

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

July 23, 2026

Jeff Palmer, Director of Planning and Zoning
Clearcreek Township
7593 Bunnell Hill
Springboro, OH 45066

Subject: RPC Recommendation for Daniel Kahmann PUD Stage 1 Rezoning

Dear Mr. Palmer:

This letter is regarding the Daniel Kahmann PUD Stage 1 Rezoning in Clearcreek Township. At its meeting on July 23, 2026, the Warren County Regional Planning Commission Executive Committee recommended approval of the Daniel Kahmann PUD Stage 1 Rezoning request from Residence Zone (R-1A) to Residential Planned Unit Development (R-PUD) with a vote of 15 ayes, 0 nay, 1 abstain, to the Clearcreek Township Zoning Commission with the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and cul-de-sac dimensions at PUD Stage 2. A traffic study shall be completed if deemed necessary by the Warren County Engineer's Office. If necessary, the study shall be completed prior to PUD Stage 3 approval.
4. Confirmation from the Warren County Engineer's Office that the street stub provided to the northern property can be extended in the future.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.
6. All open space lots shall be platted; the pedestrian connection to Five Points Elementary installed; and all road right-of-way dedicated prior to Final Plat approval for the 110th lot.
7. The Daniel Kahmann PUD is contingent upon the provision of central sewer service.
8. Sidewalks are installed on both sides of the internal street network of the subdivision.



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9. Prior to Preliminary Plan approval for the Daniel Kahmann PUD, there shall be an approved Revised Preliminary Plan for the Estates at Crown Point that amends the subdivision boundary to encompass the existing structures on Lot 8.
10. No more than 30 lots may be platted, and no more than 30 lots (platted and unplatted) shall have frontage along a roadway until a second access point is established.
11. The applicant develops PUD Standards that include the following:
 1. **Land Use:** Limited to detached single-family residential development.
 2. **Lot Dimensions and Size:**
 - a. Minimum Lot Width: 75 ft.
 - b. Minimum Lot Area: 10,345 sq. ft.
 3. **Minimum Lot Setbacks:**
 - a. Front Yard: 25 ft.
 - b. Side Yard: 5 ft. (10 ft. total)
 - c. Rear Yard: 25 ft.
 4. **Panhandle Lots:** Prohibited
 5. **Maximum Number of Dwelling Units:** 150
 6. **Maximum Open Space:** 25% (17.7323 acres)
 7. **Infrastructure & Services**
 - a. Central sewer service is required.
 - b. Central water service is required.
 - c. The first Final Plat section shall include no more than 30 lots.
 - d. Streets shall be developed with a 15' public utility easement on both sides.

The staff report is attached.

Please contact our office if you have any questions regarding this recommendation.

Sincerely,



Stan Williams, AICP, Executive Director

Cc: Daniel Kahmann, Trustee



WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: July 23, 2026
TO: WCRPC Executive Committee
FROM: Tara Allen, Planner I
SUBJECT: Daniel Kahmann PUD Stage 1 Rezoning

GENERAL INFORMATION

Property Owners: Daniel J. Kahmann, Trust
Site Address: 0 Bunnell Hill Road, Centerville 45458
Township: Clearcreek
Parcel ID: 05-33-200-003
Total Parcel Area: 71.1578 Acres
Proposed PUD Area: 70.9292 Acres
Current Zoning: Residence Zone "R-1A"
Proposed Zoning: Residential Planned Unit Development "R-PUD"
School District: Springboro Community Schools
Water Service: Warren County
Waste Disposal: Montgomery County; City of Springboro (Lots 1-32)



PROPOSAL

The applicant is proposing a zone change from Residence Zone "R-1A" to Residential Planned Unit Development "R-PUD". The existing parcel has an area of 71.1578 acres, but only 70.9292 acres of the total parcel area would be included within the PUD. The remaining 0.2286 acres would be transferred to the adjacent property to the west. The current use of the property is designated as CAUV Vacant Land by the Warren County Auditor's Office.

The purpose of this zone change request is to allow for a single-family residential development with a minimum of 25% Open Space and lots that have a minimum width of 75'. The minimum allowable width for lots in the current "R-1A" zoning district is 80'. The concept plan illustrates 150 total lots on the parcel. The applicant has stated that development would take place in phases, with Phase I of the development consisting of 30 lots (Lots 1-5 & Lots 8-32).

