



Record Report for Planned Unit Development (PUD) Stage 1 Zoning Change Request #ZC-26-0003

Record Overview

Record Number: ZC-26-0003

Record Type: Planned Unit Development (PUD) Stage 1 Zoning Change Request

Record Status: In Progress

Record Submitted At: Monday July 6, 2026

Record Address: 0 BUNNELL HILL ROAD, CENTERVILLE 45458

Record Owner: Jeff Palmer

Record Applicant User: Richard Evans

Record Applicant Company: Evans CivilPro Engineers, LLC

Form Submission

Applicant is:: Other

If Other, please explain: Engineer

Applicant:

Richard Evans
4700 Duke Drive
Suite 100
Mason, OH 45040
revans@evanscivilproengineers.com, (513) 256-8502

KAHMANN, DANIEL J., TRUST
0 BUNNELL HILL ROAD, CENTERVILLE 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

The property is presently zoned:: Residence Zone "R-1A"

Requested Zoning Classification: 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 zoning change application is to provide for this proposed single-family development with a minimum 75'

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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.

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. :

Services available to the community includes Clearcreek Twp fire service, approximately 1.1-mile driving distance from Station 22 ensuring excellent response time. The Springboro Community City School District and the Warren County Career Center provides educational opportunities for the area. Five Points Elementary property abuts the proposed development to the south.

2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements. :

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

3) A general statement how the common open space shall be owned and permanently maintained. :

Common Open Space will be owned and maintained by an HOA.

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.:

The development is intended to be phased with Phase 1 identified on the Concept Plan. The remaining Phases and timing will be market driven.

(1) The proposed use(s) are appropriate for the parcel(s) being reviewed; :

Single-family residential is authorized in the existing zoning and is compatible for the proposed development and various open spaces. The lots and open spaces are shown on the Stage 1 Concept Plan with areas listed.

(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. :

The use is noted in General Notes Item 4, Single-Family Residential on the Stage 1 Concept Plan. The density permitted is shown in the Site Information on the Stage 1 Concept Plan. Open Space locations are identified as well and the area is noted in the planview and site information.

(a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan; :

The use is noted in General Notes Item 4, Single-Family Residential on the Stage 1 Concept Plan and is compatible with the Suburban Residential in the Master Plan.

(b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole; :

The lots and open spaces are shown on the Stage 1 Concept Plan with areas listed on the individual lots and open spaces as well as in the summary in the Site Information notes on the Plan as well.

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

The residential use of the PUD is very compatible with the surrounding residential uses. The adjacent zonings are noted on the Stage 1 Concept Plan planview.

(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; :

The minimum common open space areas have been shown on the planview and in the summary of the Stage 1 Concept Plan. The intent of the HOA owned open space is noted in the Written Report above, Item 3.

(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.:

This is understood.

The applicant acknowledges reading the application. The applicant certifies that information herein along with all

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submitted documents are factual and correct. : Yes

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

RE

Signed in GovWell: Monday July 6, 2026, 8:27am

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