



Planned Unit Development (PUD) Stage 3 Final Site Plan Review Request

Application to the Zoning Commission
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$400.00 to validate the Stage 3 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

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FEB 28 2024
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ZONING DEPT.

Name of Applicant:

Staffco Construction, Inc. - Jon Stafford

Mailing address of Applicant:

PO Box 832, Spangler Road, Fairborn OH 45324

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

Tract I: 04-15-101-0090, 5-2-15 9.64 Acres; Tract II: K45-026-01-0008, 5-2-15/16 3.92 Acres

Property fronts on the following road(s):

Clearcreek Franklin Road (Wood Road)

The legal title to said property recorded in the name(s) of:

DONT W8, LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

DONT W8, LLC - 674 Grand Wood Ct, Springboro, OH 45066

The property is presently zoned:

NR-PUD

Reason(s) for the application:

An amendment to the original Stage III PUD for the subject property. Please reference the attached narrative.

To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(C) Stage 3: The PUD Final Site Plan Application

The third and final stage of the PUD process shall not commence until Stage 2 approval has been obtained and Warren County Regional Planning Commission (RPC) has approved the Preliminary Plat. The Stage 3: PUD Final Site Plan shall be reviewed for conformance to all required conditions of Stage 1 and Stage 2. After the PUD Final Site Plan is approved, a Record Plat may be submitted to RPC for approval. After the Record Plat has been recorded, the Clearcreek Township Zoning Inspector can issue permits. Therefore, the Stage 3 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 3 approval consideration.

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SEC. 13.05(C)(1)(a) The PUD Final Site Plan Submittal

- (1) Applications for the Stage 3: PUD Final 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).
- (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).
- (3) The application shall be accompanied with all amended forms, drawings, maps, and additional information included or as required by the Clearcreek Township Board of Trustee Resolution for Stage 2.
- (4) Applicant shall submit responses as to how the Stage 1 and Stage 2 PUD conditions of approval have been satisfied.

SEC. 13.05(C)(2) Stage 3: PUD Objectives

(a) The Stage 3: PUD Final Site Plan objective is to further refine the Stage 2: PUD Preliminary Site Plan into a finalized Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:

- (1) A finalized list of uses permitted within the PUD are defined.

- (2) The exact locations, types, heights, materials, and designs of such uses are finalized.
 - (3) All use-specific standards that apply to the permitted uses are finalized and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence.
 - (4) The maximum density or intensity permitted within the PUD is finalized.
 - (5) The exact amount and location of open space/recreation areas are finalized.
 - (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 defined and the acreage is finalized.
 - (7) The exact location of all impervious surfaces for non-residential building areas, parking and truck loading areas with ingress and egress drives are finalized.
 - (8) The exact location(s) and a submitted timeline of all of the proposed development's amenities are finalized. **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 depending on the distribution, number, and location of amenities in the PUD as a whole.*
 - (9) The exact location and size of all signage are finalized.
- (b) Additionally, the Stage 3: PUD Final Site Plan shall:
- (1) Conform to the approved Stage 2: PUD Preliminary Site Plan as revised or amended by the Clearcreek Township Board of Trustees.
 - (2) Conform to all applicable regulations set forth herein.

SEC. 13.05(C)(3) Stage 3: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 3: PUD Final 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) All requirements established as part of the approved Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan have been satisfied.
- (b) All requirements of the Zoning Resolution that have not been varied as part of the Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan have been satisfied.
- (c) When phased, the proposed Stage 3: PUD Final Site Plan for the individual phase of the overall PUD is consistent with the approved Stage 1: PUD Concept Plan and Stage 2: PUD Preliminary Site Plan.

- (d) Any part of the PUD not used for structures, parking and loading areas, public improvements, streets, or walkways shall be landscaped, improved for the purpose intended, or returned to and maintained in a natural state.
- (e) The internal streets and thoroughfares conform to the approved Stage 2: PUD Preliminary Site Plan.
- (f) The amenities that are part of the submitted phase are scheduled to be constructed concurrently with that phase.
- (g) The Stage 3: PUD Final Site Plan is consistent with the intent and purpose of the Clearcreek Township Zoning Resolution, Clearcreek Township Board of Trustee Resolutions, and promotes the protection of public health, safety, morals, and general welfare of Clearcreek Township.
- (h) The comments and recommendations received from the Warren County departments as well as representatives of federal and state agencies have been satisfactorily addressed.
- (i) The following Stage 3: PUD Final Site Plan documents have also been satisfied:
- (1) All necessary legal documentation relating to the incorporation of a homeowners' or property owners' association for residential PUDs or other similar associations for non-residential or mixed use PUDs, have been submitted and approved as part of the PUD Final Site Plan. Such legal documentation has demonstrated how the common open space will be permanently maintained.
 - (2) Copies of any restrictive covenants or agreements that are to be recorded have been submitted.

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Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.

 2/27/24
Applicant Signature Date



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February 26, 2024

Staffco, Inc. PUD Stage 3 Narrative

Staffco, Inc. is submitting an amendment to the PUD Stage 3 Final Site Plan Review application. The original PUD Stage 3 for the subject site was approved in 2023 by Clearcreek Township.

The subject property is located at 9850 Clearcreek Franklin Road, Miamisburg, OH 45342 on 13.93 acres with Parcel ID's 04151010090 (9.54 acres in Clearcreek Township, Warren County), 04163000010 (0.53 acres in Clearcreek Township, Warren County) and K45026010038 (3.86 acres in Miami Township, Montgomery County).

The original PUD Stage 3 for the subject property included 23 proposed RV and Boat storage buildings, with each building having 7 storage units. The buildings were all shown to be 100'x45' (4,500 SF). The original PUD Stage 3 plans included 28% open space on site, which exceeded the requirement of 25% open space.

Staffco, Inc. is proposing to change the building footprints of all but 8 buildings. With this amendment, Staffco, Inc. is proposing eight (8) buildings to be 100'x45' (4,500 SF), three (3) buildings to be 100'x80' (8,000 SF), and nine (9) buildings to be 100'x30' (3,000 SF). The amendment totals 22 new buildings. Similarly to the original application, each building will include 7 storage units. With this amendment, the total open space equates to 2.57 acres, or 27%, which exceeds the requirement of 25% open space.

Development of this project is to begin upon necessary approvals from Clearcreek Township, Warren County, and Montgomery County. This project will be completed through 5 phases. All open space will be maintained by Staffco, Inc.

All other zoning requirements from the original PUD Stage 3 application are met with this amendment.



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Clearcreek Township Zoning Commission

February 28, 2024

Re: 9850 Wood Rd Property

Dear Mr. Palmer,

The following is an update on the items that were agreed upon in the Nove 6th 2023 meeting:

- 1) Culvert for temp road has been installed. (I can bring pictures to meeting for commissioners)
- 2) Gate for temp road has been purchased and will be installed by end of week 3/8/24. (I can bring pictures to meeting for commissioners)
- 3) Gate in the security fence has been established but not installed yet. Fence contractor waiting for site to dry up prior to installation. (I can bring pictures to meeting for commissioners to review)
- 4) Western street buffer. We have contracted with Tree Line Landscape located at 643 Mears Dr. Miamisburg OH 45342 to remove the existing landscape, regrade the earth berms and reinstall the landscaping. They plan to do this work as weather permits and it will be one of their first projects of the spring.
- 5) Bonds: Per our discussion 2/27/24 I need to know who my bonding company needs to contact to get bonds in place with Clearcreek Township and Warren County. I don't see an issue having those in place prior to 6/1/24.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Stafford', is written over a horizontal line.

Jon Stafford