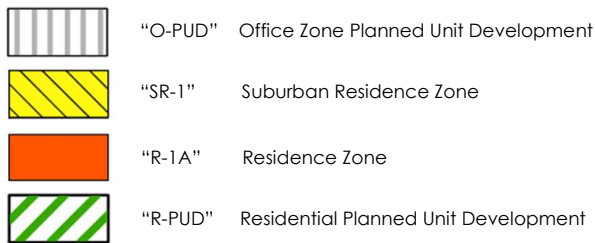
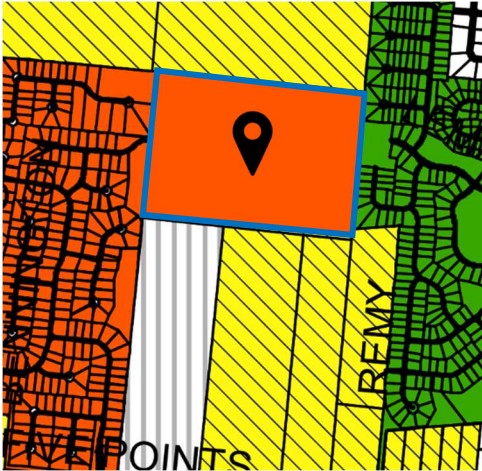
RECOMMENDATION

Recommend **approval** of the Daniel Kahmann PUD Stage 1 Rezoning from Residence Zone "R-1A" to Residential Planned Unit Development "R-PUD" to the Clearcreek Township Zoning Commission with the following conditions:

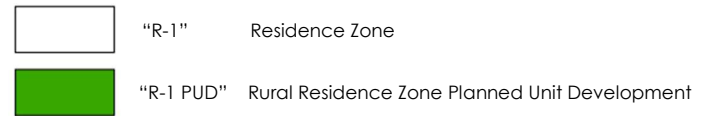
1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and cul-de-sac dimensions at PUD Stage 2. A traffic study shall be completed if deemed necessary by the Warren County Engineer's Office. If necessary, the study shall be completed prior to PUD Stage 3 approval.
4. Confirmation from the Warren County Engineer's Office that the street stub provided to the northern property can be extended in the future.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.

6. All open space lots shall be platted; the pedestrian connection to Five Points Elementary installed; and all road right-of-way dedicated prior to Final Plat approval for the 110th lot.
7. The Daniel J. Kahmann PUD is contingent upon the provision of central sewer service.
8. Sidewalks are installed on both sides of the internal street network of the subdivision.
9. Prior to Preliminary Plan approval for the Daniel J. Kahmann PUD, there shall be an approved Revised Preliminary Plan for the Estates at Crown Point that amends the subdivision boundary to encompass the existing structures on Lot 8.
10. No more than 30 lots may be platted, and no more than 30 lots (platted and unplatted) shall have frontage along a roadway until a second access point is established.
11. The applicant develops PUD Standards that include the following:
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 - c. Rear Yard: 25 ft.
 4. **Panhandle Lots:** Prohibited
 5. **Maximum Number of Dwelling Units:** 150
 6. **Minimum Open Space:** 25% (17.7323 acres)
 7. **Infrastructure & Services**
 - a. Central sewer service is required.
 - b. Central water service is required.
 - c. The first Final Plat section shall include no more than 30 lots.
 - d. Streets shall be developed with a 15' public utility easement on both sides.

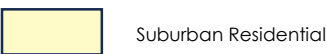
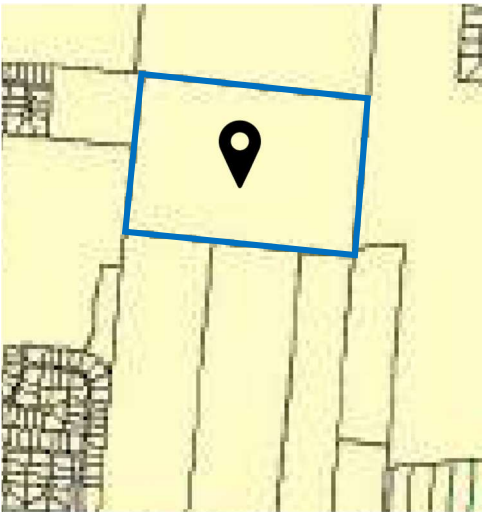
CURRENT ZONING



PROPOSED ZONING



CLEARCREEK TOWNSHIP FLUM



WARREN COUNTY FLUM

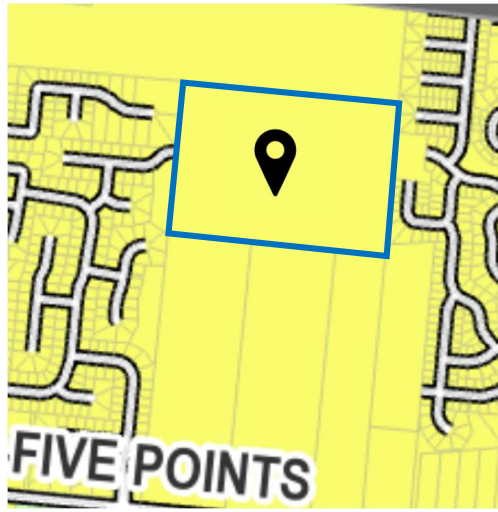


Exhibit B shows a conceptual plan under the current "R-1A" zoning with 158 lots (2.81 units/acre) and 4.6337 acres of open space.

COMPREHENSIVE PLAN: The Clearcreek Township Master Plan identifies the future land use of the property as Suburban Residential. The Warren County Comprehensive Plan identifies the future land use of the property as Single Family Residential. The requested zone change to Residential Planned Unit Development "R-PUD" and plans for single-family detached homes would be consistent with both of these FLUMs. The surrounding future land use designations are also residential, making the proposed use compatible with the future uses of the surrounding properties.

PERMITTED USES ZONING COMPARISON:

R-1A (Current)	R-PUD (Proposed)
Single-Family Dwellings	Single-Family Dwellings No other uses specified
Home Occupations	
Fire Houses	
Park, Playground, Community Centers	
Model Homes	

SURROUNDING ZONING & USES:

The property is adjacent to several existing subdivisions, including Soraya Farms to the east (379 units), the Estates at Crown Point to the west (12 units), and Glenridge to the west (241 units). To the south of the subject site, there is an elementary school (Five Points Elementary) as well as two parcels designated as CAUV General Farm by the Warren County Auditor's Office. To the north, there is a parcel that is designated as CAUV Vacant Land by the Warren County Auditor's Office.

	ZONING	USE
NORTH	"SR-1"	CAUV Vacant Land
SOUTH	"O-PUD"; "SR-1"	School; CAUV General Farm
EAST	"R-1 PUD"	Single Family Residential
WEST	"R-1A"	Single Family Residential

DEVELOPMENT POTENTIAL OF ADJACENT PROPERTIES:

Section 403 (G)(5) of the Warren County Subdivision Regulations states the following in regard to providing street stubs to undeveloped parcels:

*"A minimum of one (1) access point is required to each adjacent property that is considered undeveloped.
An adjacent property shall be considered undeveloped if it meets all three of the following criteria:*

- The adjacent property is unplatted.*
- The adjacent property is classified as agricultural or vacant by the Warren County Auditor.*
- There is no preliminary plan or site plan currently approved for the adjacent property."*

There are two (2) adjacent parcels to the south that meet the above definition of undeveloped:

Parcel A (Parcel ID No. 05-33-400-002): This property is unplatted, is classified as CAUV General Farm by the Warren County Auditor, and does not have a currently approved preliminary plan or site plan. This property is zoned Suburban Residence Zone "SR-1" and is 50.0333 acres in size. Lots in the "SR-1" zoning district with central sewer service have a minimum lot size of one half (1/2) acres, per Section 6.55 (A) of the Clearcreek Township Zoning Resolution. Based on this, the development potential of this parcel is approximately 85-90 units.

Parcel B (Parcel ID No. 05-33-400-003): This property is unplatted, is classified as CAUV General Farm by the Warren County Auditor, and does not have a currently approved preliminary plan or site plan. This property is zoned Suburban Residence Zone "SR-1" and is 30.85 acres in size. Lots in the "SR-1" zoning district with central sewer service have a minimum lot size of one half (1/2) acres, per Section 6.55 (A) of the Clearcreek Township Zoning Resolution. Based on this, the development potential of this parcel is approximately 52-55 units.

