

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, February 26, 2013

Mr. Clark called the meeting to order at 6:30 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Durham, Mr. Jeff Gammell, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: City Planner Steve Feverston, Municipal Attorney Scott Liberman, City Manager Greg Horn, Assistant City Engineer John Sliemers and Assistant Clerk of Council Julie Weaver.

Mr. Feverston stated that the purpose of the meeting was to familiarize the Planning Commission Members with the basics of the three applications George Oberer, Jr. recently submitted for the Cornerstone parcels. The applications include a rezoning request, a Preliminary Development Plan for Cornerstone North and a Preliminary Development Plan for Cornerstone South. The idea was to review the old plans to see where the Planning Commission/Council had been on the Preliminary Development Plans that expired and to see what is now proposed in these completely new applications.

Using maps, Mr. Feverston explained the rezoning application to enlarge the R-PD area that has a Neighborhood Residential Overlay by about 15 acres along the creek, taking the acreage from the B-PD area with a Community Center Overlay. The rezoning would increase the number of apartments allowed in the northeast quadrant of the property. An earlier agreement was for owner occupied housing along Brown Road as a buffer to protect the single family homeowners in Browns Run. Mr. Horn stated that there is no current development agreement.

Enlarging the R-PD area would incorporate unbuildable area into the calculation of the number of units per acre to increase density and could create adjacency issues as apartment units back up to big box stores that are difficult to screen.

Mr. Durham suggested that Cornerstone Developers look at Watson's across Wilmington Pike to see the kind of four-sided architecture and screening that is required when businesses adjoin residential neighborhoods. Planning Commission was adamant that if the overlays were used, that the developer would have to earn concessions from the standard requirements by conformity with form-based design.

Mr. Feverston explained that the overlays were being proposed only for certain portions of the development, not in total. The current plan has a much more limited village center than the original. Planning Commission favored requiring the overlays for a greater portion of Cornerstone North, as in the last plan if possible.

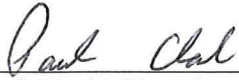
The group then discussed some general matters. As far as phasing, the Planning Commission felt that the owner occupied residences along Brown Road should be built before or concurrent with the multi-family rental section in order to protect the neighbors in Brown's Run. In looking at the trees, the group felt that the trees should be protected

as in the previous plan. There was concern about spending public TIF money for infrastructure if the development is not unique and of high quality. Lastly the Planning Commission discussed what might be an adequate distance for a proper buffer between the big box stores and the multi-unit housing. Mr. Feverston said that the Preliminary Development Plan for Cornerstone South was much the same as the version previously approved.

COMMUNICATIONS

Mr. Feverston shared that there might be request for a rezoning along Social Row Road coming to the Planning Commission with the next few months. He also announced his retirement in August 2013.

It being time for the regular Planning Commission Meeting in the Council Chambers, the meeting was adjourned.



Paul Clark, Planning Commission Chair