

# RECORD OF PROCEEDINGS

BAYTON LEGAL BLANK CO. 10111

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, August 18, 1986 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, City Chaplain, 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 Charles Taylor
- Bernard Samples
- Jeffrey Siler
- James Singer
- Clerk of Council Marilyn McLaughlin
- City Manager Darryl Kenning
- City Planner Alan Schwab
- Service Director Richard Bishop
- City Engineer Karl Schab
- Director of Finance William Bettcher
- Chief of Police William Lickert
- Municipal Attorney Robert Farquhar
- Administrative Assistant Stephen King

Mayor Heintz advised that Councilman J. V. Stone would not be present for this Meeting. Mr. Compton moved that Mr. Stone be excused from this Meeting. Mr. Siler seconded the motion. The motion passed by unanimous vote of City Council.

The Minutes of the following Meetings had been distributed prior to this Meeting:

- Council Meetings - July 21, 1986.
- August 4, 1986.
- Council Work Session Meetings - July 14, 1986.
- July 21, 1986.
- July 28, 1986.
- August 4, 1986.
- August 11, 1986.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Compton seconded the motion. The motion passed unanimously; however Mr. Taylor abstained from the Minutes of the August 4th Meetings.

Mrs. McLaughlin announced the receipt of a Notice of Intent to Appeal a decision rendered by the Board of Architectural Review to deny a request submitted by Fair Exchange to install a bay window in the building located at 49A South Main Street. The formal Appeal has not been received within the time period required for such filing.

Mayor Heintz advised that a letter has been received from the Ohio Department of Mental Retardation and Developmental Disabilities in reference to the renewal of a license for the operation of a family home for residential care of eight mentally

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retarded and/or developmentally disabled women at 9525 Sheehan Road in the City of Centerville. Anyone wishing to submit comments should do so before August 22, 1986, they will be reviewed with careful consideration.

Mr. Kenning, during his City Manager's Report, announced the following:

The extension of Clyo Road is progressing well, the Contract completion date of October 1, 1986 will be met. Sidewalk and bikeway are currently being installed.

On Tuesday, August 26, 1986 school begins in Centerville, he reminded motorists to drive with caution.

Upon question of Mayor Heintz, Mr. Schab advised that the opening date of I-675 will be near the end of this year.

As suggested by Mr. Compton, Mr. Kenning explained the fact that the Bigger Road improvement was contracted by the State of Ohio in conjunction with the installation of I-675. The roadway and maintenance of the median are the responsibility of the State of Ohio and the Contractor.

#### HILLS DEVELOPERS, INC. CONDITIONAL USE

The Public Hearing was held concerning the Conditional Use Application submitted by Hills Developers, Inc. to develop a residential condominium community at the northwest corner of Alexandersville-Bellbrook Road and Bigger Road in the City of Centerville. Mr. Schwab reviewed this request to construct 456 residential multi-family condominium units on 57.297 acres of land at a density of 7.96 units per acre. The Plan submitted includes 879 open parking spaces, 138 covered spaces for a total number parking spaces of 1017. Mr. Schwab reviewed adjacent land uses: being bounded on the north by Clyo Road extension and the west by the Greenbrier Commons condominium development. The proposed plan includes a lake for storm water retention and aesthetic purposes, 20 two and three story condominium buildings, recreational facilities, 2 accesses off Bigger Road and 1 access off Clyo Road. The main roadways traversing through the development from Clyo Road to Bigger Road will be public dedicated streets. Evergreen screening will be provided between this development and Greenbrier Commons. Mr. Schwab reviewed Planning Commission's unanimous vote to recommend approval of this Conditional Use to City Council subject to the following conditions:

1. Sixty feet of right-of-way from the centerline of Alexandersville-Bellbrook Road across the front of the property shall be dedicated to the City.
2. The major internal streets within the development that connect the two vehicular access drives to Bigger Road and the access drive to Clyo Road shall be public dedicated streets constructed in accordance with the City Subdivision Regulations.
3. All private streets shall be constructed to standards contained within the City Subdivision Regulations excepting

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width.

4. The centerline of the southernmost driveway onto Bigger Road shall match the centerline of the driveway on the east side of Bigger Road approximately across from it.

5. The median on Bigger Road shall be altered by the developer at both driveways onto Bigger Road to provide left-turn lanes to each side of Bigger Road at these locations. The City Engineer shall approve the design of these improvements to Bigger Road.

6. The spacing between the Clys Road access into the project and the intersection of the first internal street with that access roadway shall be increased significantly.

7. At the northernmost entrance road from Bigger Road, the first "Y" intersection parking lot access to the south shall be relocated at a centralized location further west and shall be a 90 degree intersection.

8. Emergency vehicular access to Norwich Lane shall be provided. The emergency access road shall be a 20 foot wide asphalt lane capable of supporting a 75,000 lbs/square foot load and blocked by a locked gate (openable by bolt cutters) at the end of Norwich Lane.

9. A minimum 90 foot in diameter turn-around shall be required at the end for each parking area with a dead-end exceeding 300 feet in length.

10. All proposed street names shall be approved by the Washington Township Fire Department.

11. Pedestrian access to Norwich Lane shall be provided.

12. 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.

