



Warren County Regional Planning Commission

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

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

June 23, 2022

Mr. Jeff Palmer, Director of Planning and Zoning
Clearcreek Township Zoning Commission
7593 Bunnell Hill Road
Springboro, Ohio 45066

Dear Mr. Palmer:

This letter is in regard to the proposed rezoning request for Staffco Construction in Clearcreek Township.

At its meeting on June 23, 2022, the Warren County Regional Planning Commission (RPC) Executive Committee recommended denial of the Rezoning from SR-1 to NR-1 PUD with a vote of 11 aye, 0 nay, 1 abstain, however, if approved, the following conditions are recommended:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. The site is limited to RV/Boat storage and accessory uses customarily associated with a RV/Boat storage facility.
3. Approval for the plans and proposals must also be obtained from Miami Township, Montgomery County.
4. Compliance with the Clearcreek Township Zoning Resolution and the following standards:
 - a. Final detailed site plan approval (PUD Stage 2) shall be in accordance with the Neighborhood Business Zone "B-1" regulations.
 - b. The hours of business operation shall be limited to 6:00 am - 8:00 pm.
 - c. Recreational vehicles and watercrafts shall be contained within the proposed structure, unless specified on designated areas identified on future site plan(s) approved by the Clearcreek Township Trustees.
 - d. Accessory uses and structures, such as washing facilities and their incidental functions (vacuums and air compressors), are set back a minimum distance of



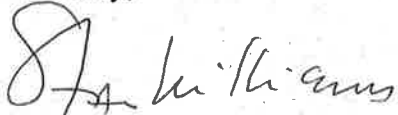
seventy-five (75) feet from all rear and side yards of a residential use or district.

- e. The use shall not include impound for towed vehicles, or service and repair operations.
 - f. All items, except vehicles and watercraft, shall be stored within a building.
 - g. Buildings shall not exceed one (1) story, with a maximum height of twenty-three and a half (23.5) feet from grade to roof ridge.
 - h. The portion of the lot used for vehicles and watercraft storage shall be fully enclosed with a fence no less than six (6) feet high and landscaped in accordance with Clearcreek Township Zoning Code.
 - i. Chain link fences shall be screened from view from Clearcreek-Franklin Road/ Wood Road with landscaping. Razor wire and similar materials are not permitted.
5. A stormwater management plan shall be reviewed by the Warren County Engineer's Office prior to final site plan approval.
6. The applicant states and the Township Trustees approve a maximum number of storage spaces

The staff report is attached.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Williams". The signature is written in a cursive style with a large initial "S".

Stan Williams, AICP
Executive Director



WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: June 23rd, 2022
TO: WCRPC Executive Committee
FROM: Elizabeth Dakin, Planner II
SUBJECT: Staffco Construction, Inc. "SR-1" to "NR-1 PUD" Rezoning

GENERAL INFORMATION

Property Owner: DON'T W8, LLC
Site Address: 9850 Wood Road
Township: Clearcreek
Parcel ID: 04-15-101-0090
Total Site Area: 9.53 acres (13.60 Acres Total)
Current Zoning: SR-1 Suburban Residence Zone
Proposed Zoning: NR-1 PUD Non-Residential Zone Planned Unit Development
School District: Springboro
Wastewater: On-site



PROPOSAL

The applicant is proposing a zone change from Suburban Residence Zone "SR-1" to Non-Residential Zone Planned Unit Development "NR-1 PUD". The parcel is 9.53 acres (total is 13.60 acres) and is located in Clearcreek Township at 9850 Wood Road and the remaining portion of the 13.60 acres is located in Miami Township in Montgomery County. The applicant proposes 24 enclosed storage buildings in addition to the existing building along with associated paving and stormwater management improvements (see Exhibit A). No signage is proposed at this time. The applicant states that the following are the purposes for the rezoning:

- The proposed boat and RV storage will help screen Interstate 75 in terms of noise and sight while maintaining a small footprint.
- Nearby residents will be able to utilize the storage rather than keeping their boats and RV's on the street or within their driveways. The mobile home subdivision to the north suggests a need for boat and RV storage.
- The site is well suited for storage with its easy access from Wood Road, from Interstate 75, and proximity to recreational activities.
- Self-storage is characterized by minimal noise/light pollution and low traffic. There will be minimal effect on the operation of schools, churches, fire, police, and other community facilities and services. Compared to alternate uses, boat and RV storage is a low impact use.
- The applicant states that ,wherever possible, the natural tree line along the property line will be maintained. They also state that screening will be provided to meet the requirements of the Clearcreek Township Zoning Resolution Chapter 17, where natural screening is insufficient.

RECOMMENDATION

Recommend **denial** of the Rezoning from SR-1 to NR-1 PUD to the Clearcreek Township Zoning Commission (RZC).

However, **if approved**, the following is recommended:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. The site is limited to RV/Boat storage and accessory uses customarily associated with a RV/Boat storage facility.
3. Approval for the plans and proposals must also be obtained from Miami Township, Montgomery County.
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 - c. Recreational vehicles and watercrafts shall be contained within the proposed structure, unless specified on designated areas identified on future site plan(s) approved by the Clearcreek Township Trustees.
 - d. Accessory uses and structures, such as washing facilities and their incidental functions (vacuums and air compressors), are set back a minimum distance of seventy-five (75) feet from all rear and side yards of a residential use or district.
 - e. The use shall not include impound for towed vehicles, or service and repair operations.
 - f. All items, except vehicles and watercraft, shall be stored within a building.
 - g. Buildings shall not exceed one (1) story, with a maximum height of twenty-three and a half (23.5) feet from grade to roof ridge.
 - h. The portion of the lot used for vehicles and watercraft storage shall be fully enclosed with a fence no less than six (6) feet high and landscaped in accordance with Clearcreek Township Zoning Code.
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5. A stormwater management plan shall be reviewed by the Warren County Engineer's Office prior to final site plan approval.
6. The applicant states and the Township Trustees approve a maximum number of storage spaces

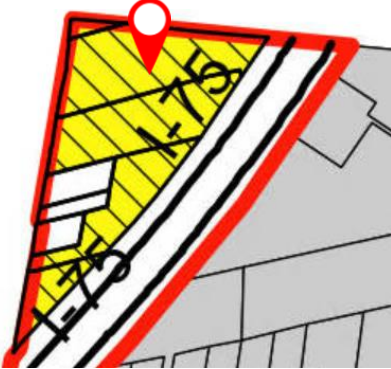
STAFF ANALYSIS

Zoning Analysis:

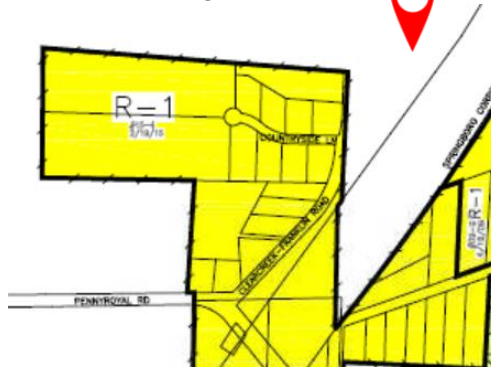
Clearcreek Township, the City of Springboro, Miami Township (Montgomery County), and Warren County all have parcels zoned residential surrounding the proposed site. In addition, the primary use of neighboring properties is residential. The intensity of the boat and RV storage use may not be desirable for the residential character of the area and could cause potential conflicts to surrounding residents.

Current Zoning

Clearcreek Township



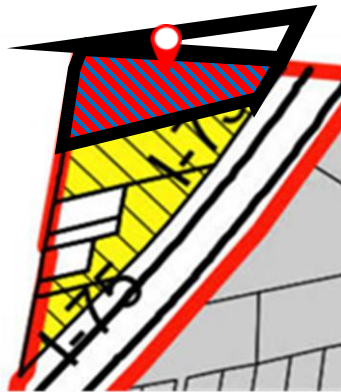
City of Springboro



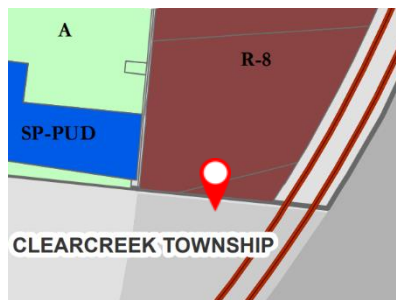
Warren County





Proposed Zoning





Miami Township, Montgomery County



Warren County

-  Single Family (1 Acre) "R1B" – Interstate PUD Overlay
-  Community Commercial "B2" – Interstate PUD Overlay




Clearcreek Township

-  Suburban Residence "SR-1"
-  Non-Residential Planned Unit Development "NR-1 PUD"

City of Springboro

-  Estate Style Residential District "R1"

Miami Township

-  Agriculture "A"
-  Mobile Home Residential District "R-8"
-  Special Purpose Planned Unit Development "SP-PUD"

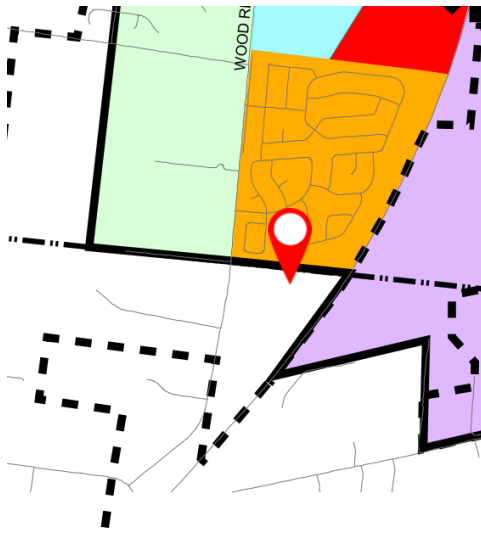
Permitted Uses Zoning Comparison:

Suburban Residence Zone (SR-1) - Current	Non-Residential Zone Planned Unit Development (NR-1 PUD) - Proposed
Single Family Dwellings	Open Space
Home Occupation	RV & Boat Storage
Community Fire House	
Publicly Owned and Operated Facilities	
Temporary or Permanent Building for Weather Protection	

Consistency with the Comprehensive Plan:

The Clearcreek Township Master Plan has a Future Land Use Map designating the subject site and surrounding properties as suburban residential. Furthermore, the Warren County Comprehensive Plan illustrates the area as Single Family Residential. The proposed rezoning to commercial is inconsistent with both Clearcreek Township and Warren County's future land use plan (Comprehensive Plan).

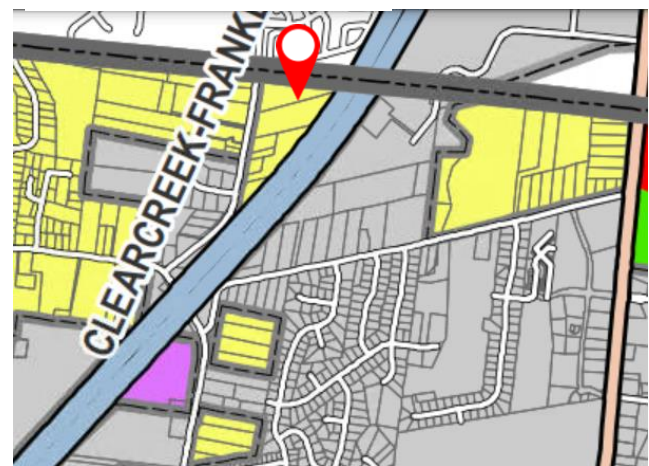
Miami Township FLUM



Clearcreek Township FLUM



Warren County FLUM



The Thoroughfare Plan

The subject site has 355 feet of road frontage along Clearcreek-Franklin Road/ Wood Road. Clearcreek-Franklin Road/ Wood Road is a two-lane undivided roadway. Each travel lane is approximately 10 feet wide; 60 feet of right-of-way; and the roadway lacks shoulders. The Thoroughfare Plan designated Clearcreek-Franklin as a Local Road. The proposed plan shows 30 feet from the centerline of the right-of-way to the property line.

“Local roads and streets are predominately intended to provide access for land uses that are located along them, such that through-traffic movement is often discouraged. Therefore, they are not usually considered as thoroughfares in a network unless location and travel warrants upgrading and connection with other thoroughfares.”

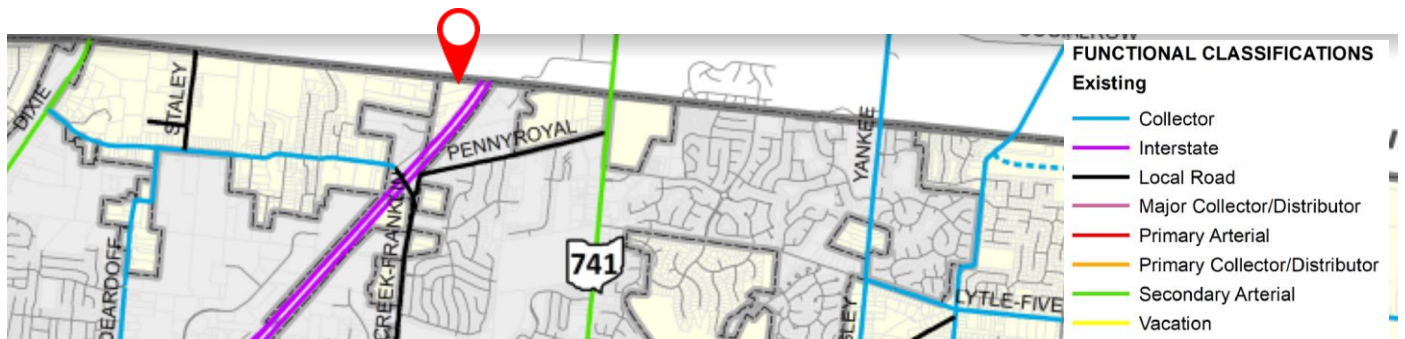


EXHIBIT A - SITE PLAN

