

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 5, 1986

TIME: 8:00 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Bernard Samples
James Singer
Jeffrey Siler
Charles Taylor
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Intern Michael Haverland

Mr. Schwab reviewed for Council a Request for Rezoning filed by Lutheran Social Services of the Miami Valley for the change of approximately 83.9 acres of land zoned Washington Township R-4 and SU to Centerville EC zone classification. Mr. Schwab located the property on a map being situated along the west side of State Route 48 (Far Hills Avenue) opposite the intersection of Fireside Drive and State Route 48. The City Staff recommended approval of this Rezoning Request to the Planning Commission based upon the following facts:

1. The City Master Plan designates quasi-public or private land use of this parcel. The elderly housing retirement complex expansion is in accordance with this land use designation.

2. The City Policy Plan directs the City to cooperate with administrator/owners of facilities providing for the special needs of elderly citizens. Monitor demographic trends to assure that the City will remain responsive to the needs of an increasing population of older residents.

Mr. Schwab reviewed the unanimous vote by the Planning Commission to recommend approval of this Request to City Council.

Mr. Schwab reviewed a Conditional Use Request filed by Lutheran Social Services of the Miami Valley to construct 32 garden homes for the elderly on approximately ten 10 acres of the land included in their Rezoning Request. The subject land being located at the northwest corner of their property. Proposed is the construction of one story units: 10 single-family, 7 two-family and 2 four-family structures. The Planning Commission, by unanimous vote, recommended approval of this Conditional Use Request to City Council subject to the following conditions:

1. Emergency vehicular access and pedestrian access to Brookway Road shall be provided. The emergency access road shall be a 10 foot wide asphalt lane capable of supporting a 75,000 pounds/square foot load and blocked by a locked gate (openable by bolt cutters) at the end of Brookway Road.

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

3. The plans for water lines and fire hydrants shall be

subject to the approval of the Washington Township Fire Department.

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

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

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

7. A detailed screening landscape plan approved by the City Planner shall be submitted.

Mr. Richard Besson, representing Lutheran Social Services, agreed with all conditions recommended by the Planning Commission but expressed concern with the construction of an asphalt emergency access instead of the use of compacted gravel; this issue should be further addressed during the Public Hearing by Fire Chief Randall Staley.

Mr. Schwab reviewed for Council a Rezoning Request filed by John G. Black Communities, Inc., for a change of approximately 46.25 acres of land located west of Clio Road, south of Alexandersville-Bellbrook Road, from R-O-I zoning classification to EC zone classification. The property is more particularly known as part of the Willard Nearing property. Mr. Schwab reviewed the facts upon which a recommendation of approval by City Staff was based, which was made to the Planning Commission during their Meeting on April 29, 1986:

1. The adjacent railroad has been abandoned which was a major factor in the industrial zoning of this land.

2. Large tracts of vacant industrially zoned land exist within the City.

3. The remaining vacant industrially zoned land would be predominately situated along the I-675 corridor where industrial development would more likely occur.

4. The Entrance Corridor zoning classification would permit more flexibility and control in the development of this unique parcel of land situated in the center of the current City limits.

5. The Entrance Corridor zoning classification would permit consideration to be given by the City to residential development of this land.

The Planning Commission, by unanimous vote, recommended approval of this Rezoning Request to City Council.

Mr. Schwab reviewed a Conditional Use Request submitted by John G. Black Communities, Inc. for the property included in the above referred to Rezoning Request. Two plans have been submitted: one including the purchase of the railroad right-of-way for the construction of 225 single family condominiums on approximately 46.2 acres of land at a density of 4.87 units per acre, and the other for the construction of 210 single family condominiums on 42.2 acres of land excluding the railroad right-of-way at a density of 4.98 units per acre. The proposal includes a public street through the development to eventually link to the existing Zengel Drive. As recommended by the City

Staff, the Planning Commission recommended by unanimous vote to City Council that this Request be granted subject to the following conditions:

1. Deer Run Road traversing the project from Clyo Road toward Zengel Drive shall be a public dedicated street and shall be recorded prior to the issuance of a zoning certificate for this project.

2. Buildings located adjacent to Clyo Road shall be setback a minimum of 50 feet from the right-of-way line.

3. Buildings located adjacent to Deer Run Road shall be setback a minimum of 30 feet from the right-of-way line.

4. Buildings located adjacent to the outside property lines of the tract shall be setback a minimum of 30 feet from that property line.

5. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.

6. The developer shall at his cost construct a Clyo Road median break and left turn stacking lane at the northern entrance drive to the development. The design of this improvement shall be approved by the City Engineer.

7. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one through lane between cars parked on each side of the street.

8. A minimum 78 foot in diameter turn-around shall be required at the end of each roadway cul-de-sac.

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

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

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

12. The fire codes which are in effect at the time of the issuance of building permits are to determine the need of fire walls based on the required amount of separation between buildings.

Mr. Greg Taylor, representing the developer, indicated no objections with the conditions recommended by the Planning Commission.

Following discussion relative to the need for sidewalks in this development, Mr. Taylor emphasized the fact that this is a condominium development; grounds will be maintained by an Association; sidewalks will be constructed on both sides of the dedicated street.

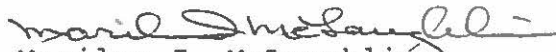
Mr. Schwab reviewed a Record Plan for Interstate Executive Center, to provide for the dedication of Rentz Way as a public street in the Leonard K. Snell Office Complex, located along the east side of Loop Road, north of Alexandersville-Bellbrook Road. The Planning Commission voted unanimously to recommend approval of this Record Plan to City Council subject to the following

conditions:


1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the Developer with the City of Centerville.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. If stormwater retention or detention is provided off-site, then a perpetual easement approved by the City shall be recorded to provide for the use and future maintenance of this stormwater drainage system.

Mr. Schwab briefed Council on conversations with the owner of property located along the east side of South Main Street, south of Chase Drive, relative to the zone change proposed for his property on the new Zoning Map for the City of Centerville. He has requested the opportunity to discuss this matter with City Council during a future Council Work Session Meeting. The majority of Council concurred that this request be granted for the Work Session scheduled for May 12, 1986.

In consideration of current litigations relative to annexation, Council concurred not to pursue annexation petitions at this time.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor

