

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 4, 1986

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Caucus Room and Law  
Library

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

Council briefly discussed the Rezoning Request and Conditional Use Request submitted by St. Elizabeth Corporation for property located at St. Leonard Center, 8100 Clyo Road. Mr. Schwab reviewed a revised Site Plan submitted by the applicant which lowers the roof line on the Commons building and angles the northeast wing of the life care apartments so that a set back of 390 feet is maintained from the eastern property line abutting existing single-family residential properties. Mr. Schwab recommended that a condition of approval be added by City Council that separate left turn lanes 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.

Following the Special Council Meeting held this date, Council re-convened into Work Session to discuss a Conditional Use Request submitted by Hills Developers, Inc., for property located at the northwest corner of Bigger Road and Alexandersville-Bellbrook Road. Mr. Schwab reviewed this Request to construct 456 residential multi-family condominiums on approximately 57.297 acres of land at a gross density of 7.96 dwelling units per acre. Proposed is the construction of two and three story structures, a lake, two entrances off Bigger Road and one entrance off Clyo Road extension. 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 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 representing the applicant, in explaining their application, compared the density of other developments in the area, those having a greater density than 8 units per acre. This density has been chosen as well as the two and three story buildings in order to add character to a very flat area. He brought attention to the fact that the property in question is bounded on three sides by major roadways - Bigger Road, Alexandersville-Bellbrook Road and Clyo Road. The units having approximately 1,000 square feet living area are designed as such to accommodate a market which is not currently satisfied in the City of Centerville.

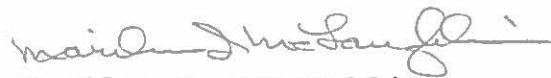
Mr. Stone expressed concern with the high density and the large structures proposed for this development.

Mr. Joe Theil, Architect, described how roof lines and the size of buildings have been varied to add character to the overall development. Approximately 70 to 75 percent of the land will be in green or blue area.

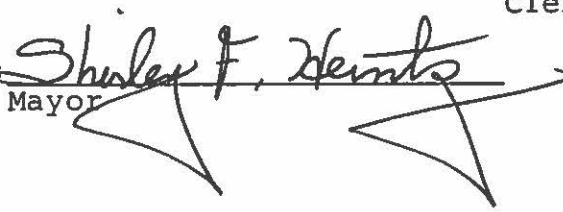
Mr. Koverman advised that these are smaller condominium units not apartment units and should cost between \$60,000.00 to \$70,000.00; they will provide tax dollars to the community while not placing a burden upon the Centerville School System.

Upon question of Mayor Heintz, Mr. Koverman advised that development will take place in three phases and should take between three to five years to complete. His clients agree to all conditions recommended by the Planning Commission. They commit to the maintenance of those areas not under construction.

Mayor Heintz advised that a Grant has been received in the amount of \$15,000.00 for the bikeway along Clyo Road extension. An additional Grant of \$8,000.00 has also been received for bikeway in the future.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor