Staff Report: Completed by Jeff Palmer Director of Planning & Zoning
Report Date: November 9, 2026
Zoning Commission Meeting Date: December 7, 2026
Applicant: Richard Evans of Evans CivilPro Engineers, LLC agent for Daniel J. Kahmann Revocable Living Trust.
Property Identification: 0 Bunnell Hill Rd, Parcel number 05-33-200-003
Zoning: Residential Planned Unit Development "R-PUD"
Acreage: 70.9292 acres per Stage 1 Approval
Requested Action: Stage 2 PUD Review
Attached: Location Map, Application, Legal Descriptions, Agent Letter, Stage 2 Preliminary PUD Site Plan, Stage 2 Preliminary PUD Site Plan Colored, Trustee Resolution 5698.

On September 14, 2026, the Clearcreek Township Trustees via Trustee Resolution 5698 approved the zone change from Suburban Residence Zone to Residential Planned Unit Development "R-PUD" with ten (10) multi-point conditions.

Applicant's response to current use of the property: "Agricultural."

Applicant's response to reason 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."

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).

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).

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 and Stage 2 Preliminary PUD Site Plan Colored.

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 and Stage 2 Preliminary PUD Site Plan Colored.

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 and Stage 2 Preliminary PUD Site Plan Colored.

2) North point, scale, and date.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

3) Boundaries of the property plotted to scale.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

4) Existing water courses.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

5) A PUD Preliminary Site Plan showing:

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

Staff Comments: Minimum square footages, building materials and shingle information have been submitted. See Article V – Architectural Control and Design Review Manual.

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: No impervious surfaces (structures, parking or trails) are proposed for the open space areas. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

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 and Stage 2 Preliminary PUD Site Plan Colored.

- *Trustee Resolution 5698, Condition 10(f) requires a minimum of 25% or 17.73 acres of open space.*

- *The submitted drawings show six (6) open space areas totaling 17.8405 acres or 25.2%.*
    - *Open Space 'A' is .2806 acres in size. This open space is located on Belleclaire Hill adjacent to the first phase.*
    - *Open Space 'B' is 3.772 acres in size. This open space contains a pond and separates the parcels accessed by Belleclaire Hill and the Street D.*
    - *Open Space 'C' is 10.785 acres in size. This open space contains three (3) ponds and extends from Lemans BLVD to the southern boundary of the parcel and is adjacent to Soraya Farms.*
    - *Open Space 'D' is .2565 acres in size. This open space creates a separation between Lots 44 and 45 and Lemans BLVD so that the lots don't front on Lemans BLVD.*
    - *Open Space 'E' is 2.5860 acres in size. This open space extends behind Lots 55-61 to the northern boundary of the parcel.*
    - *Open Space 'F' is .2117 acres in size. This open space is north of Lemans BLVD and is adjacent to Soraya Farms.*
- *Properties with a straight zoning classification are required to provide a Perimeter Buffer along the common boundary with a less intense zoning classification. In PUDs, the perimeter buffer is required to screen the PUD use from the adjoining use. The density of this PUD would not require a Perimeter Buffer unless the Zoning Commission and/or Board of Trustees determined a need during their meetings.*
    - *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.*

iv. Location and proposed development of all amenities, maximum square footage of impervious surfaces identified.

Staff Comments: The only amenities identified are the four (4) ponds.

v. Location of non-residential outdoor storage.

Staff Comments: No outdoor storage areas have been identified.

vi. A grading plan.

Staff Comments: A grading plan is still under development and has not been provided with this submittal. information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan.

- *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 existing drainage, stormwater management to the ponds and culverts to aid in the flow of existing water have been provided. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

viii. Location of existing trees or landscape buffers.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored, Design Review Manual.

- *All existing vegetation has been specified as bubble areas.*
- ***No documentation has been provided regarding the size, species or plans for the existing vegetation with the exception of Open Space areas "E" and "F" that are adjacent to Soraya Farms, in which those areas shall be unimproved and left as a barrier between the subdivisions.***

ix. Location of proposed trees or landscape buffers.

Staff Comments: No new landscape or buffers have been proposed. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

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

Staff Comments: The information was provided during the Stage 1 review. The City of Springboro will provide sanitary service for the first 33 lots adjacent to the Glenridge Subdivision. The remaining lots will be served by Montgomery County Saniary Sewer.

xi. Location and size of all signs.

Staff Comments: The Design Review Manual identifies the general location for the entry monument signs to be at the eastern and western entrances to the subdivision. The document further specifies it to be a 10' wide by 6' tall monument. Clarification drawings and sign locations have not been specified. Signage is typically required to be located outside of the road right-of-way.

xii. Location and design of street and parking lighting.

Staff Comments: Streetlight information has not been submitted.

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

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan and Stage 2 Preliminary PUD Site Plan Colored.

