

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, September 30, 2014

Mr. Clark called the work session to order shortly after 7:00 p.m.

ATTENDANCE

Present: Mr. Paul Clark, Mr. Jim Briggs, Mr. Kevin Von Handorf, Mr. Robert Muzechuk, Ms. Amy Korenyi-Both and Mr. Jim Durham. Also present: City Planner Andrew Rodney, Councilmember JoAnne Rau, Municipal Attorney Scott Liberman and Assistant Clerk of Council Julie Weaver. Visitors: Mr. Greg Smith, Mr. A. J. Patel, Mr. Chris Conley, and Mr. Paul Howe.

ABSENT: Mr. Bill Etson, Commission member.

Mr. Rodney introduced Mr. Greg Smith of Cornerstone Developers to present a concept for a hotel in Phase IB of the development at Wilmington Pike and Feedwire Road. Discussion centered on the area along Wilmington Pike to the north and west of the proposed village center.

After giving a history of changes to the development plan for this phase, Mr. Smith stated that a three-story hotel along Wilmington Pike, at the village center access, would be a good addition to the area. The hotel on Wilmington Pike—with greater visibility to the public—was important to the mix of businesses in the development. A high quality hotel would contribute to the success of the mixed-use zone by bringing additional customers to restaurants and shops, by not competing directly with other businesses, by adding greater value to the TIF tax base, by providing hospitality tax dollars and by encouraging walkability. In his opinion, a hotel along Wilmington Pike would be a good transition between the height of the single family homes and the background trees; the residential neighbors would be 200-300 feet away to the west. He felt a hotel was a better, quieter neighbor than a restaurant that served liquor and kept late weekend hours. The concern of the hotel chain was visibility. A hotel as proposed in the Preliminary Development Plan, would be harder for the patrons to find, especially at night.

Mr. Patel, representing the hotel, stated he had over 30 years of experience with nicer hotel chains and explained business patrons want security, quiet and good quality. He noted that, unlike restaurants, it was impossible for hotels to move to a better location at a later time. He added that this was an opportunity for the City to obtain income from sources outside the immediate vicinity. He stated that he would not locate his hotel behind the trees inside the ring road.

Mr. Smith proffered that the purpose of the meeting was to find out whether the concept of a hotel along Wilmington Pike would be welcomed, prior to having Mr. Patel spend additional funds for the design of an actual building. He described the hotel and showed pictures of some outdoor patios; he said a putting green was also a possibility.

Mr Conley asked what had changed that using the site approved for a hotel in an earlier version of the development plan now was questioned. He seemed unsure why Council, in the amendment, moved the hotel to the site inside the ring road.

Mr. Durham responded that the plan was changed in order to accommodate Costco, as Cornerstone Developers requested. Because of Costco, the layout and the feel of the entire village center were substantially altered. Angling the Costco orientation and encroaching into the village center overlay hid the area that was meant to be a unique central feature of the development and hampered the wider walkability of site. During a public hearing, Costco representatives clearly stated that the company did not want pedestrians walking from the north along the west side of the building where the auto center is located. Another reason for the change was, with the hotel on the back side of the ring road, people would not have to cross a busy street to enjoy the pond, the amphitheater area and the remaining shops of the downsized village center. Also, it seemed like a good idea to minimize round-the-clock activity for residents directly to the west. Mr. Durham felt that a multi-story hotel along Wilmington Pike was not compatible with the R1-C neighborhood across the street.

Mr. Conley pointed out that the potential occupant had oriented the hotel so the narrow side fronted Wilmington Pike, making it less obtrusive. He stressed that a hotel is a permitted use within the zoning district.

Both Mr. Smith and Mr. Conley stated that this client would build only on a location fronting on Wilmington Pike. Later an extended-stay sister hotel might be placed inside the ring road. Mr. Durham pointed out the successful, yet well-hidden, Holiday Inn on Whipp Road.

When Mr. Clark asked for comments from other members, Mr. Von Handorf agreed the location on Wilmington Pike would be much more obtrusive for the residents to the west. When Ms. Korenyi-Both asked for more information on the concept, it was repeated that the three-story building would be about forty feet high with ninety rooms renting for about \$100 per night. She noted that protecting the neighbors was a major concern. What she wished to see was how two hotels might fit on the site along with the remaining village center shops.

As the meeting closed, it was expected that Cornerstone developers would submit an application for a hotel to be located on Wilmington Pike.

Because it was time for the monthly Planning Commission session in Council Chambers, Mr. Clark adjourned the meeting.



Paul Clark, Planning Commission Chair