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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, August 4, 1986 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman James Singer and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Brooks Compton
 Councilmembers Bernard Samples
 James Singer
 J. V. Stone
 Jeffrey Siler
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab
 City Engineer Karl Schab
 Administrative Assistant Stephen King

Mayor Heintz advised that Councilman Charles Taylor would not be present at this Meeting. Mr. Siler moved that Mr. Taylor be excused from this Meeting. Mr. Singer seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 14-86 ZONING ORDINANCE AMENDMENT
 ST. ELIZABETH REZONING

The Public Hearing was held concerning Ordinance Number 14-86, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 74.9528 Acres More Or Less, From Centerville R-1 Classification To Centerville Entrance Corridor Classification. Mr. Schwab reviewed this Rezoning Request submitted by St. Elizabeth Corporation for property located along the south side of Centerville Station Road, approximately 30 feet east of the intersection of Clyo Road with Centerville Station Road. He located the property on a map and outlined adjacent land uses. Following the Public Hearing before the Planning Commission, the acreage was changed from the original request to exclude that land being negotiated for park purposes between St. Leonard Center and the Centerville-Washington Park District; this change as agreed to by all parties involved, was made to the Ordinance before submittal to the City Council. The Planning Commission, by unanimous vote, recommended approval of this Rezoning to City Council based upon the following:

1. The Comprehensive Plan designates this particular area in question as quasi-public or private land use (retirement center).
2. The Policy Plan adopted by the City states that the area should be "maintained as predominately low-density single-family residential, with open space for community use and environmental preservation". It further states that the community services objective should "cooperate with administrator/owners of facilities providing for the special needs of elderly citizens. Monitor demographic trends to assure that the City will remain

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responsive to the needs of an increasing population of older residents".

Mr. Robert Schuster, resident of St. Leonard Center, identified Centerville as a kind and gentle town, this is the best conceived plan for space and resource utilization he has even seen made possible by the Franciscans. On behalf of other residents at St. Leonard's, he endorsed the passage of this Rezoning Request.

Dr. Brian Forschner, Director of St. Leonard Center, explained this combined effort between St. Elizabeth Corporation and St. Leonard Center to provide a complete health care facility for the older Americans in the Centerville Community. Offered will be a broad spectrum of services for individuals of all faiths and economic levels. He identified St. Leonard's as a service center, outlining services currently being rendered and those that will be offered in the future.

Mr. Howard Houser, cottage resident at St. Leonard's, emphasized the need for the proposed health care center and apartments at the Center. The apartments are needed to accommodate couples who can no longer maintain cottages, the health care center will satisfy special needs of the elderly. He identified people at St. Leonards as very caring individuals. Mr. Houser encouraged the passage of this Rezoning.

Gerty Kalthoff, resident at St. Leonard's, pointed out the fact that property values are judged by the excellence of the Centerville schools. The Center provides a fine place to live for the grandparents of these children.

Mr. William Hagan, 7006 Cherbourg Place, outlined his service on the St. Leonard's Advisory Board for the Franciscans to determine the best use of their land in the future. He explained how this very defined plan began and has progressed to today's development. He solicited City Council's support of this issue.

Mr. Robert Metz, new resident at St. Leonard's, compared other facilities with St. Leonard Center; St. Leonard's will be number one when it is completely developed, its leadership is strong, the administration and staff is excellent and efficient.

Virginia Frissel, resident at St. Leonard's, emphasized the need for the type of health care center proposed by St. Elizabeth's; people with illnesses requiring special attention get this from care and loving people at St. Leonard Center.

Upon question of Mr. Compton, Mr. Schwab clarified the fact that the total acreage contained in the Rezoning Request (121.083) will be rezoned R-PD by the new Zoning Ordinance on September 16, 1986. The Ordinance in question at this Meeting rezones only 74.9528 of this land to E-C. Mr. Robert Feldmann, Superintendent for the Centerville-Washington Park District, explained that the 46.1302 acres not included in the proposed Ordinance is that land being negotiated for park purposes. This deletion has been agreed to between St. Elizabeth's, the Park District and the City Planning Commission in order not to affect property values at this time.

Mr. Siler sponsored Ordinance Number 14-86, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning

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Ordinance By Rezoning 74.9528 Acres More Or Less, From Centerville R-1 Classification To Centerville Entrance Corridor Classification, and moved that it be passed. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

ST. ELIZABETH CORPORATION CONDITIONAL USE-ST. LEONARD CENTER

The Public Hearing was held concerning a Conditional Use Request filed by St. Elizabeth Corporation to develop a Continuing Care Retirement Community on a portion of that land rezoned to E-C at St. Leonard Center, 8100 Clyo Road. Mr. Schwab reviewed this Request to construct 82 rental elderly apartments, 240 life care elderly apartments, 30 personal care apartments and a 120 bed nursing home in three phases. He also reviewed a conceptual plan for the eventual development of the entire tract which will include the construction of 54 garden cottages, this proposal will be submitted sometime in the future. The Site Plan under consideration at this time includes a boulevard entrance into St. Leonard's off Centerville Station Road and one off Clyo Road. Mr. Schwab advised that a Revised Plan has been received which lowers the roof line of the Commons building and angles the northeast wing of the apartment building so that a setback of 390 feet will be maintained from the eastern property line abutting the existing single family residential properties. The Planning Commission, by unanimous vote, recommended approval of this Conditional Use Request to City Council subject to the following conditions:

1. That the property be rezoned to the Entrance Corridor zoning district.
2. Forty-three (43) feet of right-of-way from the centerline of Centerville Station Road across the entire front of the property shall be dedicated to the City.
3. Forty-three (43) feet of right-of-way from the centerline of Clyo road across the entire front of the property shall be dedicated to the City, with the exception that the intersection of Clyo Road and Centerville Station Road the dedication shall increase to sixty-six (66) feet in width from the old centerline of Clyo Road tapering to the forty-three (43) foot width at a point 700 feet south of the intersection.
4. All boulevard roadways shall be constructed as two-lane roadways east of the drive to the existing cottage development as a part of Phase I and shall be completed in their entirety as a part of Phase II.
5. The northeast drive that intersects with the main boulevard roadway accessing the Phase II Commons building from Centerville Station Road shall be a boulevard for a short section that tapers from the intersection to the shown two-lane roadway.
6. A minimum 90 foot in diameter turn-around shall be required in the roadway at the back of the Phase I Independent Living Rental Apartments and at the roadway at the back of the Phase II Commons building.
7. Vehicular turning radii at all intersections shall be a minimum of 45 feet.
8. All proposed street names shall be approved by the City

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Planning Department.

9. Pedestrian access to Seminary View Drive shall be provided.

10. A revised plan of sidewalk locations shall be approved by the City Planner which more completely ties together both the internal sidewalk network and links this internal sidewalk network to the public sidewalks adjacent to the project area.

11. The northeast three-story wing of the Phase III development housing 51 life care apartments shall be located no closer than 390 feet from the eastern property line abutting the existing single-family residential properties. Redesign of the wing to extend a portion of it to north shall be an acceptable site plan change to satisfy this condition.

12. A detailed landscape plan approved by the City Planner shall be submitted. This plan shall include evergreen screening in the landscape buffer (75 foot building setback area) along the east side of the property adjacent to the existing single-family residences. The existing evergreen trees along the south side of Centerville Station Road shall remain with the exception of the roadway access areas to the property. Consideration should be given to developing the eastern buffer line prior to development if possible and to work with the developer on that issue.

13. Any courtyard which will be totally enclosed must be made accessible by at least a three (3) foot wide gate.

14. Final building elevations of all buildings shall be approved by the City Planning Department.

15. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

16. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

17. The plan for all exterior lighting shall be subject to the approval of the City Planner.

18. Dumpster location and screening shall be subject to the approval of the City Planner.

19. A revised plan for the retirement community shall be approved by the City Planner which incorporates all the above requirements.

20. The streets within the development shall be required to be constructed to City specifications except in roadway width.

Mr. Schwab recommended that one additional condition be added: that separate left turn lanes shall be constructed by the developer along Clyo Road and Centerville-Station Road at the access drives to the development; the City Engineer shall approve the design of these improvements.

Dr. Forscher introduced Civil Engineer Brad Judge, John Judge Engineering, and Architect Roger Schutte, both present to answer any questions concerning the proposal.

Upon question of Mr. Thomas Haggerty, 1262 Centerville Station Road, Mr. Schwab advised that sidewalk along Centerville Station Road would be installed at the time the roadway is widened and the northern portion of this development is constructed. Discussion followed relative to the need for some

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type sidewalk along Centerville Station Road and for the present sidewalk along Clyo Road to extend to the new entrance off Clyo Road. Dr. Forschner suggested that perhaps sidewalk be put in place along Centerville Station Road in a timely fashion with the construction of the northern portion of the project, to be worked out with the City Planner. He agreed that traffic signalization should be installed on Centerville Station Road when the time is appropriate.

Upon question of Mayor Heintz, Dr. Forschner advised that screening along the east property line will be put in place prior to construction if financially feasible. Mr. Samples suggested that the developer be required to put the screening in place prior to or concurrent with the construction of that area.

Mr. Compton moved that the Conditional Use Request submitted by St. Elizabeth Corporation to develop a continuing care retirement community at St. Leonard Center, be approved as recommended by the Planning Commission subject to their recommended conditions; subject to the Revised Plan which lowers the roof line of the Commons building and angles the northeast wing of the apartment building to provide a setback of 390 feet from the east property line; subject to left turn lanes being constructed by the developer along Clyo Road and Centerville Station Road at the access drives to the development, the design of which shall be approved by the City Engineer; subject to evergreen screening along the east side of the property adjacent to the existing single-family residences shall be put in place concurrently with the construction of the project itself; subject to sidewalk of a temporary nature shall be installed along the east side of Clyo Road where it dead ends at the Y south to the entrance and exit into St. Leonard Center; and subject to sidewalk along the south side of Centerville Station Road, from the entrance and exit into St. Leonard Center west to Clyo Road shall be put in place in a timely manner as determined by the City Planner. Mr. Samples seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

Approved:

Shirley F. Heintz
MAYOR

ATTEST:

Wanda J. McLaughlin
Clerk of Council