

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting  
Tuesday, April 28, 2015

Mr. Clark convened the meeting in the Law Library about 6:30 p.m.

ATTENDANCE

Present: Jim Briggs, Jim Durham, Kevin Von Handorf, Robert Muzechuk, Amy Korenyi-Both, Bill Etson and Paul Clark. Also present: City Planner Andrew Rodney, Municipal Attorney Scott Liberman, City Engineer Jim Brinegar, Councilman John Palcher, City Manager Greg Horn, and Assistant Clerk of Council Julie Weaver.

Oberer Development representatives were George Oberer, Jr., Robert Hall and Chris Conley.

Mr. Rodney introduced Jim Brinegar, the new Centerville City Engineer, before stating the purpose of the meeting was a discussion of issues related to the overlay district for the village center at Cornerstone North that had come to the forefront with work on Phase III of the development. Phase III is the area immediately north of Dille Drive and Costco along Cornerstone North Boulevard. The area is zoned B-PD with a Community Center Overlay. Cornerstone Developers felt the Preliminary Development Plan currently in place was not compatible with the overlay district. Recent major site plans had required a number of variances, and the developer wished to discuss how the process might be simplified going forward.

Mr. Robert Hall, spokesperson for Oberer Developers, gave a history of changes to the Preliminary Development Plan that occurred since the original was approved in 2011. The latest changes came in August of 2013 with adaptations made to the village center to accommodate the location of Costco. Mr. Hall enumerated variances that would be required for many of the sites in Phase III. These included exceeding the maximum building setback; having parking, service entrances and loading in the front yard on Cornerstone North Boulevard and the front yard on Village Center Drive; and having more than the maximum number of parking spaces. He asked for a reduction in the required perimeter landscape bufferyard and the elimination of the required bufferyard and landscaping along the south boundary line for Phase III at Costco.

Mr. Hall suggested that options might include the following:

- To design the village center to the overlay standards, realizing the need for multiple variances. However, the developers felt this was not a feasible option.
- To lift the overlay and move forward with what was approved in the amended preliminary development plan in 2013.
- To use a combination of the standards of the approved Preliminary Development Plan and conditions for this Final Development Plan that would define architectural standards, reasonable setbacks, adjusted parking numbers, reduced perimeter landscaping and elimination of the bufferyard adjoining Costco.

Mr. Conley stressed the developers wanted to avoid the need for variances for each major site plan going forward.

Mr. Hall projected a schematic of the park area showing the pond, the amphitheater, walking trails, stone treatments, gathering areas, benches, gazebos and a recently added parking lot north of Costco on the east side of Cornerstone North Boulevard.

When Mr. Hall invited questions from Planning Commission, Mr. Briggs asked for a discussion of the negatives related to lifting the Community Center Overlay. Mr. Rodney said the City would lose control of the standards for building placement, architectural standards, setbacks and landscaping. The requirements would revert to the general development standards for B-PD districts, to the Development Agreement and to the Final Development Plan. Much of the language in the latter two was vague. "High quality construction" was given as an example.

Mr. Liberman stated the Development Agreement did define some of the requirements. He said the Development Agreement would remain in effect for the long-term, but that the developer would have to agree to any changes to the language. Planning Commission or Council could not unilaterally make changes.

Discussion followed concerning the appropriate document for listing architectural standards as a template for elements, such as architectural detail, setbacks, building placement and parking requirements for this particular phase. Mr. Muzechuk asked if there was an existing design standard for reference, such as had been the case for the Lifestyle Overlay for Yankee Trace.

Planning Commission was in agreement that any template would need to give consistency to this Phase and to be enforceable. When the members said a clear vision needed to be defined, Mr. Conley added that the current schematic was only a general vision until specific tenants were signed. Building sizes and configurations would change. He felt that creating a specific master plan was not feasible at this point.

When asked how to move forward, Mr. Liberman said the applicant might start the rezoning process to remove the community center overlay and submit the application for the Final Development Plan concurrently. The Final Development Plan would be contingent upon the rezoning. An agreement on standards could be part of the Final Development Plan. Likewise, Mr. Durham pointed out that a condition should be added so that the rezoning could not be finalized until the Final Development Plan was in place. In this way, the City would maintain control of the standards, and the requirements could be enforced.

The group discussed the time needed for the rezoning. Mr. Conley stated the developer was hoping to have plans in place to begin work on the roadways this fall for grand openings in May or June 2016.

Mr. Clark asked about the new parking area east of Cornerstone North Boulevard and north of Costco added by the developers since the last amendment. Mr. Conley said the

107 spaces would serve those using the park and employees working at night. Some concerns were voiced by Planning Commission.

Due to the time constraints of the regular meeting starting at 7:30 p.m. in the Council Chambers, Mr. Clark closed the work session.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in black ink and is positioned above a horizontal line.

Paul Clark, Planning Commission Chair