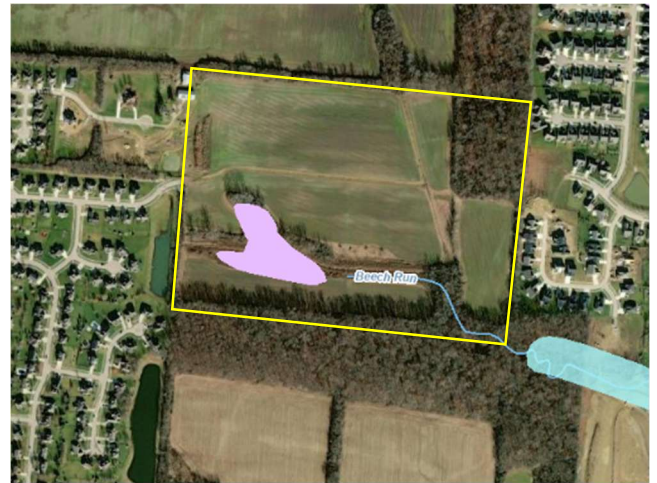
ZONING COMPARISON:

ZONING (PRINCIPAL STRUCTURES)	R-1A (CURRENT)	R-PUD (PROPOSED)
MIN. FRONT YARD SETBACK	35 feet	25 feet
MIN. SIDE YARD SETBACK	10 feet/20 feet total	5 feet/10 feet total
MIN. REAR YARD SETBACK	40 feet	25 feet
MAX. HEIGHT	35 feet	Not Specified
MIN. LOT WIDTH/FRONTAGE	80 feet	75 feet
MIN. LOT AREA	14,000 sq. feet	10,345 sq. feet

ENVIRONMENTAL FEATURES: The site is largely flat, but there are some gentle slopes near the southeastern corner. The majority of the site is open field, but there are wooded areas in the northeastern corner as well as on the southern portion of the property. The OKI Environmental Mapper indicates that there is a large wetland in the wooded area on the southern portion of the property. The existence of this wetland should be field-verified, and if it is present, efforts should be made to preserve it. The OKI Environmental Mapper also indicates that there is a stream (Beech Run) on the southeastern portion of the property. The Concept Plan illustrates that there will be open space areas near the wetland and stream locations, which should help to preserve these natural features. However, the stream does appear to run through the rear yards of Lots 132, 133, 99, 100, and 101. No portion of the property appears to be within a flood hazard area.



Aerial of the subject site with topography shown.



Aerial of the subject site with potential wetland (pink) and Beech Run stream shown.

OPEN SPACE: Section 13.09 of the Clearcreek Township Zoning Resolution requires that all PUD developments reserve a minimum of 25% of the gross acreage of the developable land as open space. Based on the PUD acreage of 70.9292 acres for the proposed development, 17.7323 acres should be reserved as open space. The Concept Plan meets the open space requirements of the Clearcreek Township Zoning Resolution as it illustrates five (5) open space areas with a cumulative

acreage of 17.7500 acres. The 3.6558-acre and 10.9266-acre open space areas contain stormwater management ponds. The 0.0344-acre open space area will provide access to Five Points Elementary, which is to the south of the subject site.

ACCESS & CIRCULATION: The subject site's only road frontage comes from an existing street stub (Belleclaire Hill) to the west of the property. There is also a proposed future street stub (Lemans Boulevard) to the east of the property. The Warren County Thoroughfare Plan (right) illustrates a future Collector road crossing the northern portion of the property to connect State Route 48 with Bunnell Hill Road.

The Concept Plan illustrates the following connections:

- Belleclaire Hill to the west;
- A street stub to the undeveloped property to the north (Parcel ID No. 05-33-100-016); and
- Future street stub from Soraya Farms to the east.



- Primary Arterial
- Collector
- Local Road
- - Future Collector

Connection to the South

The Concept Plan does not illustrate stub street connections to either of the two parcels to the south with high development potential; however, based on the requirements of Section 403 (G)(5) of the Warren County Subdivision Regulations, the development should stub to these parcels.

Number of Access Points

The applicant is proposing 150 lots, with 30 of those being in Phase I of the development. Section 403 (G)(1)(b) of the Warren County Subdivision Regulations requires subdivisions with fifty (50) units or more to have a minimum of two (2) access points. Additionally, Section 403 (I) of the Warren County Subdivision Regulations requires subdivisions with more than thirty (30) dwelling units to have two (2) fire apparatus access roads. Thus, the development would be limited to thirty (30) lots until a secondary access point can be established. **The street stub from Soraya Farms is not complete, and the development of Kahmann PUD beyond 30 lots is dependent upon Soraya Farms completing Lemans Boulevard to the property line.** The developer could also stub to Christopher Drive (within the Estates at Crown Point) through a Revised Preliminary Plan for the Estates at Crown Point to establish a secondary access point.

Internal Circulation

The internal street network on the Concept Plan illustrates several streets with the typical section having a 50' right-of-way. The exception to this being Lemans Blvd., which has a 54' right-of-way as it will serve as a future Collector Road according to the Warren County Thoroughfare Plan. The road cross-section for Lemans Boulevard transforms from a 42' cross-section to a 54' cross-section after the first intersection. The developer is able to extend the existing Lemans Boulevard roadway cross-section (42') to the first intersection based on Section 406 of the Warren County Subdivision Regulations.

The Concept Plan illustrates several lots along Lemans Blvd. that would take access from this road (Lots 53-59 and Lots 90 & 91). Section 405 (B) of the Warren County Subdivision Regulations states the following in regard to Marginal Access Streets:

"Where a major subdivision abuts or contains an existing or proposed collector or arterial street, a marginal access street shall be provided, if the subdivision design is such that lots would require direct vehicular access onto the collector or arterial street."

Since Lemans Blvd. will serve as a Collector Street, a Marginal Access Street should be provided for the lots along it. The proposed Concept Plan illustrates eight (8) cul-de-sacs. Staff recommends that rather than terminating in cul-de-sacs, Streets A and B connect to enhance circulation within the subdivision.

The gross density of the proposed subdivision is 2.11 units/acre, based on the number of proposed units (150) and the total acreage of the land being developed (70.9292 acres). Section 416 (B)(1) of the Warren County Subdivision Regulations states the following in regard to sidewalks:

"Sidewalks shall be required along both sides of all local streets in a subdivision where the gross density of the subdivision is two (2) dwelling units per acre or greater."

As the subdivision does have a gross density greater than two (2) dwelling units per acre, sidewalks are required along both sides of all local streets within the subdivision.

STORMWATER MANAGEMENT: The Concept Plan illustrates four (4) ponds within the open space areas on the site, and the project narrative indicates that the open space areas will serve stormwater management functions in addition to their aesthetic purposes. The Concept Plan notes also state the following in regard to stormwater management:

"The existing offsite stormwater management basin 1 will be eliminated in favor of a larger regional basin in the 70.9292 acre tract."

This note refers to the existing stormwater management basin in the adjacent subdivision of the Estates at Crown Point. The Preliminary Plan Approval for the Estates at Crown Point (December 21st, 2017) allows for an off-site stormwater management facility. Current Subdivision Regulations require stormwater management facilities to be on a separate open space lot within the subdivision. A Revised Preliminary Plan for the Estates at Crown Point would be subject to the current Warren County Subdivision Regulations and thus would not be permitted to have off-site stormwater management facilities.

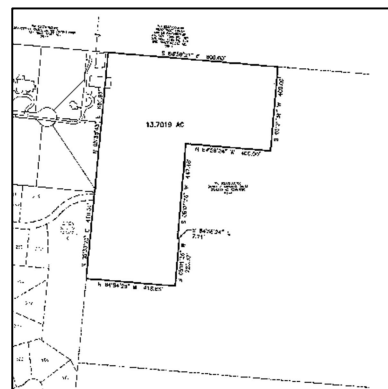
UTILITIES:

Sewer Service

The submitted plans indicate that they will be utilizing central sanitary sewer for wastewater service. Map 4 of the Clearcreek Township Master Plan indicates that the site is within the Montgomery County sewer service area (see below). The City of Springboro has approved sewer service for a 13.7019-acre area on the subject site. This area would include Lots 1-32 on the Concept Plan. The remaining lots would be served by Montgomery County sewer service.



Sewer Service Map.



Area approved by the City of Springboro for sewer service.

Water & Electric Service

The proposed water service provider for the development is Warren County. An electric service provider was not indicated on the plans, but the parcel is within the service boundaries of Dayton Power & Light (AES).

CLEARCREEK TOWNSHIP PUD STAGE 1 - REVIEW CRITERIA

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.

EXHIBIT A - PROPOSED PUD CONCEPT PLAN



EXHIBIT B - NET DENSITY PLAN - EXISTING ZONING R-1A

CLEARCREEK TOWNSHIP CURRENT ZONING R-1A

EX ZONING: R-1A
LOT WIDTH: 80' MIN
LOT AREA: 14,000 SF (MIN)
FRONT YARD: 35'
REAR YARD: 40'
SIDE YARD: 10'

70.9292 ACREAGE
-2.8495 OS
-1.7842 OS
-10.1606 RW
56.1349 AC

158/56.1349=2.81 NET DENSITY
NET DENSITY CALC. = # OF LOTS / ACREAGE
EXCLUDING OPEN SPACE, PUBLIC RW