- *The following soils were identified:*
  - *No flood plain (100 year or 500 year) exists on the parcel. The Beech Run waterway starts on this property. The property has nearly level (0%-2%) to minimal slope (2%-6%).*
  - *Br: Brookston silty clay loam. Nearly level. Slope 0%-2%.*
  - *FhA: Fincastle silt loam. Nearly level. Slope 0%-2%.*
  - *WyB2:Wynn silt loam. Minimal slope 2% -6%.*
- *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 not been submitted.

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.

Applicant's response: "Single-Family Residential found on the Stage 2 Plan."
Staff Comments:

- *153 single family dwelling lots are proposed.*
- *The lot geometrics complies with Trustee Resolution 5698.*

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

Applicant's response: "A maximum of 153 single -family residential units, found on the Stage 2 Plan"
Staff Comments:

- ***No proposed elevations have been provided.***
- *The applicant is proposing an Architectural Review Board that will administer the Design Review Manual.*
    - *Ranch Dwelling will be a minimum of 1,700 sq ft.*
    - *Two Story Dwelling will be a minimum of 2,000 sq ft.*
    - *The following materials are proposed for the dwellings:*
        - *Brick*
        - *Stone*
        - *Manufactured Stone*
        - *Wood -Cedar, Redwood or manufactured wood (such as but not limited to LP Smardside0*
        - *Cementitious Sideboard including but not limited to James Hardie Siding*
        - *Stucco – 40% Maximum*
        - *Maintenance-Free vinyl*
        - *Dimensional asphalt shingles*

(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.

Applicant's response: "Yes, as shown on the Stage 2 Plan."
Staff Comments:

- ***The creation of a table is typically used to show lot size and geometric information. No table has been provided:***
    - *Minimum lot width is 75'.*
    - *Minimum lot size is 10,345 sq ft.*
    - *Minimum lot size was found at 10,347 sq ft.*
    - *Average lot size was found at 12,387 sq ft*
    - *Mode lot size was found at 11,250 sq ft.*

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

Applicant's response: "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."
Staff Comments: The Gross Density of this project is 2.15 Dwelling Units per Acre.

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

Applicant's response: "Open Space, 25% minimum required (17.7 ac). 25.2% provided (17.8 ac) found on the Stage 2 Plan."
Staff Comments: 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)(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.

Applicant's response: "Yes and found on the Stage 2 Plan."
Staff Comments: The plan identifies the continuation of Belleclaire Hill and Lemans BLVD road right-of-way (ROW). Five (5) additional roads are proposed, each with at least one cul-d-sac.

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

Applicant's response: "There are no non-residential buildings."
Staff Comments: No additional comments.

(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.*

Applicant's response: "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."
Staff Comments: Per Trustee Resolution 5698, all open space will be platted and all road right-of-way dedicated prior to Final Plan approval for the 110th lot. See Sections 13.05(B)(1)(4)(c)(5)(viii), 13.05(B)(1)(4)(c)(5)(ix) above.

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

Applicant's response: "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."
Staff Comments: See 13.05(B)(1)(4)(c)(5)(xi) 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.

Applicant's response: "Yes."

Staff Comments:

- *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.

Applicant's response: "The Clearcreek Township Master Plan identifies the area as Suburban Residential."

Staff Comments:

- *During the Stage 1 approval, the Zone Change was found to be consistent with the Master Land Use Plan, parcel has limitations of being built out on either side.*

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

Applicant's response: "The intensity does not exceed the max density. See on the Stage 2 Plan."

Staff Comments: This is in compliance, see Section 13.05(B)(2)(a)(4) 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.

Applicant's response: "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."

Staff Comments: The eastern and western boundary of the parcel are adjacent to comparable lot sizes or adjacent open space. An eastern 20' perimeter buffer has been provided adjacent to the Soraya Farms subdivision. Proposed lots along the northern and southern boundary of the parcel are proposed to the common property line. ***Along both boundaries, there is an existing vegetation bubble, though no documentation has been provided to indicate if these areas will be any level of preservation.*** *See Sections 13.05(B)(1)(4)(c)(5)(iii), 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.

Applicant's response: "Will be considered and will be coordinated with the Warren County Engineer's Office."

Staff Comments: No additional comments.

(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.

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

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

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

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

Staff Comments: No off-street loading areas are proposed. See Section 13.05(B)(1)(4)(c)(5)(ii) above.

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

Applicant's response: "During the construction plan design phase these items will be per County or other necessary agencies requirements."

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.

Applicant's response: "Yes, the open space designed in accordance with the Resolution. An HOA will be formed."

Staff Comments: A minimum of 17.8405 acres or 25.2% of the site will be maintained as open space. See 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.

Applicant's response: "Yes, the appropriate agencies will be consulted in order to address their comments."

Staff Comments: *At the time of this report, no other agency or department have reviewed and commented on this plan. Once it is heard before the Warren County Regional Planning Commission, comments and recommendations can be evaluated and added to the approval conditions.*

(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.

Applicant's response: "Understood."

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.*