

WPB ENTERPRISES LLC – PUD STAGE 2 PRELIMINARY SITE PLAN

PHASE 1 PRELIMINARY SITE PLAN

CLEARCREEK FRANKLIN ROAD (WOOD ROAD)

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The information below is being provided for inclusion within the above PUD Stage 2 PUD Preliminary Site Plan Application pursuant to Chapter 13 of the Clearcreek Township Zoning Resolution. Additional information will be presented during the Application process, including the public hearings, addressing this request in further detail.

This Application for Phase 1 of the overall development, which Phase consists of the currently existing building, drive and immediate surrounding area of the existing structure. The Application also includes a small area adjacent to I-75 on the east side of the property which will be used exclusively for a potential identification sign. The rezoning of this property to MU– UD was approved by the Township Trustees, and the Board of Trustees will recall this PUD was created so as to allow the existing use and existing buildings on the property to remain in operation for use as a cold storage vehicle / limousine service. The property itself is located between a conditional use of a church to the south and a storage unit facility to the north. Accordingly, the Township determined with its approval to the MU–PUD designation there was a limited ability for this property to develop in a residential nature given its immediate proximity to I-75 and aforementioned commercial uses. The Applicant during the zoning process placed significant limitations, which were self-imposed, upon the ability for the MU–PUD to be utilized in a manner that was greater or more intensive than the prior zoning of the property being SR-1, and accordingly certain uses under the prior SR-1 zoning classification were specifically removed from a permitted use under the MU–PUD.

A list of the permitted uses for the MU-PUD are as follows: (1) all Suburban Residence zone –SR-1 permitted uses; (2) religious institutions and telecommunication towers; (3) private storage garage; (4) limousine service; (5) warehouse (only for cars, limousines, passenger vehicles, vans, boats and RVs); (6) ancillary buildings and structures either temporary or permanent incidental to the permitted use; and (6) any other residential or non-residential use which is of a general character of the classes of residential and non-residential permitted above but not otherwise defined by the zoning resolution, as determined by the Clearcreek Township Zoning Inspector.

Consistent with the zoning approval and Concept Plan associated therewith, Phase 1 is limited to the existing storage structure associated with the operation of a limousine service and the storage of vehicles associated therewith. In addition, there is a small area located on the east side of the property adjacent to I-75 which would be used exclusively for a proposed signage as set forth in the attached drawings.

It is important to note, with the operation of the current structure there are no employees at the property other than drivers who come to pick up a limousine service vehicle to then go on a customer trip. There are no offices, break rooms, or any other amenities at the property that would lend themselves to employees being located on the premises for any purpose other than to drive a commercial vehicle from and back to the property. As discussed in detail during the zoning phase of this project, all business operations other than the storage of vehicles are conducted remotely and off premises.

Nothing is anticipated to change in that regard, even with the proposed expansion of the existing building. Currently the limousine vehicle fleet consists of seven vehicles and as such the site will generate minimal traffic and the need for onsite parking is also minimal. Customers do not come to the property and

as such it is only employees of the limousine service who will be on the premises. Moreover, the trip generation does not occur during peak morning hours and there is limited potential for peak evening hour traffic impacts. Current business operations do not have the full fleet of vehicles regularly engaged in business operations on any weekday. In regard to the specific conditions of approval as set forth in Zoning Resolution Section 13.05A (3) the Applicant provides the following response to the criteria:

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

The spirit and intent of the approved MU-PUD resolution is met with the submitted Preliminary Site Plan.

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

Such determination was made at the time the property was rezoned to MU-PUD and the associated Concept Plan. Consistent with that zoning the Applicant self-imposed multiple conditions on the PUD to ensure limited impact on surrounding properties. The property is located as a transition between the adjacent commercial storage facility and the conditional use – church / religious institution. The Phase 1 of the overall development for which this Application relates to, is all pre-existing and as such the site plan only enhances the overall site to be in conformance with the Zoning Resolution for the pre-existing use.

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

The proposed density on the PUD Preliminary Site Plan relates specifically to Phase 1 of the overall development. As discussed during the rezoning Stage 1, the use and intensity and density in relation to this application all tie to the current existing facilities and structures at the property. There is a proposed addition onto the rear east side of the building which is consistent with the Concept Plan. The addition of a small area for signage adjacent to I-75 at the eastern edge of the property does not impact the overall density as permitted by the PUD.

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

As discussed during the Stage 1 rezoning application process, this PUD was created so as to allow the existing use of the property being that of warehousing in relation to a limousine service to remain intact. The Township will recall there was strong community support for the approval of the rezoning and by virtue of the rezoning it was determined that the permitted uses approved therewith would not be detrimental to the Township and surrounding area. Phase 1 of the development, as described throughout this Application, relates specifically to the current as-built phase and the existing structures on the property at the time of rezoning and the addition of a small area adjacent to I-75 for signage. The Preliminary Site Plan provides additional landscaping and other enhancements to the overall site which would further mitigate any impact on surrounding property owners;

(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 will coordinate cross access easements or stub streets to all adjacent parcels as needed to facilitate traffic flow between existing parcels and planned PUDs with the Warren County Engineer's Office.

As noted, the proposed drive within Phase 1 of the development to which this Application relates, is an existing drive for the existing use within Phase 1. Accordingly, it has been established there is compliance and connectivity compliance in relation to regulations tied to the project development and the adjacent public thoroughfare. There are no internal roads other than the existing drive aisle being proposed for this phase of the development.

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

Phase 1 relates to the existing use of the property in the as-built portion thereof. There is no increased intensity of use and there is no need for integrated roadways to adjacent parcels or within the master parcel tied to future phases. As shown on the attached Preliminary Site Plan, there is vehicular access around all four sides of the existing structure and use of the existing driveway will remain intact in its current form.

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

Yes, adequately designed and all activities will take place adjacent to or in immediate vicinity of the existing structure on the property. As discussed above, the intensity of use is very limited as to Phase 1 as the same will consist of vehicles stored at the property and drivers of those vehicles coming to and from the property for purposes of conducting the limousine business. There are no employees that remain on site other than to pick up a commercial vehicle and leave the property upon the use of that vehicle no longer being needed. In relation to the limousine service, the parking area around the building in addition to the drive aisle are proposed to remain with our current materials and in their current form as there have not been any issues with the same or complaints from the surrounding community, as such use has existed on the property for a period of time prior to this Application. Parking stalls as shown are 9' x 18'.

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

All of these issues that are applicable to the property, have been addressed with either site grading or on site controls. As shown on the site plan there is a significant amount of pervious area and open space within not only Phase 1, but within the overall area of the development. As this Application deals specifically with the as built portion of the site, even with the proposed expansion of the building as shown in the attached drawings, the same does not detrimentally impact open space, previous surface calculations or similar aspects of the overall project. As there is no restroom, office or other type of business operations included within the interior of the building, the building currently does not have sanitary need or facilities.

(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 or property owners association, commercial management group or other agency as herein provided.

As noted on the attached drawings, the open space calculations for Phase 1 and as included within the rezoning approval are being maintained. As this is a single user of Phase 1, the transfer of management responsibility for those open spaces to a homeowners' association or similar entity is not warranted or applicable.

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

The Applicant confirms that upon receipt of any agency review including those of Warren County, the state, or federal agencies, the Applicant will work with Township staff to adequately address the same.

(k) Approval of the PUD Preliminary Site Plan may be conditioned 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.

The Applicant is aware of the provisions and the same will be addressed, if necessary, at the appropriate time.

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