

Centerville City Council
Work Session Meeting
October 27, 1997

TIME: 6:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers James Singer
James Reppert
Brooks Compton
Susan Lienesch
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Assistant to the City Manager Kelly Fackel

Council Candidate George Smith

Representatives for Woodbrooke Lakes:

Paul Tritch, Novice Corporation
Gary Smart, Union Savings Bank
Tom Silverii, Property Owner
George Shaw, Shaw Weiss & DeNaples
Susan Chan, Novas Corporation
John Chambers, Attorney with Coolidge Wall Womsley & Lombard

Mr. Feverston reviewed a Major Use Special Approval Application filed by the Chardonay Development Corporation for the development of a 41 acre tract of land on Alexandersville-Bellbrook Road, more particularly known as Chardonay Valley. Proposed is the construction of a planned single family residential development on the subject property zoned R-PD, Residential Planned Development, to provide for the construction of 130 units at a density of 3.5 units per acre. Mr. Feverston located the property on a map and identified adjacent zone classifications and land uses. He reviewed the original Record Plan previously approved for Chardonay Valley and the revised plan for Woodbrooke Lakes which includes most of the land originally encompassed by Chardonay Valley plus additional acreage. Existing streets in Chardonay Valley will be reconstructed to meet City Standards. Streets in the development will be public streets with widths of 21 feet and 24 feet back to back of curb. Mr. Feverston showed examples of the type development being contemplated. He

advised that the Planning Commission, by unanimous vote, recommended approval of this Major Use Special Approval Application, subject to the following conditions:

1. Special consideration be given to the existing 10 houses that were constructed as a part of the Chardonay Valley condominium development with regard to building setback and lot width. All building setbacks shown on the development plan must accommodate all portions of the existing house including their decks as prescribed by the Zoning Ordinance.
2. All undeveloped lots shall incorporate the following minimum requirements:
 - a. A minimum lot width of 60 feet;
 - b. A minimum front yard of 8 feet for all lots fronting Linden Terrace or Elm Leaf Terrace;
 - c. A minimum front yard of 12 feet for the four (4) infill lots on Chardonay Drive;
 - d. A minimum front yard of 22 feet for all other lots;
 - e. A minimum rear yard of 20 feet;
 - f. All building setbacks shall be established outside of any access, utility, drainage or any other easement subject to approval by the Planning Department.
3. All undeveloped lots shall provide a minimum of 5 off-street parking spaces including 2 garage spaces where on-street parking or additional parking is not provided subject to approval by the Planning Department.
4. All undeveloped lots shall provide a minimum driveway length of 22 feet from the back of the curb, excluding any sidewalk, subject to approval by the Planning Department.
5. In 1988, temporary improvements to Alex-Bell Road were made and right-of-way was dedicated as a part of the Chardonay Valley development. An escrow was also established in-lieu-of requiring the developer to make an improvement to Alex-Bell Road across the entire frontage of their property that included an additional lane of pavement, a sidewalk, curb and stormwater drainage. The amount escrowed shall be re-evaluated to determine its adequacy in 1997 dollars.
6. All streets proposed for this development shall be public streets. Chardonay Drive and Overview Drive are currently private streets. The design of all proposed streets and the redesign of the existing private streets, specifically the roadway width, must be approved by the Planning Commission and City Council. The stormwater drainage system must be redesigned to eliminate the reverse crown on the existing streets.
7. All landscape islands proposed for this development and the landscape island that exists on Chardonay Drive at Alex-Bell Road shall be established as reserve areas that are owned and maintained by the homeowners association and are situated outside of any public right-of-way.

8. The parking spaces located along Elm Leaf Terrace shall be maintained by the homeowners association.
9. The tangency of each leg to the four-way intersection shall be increased subject to approval by the City Engineer.
10. Additional information regarding stormwater drainage shall be provided with the master plan that more precisely delineates the 100 year storm. In this specific case, given the topography of the site, the flow rate of the existing tributary through the site, the proximity of the existing homes to the retention basin and the proximity of proposed houses to the existing and proposed retention basins, the 100 year storm boundary must be precisely located.
11. The bridge on Overview Drive and the street itself must be designed to be completely above the 100 year storm elevation.
12. Additional public right-of-way shall be dedicated at the western edge of this development from Overview Drive to extend south and attach to the B-PD zoned land.
13. All street names shall be subject to approval by the Planning Department.
14. The treatment of the edge along the retention pond shall be subject to approval by the City Engineer.
15. The Centerville-Washington Park District has requested a fee-in-lieu of parkland dedication be required for this development in the manner approved for Chardon Valley. Credit would be given for the 8 houses where this fee-in-lieu has been paid and for the private open space (recreation area) shown on the plan.
16. The design of the recreation center buildings shall be submitted to the Planning Commission for approval.

John Chambers, Attorney representing the applicant, pointed out that the plan for Woodbrooke Lakes will relieve Chardon Valley from its faulting position over the past several years. The current property owners in Chardon Valley are much in favor of the proposed development. Mr. Chambers identified steep slopes and unusual topography making the development of the subject property difficult. Extra retention has been built into the plan beyond that which is required. Mr. Chambers located on the plan a two acre recreational center within the development.

Upon questions of Mayor Beals, Mr. Chambers advised that due to the steep slope of the land along I-675 involved in this development, residents will not be disturbed by traffic noise. Sidewalks will be put in place to serve most of the residents in the development.

In answer to a question of Mr. Reppert, Mr. Chambers advised that setbacks for undeveloped lots between existing homes will be the same.

Mayor Beals proposed a Council Retreat in Sharonville, the first or second Friday and Saturday in February, 1998. Arrangements will be made for a tour of the Convention Center on Friday with lodging for Friday evening at the Marriott Hotel.

Mr. Horn reported that planning continues with the environmental review for the widening of Alex-Bell Road from Loop Road to Wilmington Pike. Property on the south side of Alex-Bell Road east of Loop Road, at the bottom of the hill, will soon be "for sale". In consideration of the anticipated right-of-way that will be needed from this property, he suggested that the City discuss the purchase of said property at this time. The purchase price of the property at this time could be less than the cost to acquire right-of-way at a later date. The City has requested an appraisal of this particular property. Discussion followed relative to how this structure would be used by the City in the future; would it or could it be demolished? Mr. Horn suggested that the purchase of said property be further discussed by City Council when the appraisal has been received.

Mr. Horn brought attention to the fact that perhaps a permit fee should be charged for the installation of a fence now that approval and an inspection of a fence is required. Discussion followed relative to the amount to be charged, an amount to cover costs incurred by the City. Council concurred that a permit fee of \$20.00 be charged for a permit to construct a fence.

Mr. Horn brought attention to an Ordinance drafted by Municipal Attorney Robert Farquhar to provide additional regulations relating to the spreading of contagions. He also suggested that consideration be given to an amendment to the Ordinance recently passed by City Council which took commercial entertainment out of B-2 and placed it in B-PD zone classification. He recommended that the Ordinance be amended to include a distance requirement for such an establishment to be located from a residential area. Council concurred that City Staff move forward with the final drafting and introduction of both Ordinances.

Councilmember James Singer entered the meeting at this time.

Representative Robert Corbin was present at this meeting to discuss with Council issues relative to school funding by the State of Ohio. He outlined events which took place which led to its present status and what he believes the plan should be.

Upon question of Mayor Beals, Mr. Corbin explained the effect on schools in various areas of the State of Ohio when utility de-regulation takes place.

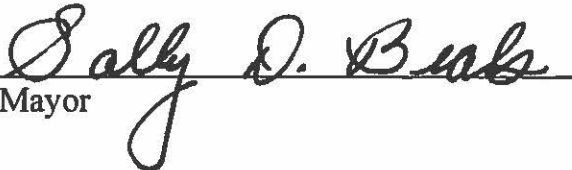
In answer to a question of Mr. Singer, Mr. Corbin advised that he is not aware of any discussion at the State level relative to the regulation of monopole towers.

Bill Serr, Executive Director of Lutheran Social Services of the Miami Valley, and Ed Rogerson, Oak Leaf Homes, were present to review for Council a conceptual plan for the construction of a new retirement community on property owned by Great Traditions Land and Development, Yankee Development Group and property owned by the City of Centerville which will be purchased by Yankee Trace Development. Mr. Feverston located the subject property on a map, being situated north of the current Yankee Trace golf and residential community and north of the swim and tennis center. Mr. Serr outlined services provided residents at Bethany Lutheran Village and his projections for need in the future. Proposed for this location is a satellite community for independent living in the area of a planned residential community. Mr. Rogerson showed a character sketch of the community. He reviewed the Site Plan for 42.7 acres of land included in parcel 22A and 22B upon which would be constructed 216 units at a density of 6.0 units per acre. Proposed is a mixture of singles, duplexes and triplexes. Mr. Horn identified issues with which City Staff have concern. Discussion followed relative to the width of streets, all streets being private, and with limited access from this development onto the spine road. Councilmembers expressed concern with the assisted living facility being incorporated into the area of Yankee Trace, with the 6.0 proposed density, and stressed the importance of all standards required in the Yankee Trace development being applied in this case. Mr. Singer suggested that this plan be discussed with Great Traditions to ascertain consistency with their overall plan.

Developer Charles H. Simms was present to review with City Council a proposed development plan for the Weller Farm located on the east side of Clio Road, north of Centerville Station Road. The plan includes 24 acres to provide for 30 single family lots and 56 condominium homes. A rezoning would be required for approximately 10 acres to R-PD in order that the condominium homes could be constructed. Mr. Feverston located the subject property on a map and identified adjacent zone classifications and land uses. Mr. Simms explained that single family would not be desirable along Clio Road in consideration of adjacent zoning and the market place. Discussion followed relative to the percentage of land in the City of Centerville developed as multi-family and the percentage developed as single family residential. Concern was expressed with the need for less multi-family development in the City of Centerville.

Mayor Beals advised that the International Women's Air and Space Museum will be leaving the City of Centerville.

Approved:


Mayor


Marilyn J. McLaughlin
Clerk of Council