13. Each sidewalk abutting a parking space shall be a minimum of 6.5 feet in width.

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

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

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

17. Garages shall be setback a minimum of 50 feet from Clys or Bigger Road.

18. Buildings shall be setback a minimum of 30 feet from all internal streets within the development.

19. Dumpster location and screening shall be subject to the approval of the City Planner. Dumpsters shall not be located in the 50 foot minimum front yard along Clys Road or Bigger Road.

20. A detailed landscape plan approved by the City Planner shall be submitted. Earth berm and landscaping shall be required along Clys Road and Bigger Road.

21. A revised plan for the development shall be approved by the City Planner which incorporates all the above requirements.

Mr. John Koverman, Attorney for the Applicant, introduced

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members of Hills Developers, Inc. and identified his client as a family company developing primarily in Cincinnati and northern Kentucky. The residential condominium development proposed for Centerville will be constructed over a five year period and will be strictly for sale units. He pointed out the fact that the property in question is bounded on the south by State Route 725, on the east by Bigger Road and on the north by Clio Road, thus surrounding it by major arterial roadways. Hills Developers, Inc. believes that this project will be compatible with the surrounding area. Mr. Koverman advised that his client will construct additional garages if they are desired. The cost of the units in this development, depending upon location, will range from the high 50's to the low 70's, the units are located on one floor, the floor area being approximately 1,100 square feet, designed for singles, retired couples, and couples with no or few children. Mr. Koverman believes that this development will generate the future tax base needed in the Centerville City School System. Mr. Koverman compared the density of 7.96 units per acre requested for this development with other developments in the City of Centerville; 70 percent of the land will be lake and green space. Mr. Koverman offered his client's concurrence with all conditions recommended by the Planning Commission.

Mr. Joe Theil, Architect and Planner representing the Developer, described the various characteristics of the property in question: tree lines have been established, major roadway system has been utilized, and the topography of the site has been utilized. Architectural interest has been created by varied roof lines. Mr. Theil reviewed the construction schedule, designed to eliminate the traversing of construction traffic through the finished portions of the project.

Mr. Ralph Martin, Trustee of the Greenbrier Commons Unit Owners' Association, was present to express the following concerns of the Association:

1. They are opposed to the density of 7.96 units per acre, they propose the density being that which has been determined in the new Zoning Ordinance for the City of Centerville.
2. They are opposed to a gate being located on Norwich Lane separating their development from the proposed development. They see no need for any type of extension of Norwich Lane. Mayor Heintz explained the fact that this requirement has been established by the Washington Township Fire Department.
3. They are concerned with a development containing a large number of open parking areas rather than garages.
4. They want assurance that the buffer between the two developments will definitely be required. Mr. Schwab advised that the submittal of a detailed landscape plan has been recommended by the Planning Commission. A detailed screening plan could become a requirement of City Council.

Mr. Martin expressed the Association's pleasure that being proposed for the property in question is a residential development plan.

Mr. Koverman explained the fact that the connection of Norwich Lane and the gate as requested by the Fire Department has been done in order to accommodate Greenbrier Commons at a time of

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emergency.

Mr. Herbert Brown, resident of Greenbrier Commons, reinforced the concerns expressed by Mr. Martin.

Mr. Robert Johnson, 1308 Glastonbury Lane, in consideration of the foregoing concerns expressed, wonders if this development is a good complex for Centerville.

Mr. Koverman pointed out the fact that the proposed development meets or exceeds all requirements of the City of Centerville.

Mayor Heintz, while recognizing this as a well planned development with green space and water, expressed concern with the density proposed. She reviewed the density of condominium developments in Centerville over the past several years resulting in an average of 6.1 units per acre. She brought attention to the Policy Plan adopted by the City in 1984 and the new Zoning Ordinance just recently passed, which both reflect a density of 6 units per acre in multi-family and condominium developments.

Upon question of Mr. Compton, Mr. Koverman advised that the units proposed in Centerville are basically the same as have been constructed by Hills in the Cincinnati area. Mr. Compton, while recognizing those constructed in Cincinnati as very nice units, expressed concern with the density being proposed in Centerville.

Mr. Taylor, recognizing this as a good project, expressed difficulty with a density higher than that which is contained in the new Zoning Ordinance, soon to go into effect. Mr. Koverman explained the fact that they are attempting to provide units which will be affordable to a large number of people to live in the Centerville Community.

Mr. Singer indicated his concern with the ratio of multi-family units vs single homes in Centerville; with this proposed addition of 456 units, the ratio will be near 1 to 1. Mr. Koverman pointed out the fact that while these units are being built, single family homes will also be constructed which have not been computed in the totals. The large market today is not in single family housing.

Upon question of Mr. Siler, Mr. Schwab verified the fact that the access to Norwich Lane via gate for emergency situations has been requested by the Washington Township Fire Department. The original concept for Norwich Lane has been that it extend to the east to Bigger Road and to the west to Clyo Road.

Mr. Samples expressed his concern with the density, he believes that 6 units per acre as included in the Policy Plan and Zoning Ordinance is reasonable.

Mr. Compton moved that the recommendation of the Planning Commission relative to the Conditional Use Request submitted by Hills Developers, Inc., be overturned and that said Application be denied to construct a residential condominium community at the northwest corner of Alexandersville-Bellbrook Road and Bigger Road in the City of Centerville. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

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Approved: Shirley F. Keeney  
Mayor

ATTEST:

Marilyn J. Daugherty  
Clerk of Council