7593 Bunnell Hill Road
Springboro OH 45066

Clearcreek Township
937-748-1267

Record Report for Planned Unit Development (PUD) Stage 2 Preliminary Site Plan Review Request #ZC-26-0006

Record Overview

Record Number: ZC-26-0006

Record Type: Planned Unit Development (PUD) Stage 2 Preliminary Site Plan Review Request

Record Status: In Progress

Record Submitted At: Thursday October 8, 2026

Record Address: 0 Bunnell Hill Road, Centerville, OH 45458

Record Owner: Jeff Palmer

Record Applicant User: Richard Evans

Record Applicant Company: Evans CivilPro Engineers, LLC

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

Form Submission

Stage 1 Application #:
#ZC-26-0003 | Richard Evans | Evans CivilPro Engineers, LLC | Submitted 7/06/26

Applicant is:: Other

If Other, please explain: Engineer

Applicant:
Richard Evans
4700 Duke Drive
Suite 100
Mason, OH 45040

(513) 256-8502

Address of Project: 0 Bunnell Hill Road, Centerville, OH 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description: :
Parcel 0533200003, Metes and Bounds Description uploaded

Current Use of the Property:
Agricultural

Property fronts on the following roads:: Belleclaire Hill stub from the west and future Lemans Blvd to the East

The property is presently zoned:: Residential Planned Unit Development "R-PUD"

The legal title to said property recorded in the name(s) of:: Daniel J. Kahmann, Trustee of the Daniel J. Kahmann Revocable Living Trust

Tax mailing address of individual(s) with whom the legal title to said property is recorded:: 614 Christopher Drive Dayton, OH 45458

Reason(s) for the Application::
The reason for the Stage 2 application is to provide further detail for this proposed single-family development with a

minimum 75' wide lots and a minimum of 25% Open Space as a transition from the eastern boundary adjacent lots having a minimum width of 65' & 75'. The Open Space is desired for aesthetics with a tranquil feel while providing functional stormwater management.

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

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

Single-Family Residential found on the Stage 2 Plan

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

A maximum of 153 single -family residential units. found on the Stage 2 Plan

(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. :

Yes, as shown on the Stage 2 Plan

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

A maximum of 153 single -family residential units with a Net Density of 3.52 lots/ac. 153/43.5 ac - found on the Stage 2 Plan

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

Open Space, 25% minimum required (17.7 ac). 25.2% provided (17.8 ac)
found on the Stage 2 Plan

(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.:

Yes and found on the Stage 2 Plan

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

There are no non-residential buildings

(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 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), depending on the distribution, number, and location of amenities in the PUD as a whole.:

Open Space areas and the stormwater management facilities will be constructed as necessary for the specific areas constructed phases. Generally, the phases will be market driven.

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

Community signage to be placed the entry points to the site at Belleclaire Hill and at Lemans Blvd. See additional specific details by separate document.

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

Yes

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

The Clearcreek Township Master Plan identifies the area as Suburban Residential.

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

The intensity does not exceed the max density. See on the Stage 2 Plan

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

Single-family residential is compatible for the proposed development and various open spaces. The lots and open spaces are shown on the Stage 2 Plan with areas listed.

(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.:

Will be considered and will be coordinated with the Warren County Engineer's Office.

(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. :

The roadway design will be consistent with the Warren County Engineer's Office roadway typical sections.

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

Off street parking consists of residential drives and the home's garages. No special loading areas are necessary.

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

During the construction plan design phase these items will be per County or other necessary agencies requirements.

(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. :

Yes, the open space designed in accordance with the Resolution. An HOA will be formed.

(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. :

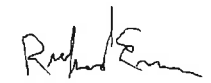
Yes, the appropriate agencies will be consulted in order to address their comments.

(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.:

Understood

The applicant acknowledges reading the application. The applicant certifies that information herein along with all submitted documents are factual and correct. : Yes

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.:



Signed in GovWell: Thursday October 8, 2026, 4:31pm

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT