the human-animal connection that brings so much joy and comfort to our community.

The continued operation of this property ensures that Clearcreek Township remains a place where compassion thrives, where no family faces pet-related crises alone, and where the community comes together to protect and care for the most vulnerable among us—both human and animal.

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## 4. DEVELOPMENT PHASING PLAN

### A. Single-Phase Development Declaration

**Total Project Scope:** The PORT PUD represents a **complete, single-phase development** with no planned future phases. The entire 1.90-acre property is included in this Stage 1 Concept Plan, showing the full intended project scope.

#### Rationale for Single-Phase Approach:

- **Existing Infrastructure:** Primary residence and utilities already in place
- **Operational Efficiency:** Animal rescue operations require immediate full functionality
- **Community Assurance:** Single-phase approach provides certainty to neighbors and township
- **Regulatory Simplicity:** Eliminates complex phasing approvals and compliance monitoring

### B. Implementation Timeline

#### Pre-Construction Phase (Months 1-2):

- Zoning approval process completion
- Building permits for pole barn modifications
- Contractor selection and agreements
- Temporary animal care arrangements during construction

#### Construction Phase (Months 3-4):

- **Week 1-2:** Soundproofing installation in pole barn
- **Week 3-4:** Site improvements (parking, drainage, landscaping)
- **Week 5-6:** Final inspections and compliance verification
- **Week 7-8:** Operational startup and staff training

#### Operational Phase (Month 5+):

- Full rescue operations commence
- Community outreach and education programs launch

- Monitoring and compliance reporting initiated
- Long-term partnerships with regional animal welfare organizations established

### C. Total Project Components

#### Physical Infrastructure (Complete Project):

- **Existing House:** 2,056 SF residential structure (no modifications planned)
- **Pole Barn Conversion:** 720 SF animal care facility with professional soundproofing
- **Parking Areas:** 4 parking spaces (2 gravel, 2 paved driveway)
- **Access Systems:** Two separate driveways for residential and operational use
- **Stormwater Management:** Natural pond with enhanced drainage capacity
- **Open Space Preservation:** 1.09 acres (57% of total property)
- **Animal Exercise Area:** 0.38 acres dedicated dog exercise and enrichment space

#### Operational Components (Complete Project):

- **Animal Capacity:** Maximum 10 dogs temporarily housed on-site
- **Foster Network:** 50+ foster homes throughout Warren County region
- **Staffing:** Up to 3 full-time employees, 5 part-time employees, 50+ trained volunteers
- **Service Area:** Warren, Montgomery, Greene, and Hamilton Counties
- **Annual Capacity:** 400+ animals served through rescue and placement programs

#### Community Amenities (Complete Project):

- **Educational Programs:** Monthly workshops on responsible pet ownership
- **Volunteer Opportunities:** Training and service opportunities for community members
- **Emergency Services:** 24/7 availability for animal emergencies and assistance
- **Regional Partnerships:** Coordination with municipal animal control services

### D. Future Considerations

**Long-Term Facility Planning:** While this PUD represents the complete project for the current property, PORT is simultaneously pursuing acquisition of a larger, commercial facility within Clearcreek Township to serve as permanent headquarters. Upon acquisition of commercial space:

#### Property Transition Plan:

- **Continued Use:** Current property will continue supporting rescue operations
- **Service Evolution:** Transition to training center, foster support hub, and community education facility
- **Zoning Compliance:** All future uses will remain compatible with approved PUD designation
- **Community Benefit:** Enhanced services without increased operational intensity

#### No Additional Phases Required:

- **Complete Infrastructure:** All necessary improvements included in current proposal
- **Operational Adequacy:** Current design meets all projected service demands
- **Regulatory Compliance:** Single-phase approach satisfies all PUD requirements
- **Community Integration:** Full community benefit achievable upon initial approval

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## CONCLUSION

This written report demonstrates that PORT's proposed MU-PUD serves existing and projected community needs while maintaining compatibility with available community facilities and services. The single-phase development approach provides immediate community benefits through professional animal welfare services while preserving rural character through extensive open space protection.

The project enhances rather than burdens community facilities, provides essential regional services, and establishes permanent open space stewardship. PORT respectfully requests approval of this comprehensive PUD proposal that serves both private property rights and broader public interests.

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**Prepared by:** PORT Development Team

**Date:** July 30, 2025

**Contact:** Regan Goins, Board President - (937) 243-0312