

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 24, 2012

Mr. Clark called the meeting to order at 7:30 p.m.

ATTENDANCE

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

APPROVAL OF MINUTES

Since no additions or corrections for the minutes of March 13, 2012 were voiced, Mr. Briggs moved for approval of the minutes of the Planning Commission Meeting of March 13, 2012, as distributed. Mrs. Rau seconded the motion. The motion passed with 5-0-2. Mr. Durham and Mr. Brunner abstained from the vote on the minutes because they were absent.

NEW BUSINESS

Amendment to the Approved Plan for the Highlands, Yankee Trace, Section 3 & 4.

Mr. Feverston gave the staff report concerning the request by Charlie Simms for additional architectural designs to be available for use on the unfinished lots along Legendary Way and the adjoining cul-de-sacs in Section 3 and 4 of the Highlands. Mr. Feverston located the area on a map, shared a history of the design changes to the original development product, showed pictures of current homes in the area, and projected an aerial view. In April 2011, Planning Commission approved a ranch design as an option for Mr. Simms. Mr. Feverston stated that the proposed Hampton, Cape Cod and Nantucket designs are compatible with the feel of the area. Staff recommended approval with one condition as follows:

The rear building elevations facing the golf course shall be modified to include "breaks" in the roof mass including, but not limited to offsets and gable or hip roof projections, subject to approval by the City Planner.

Mr. Durham clarified that approval of the new designs would not change the number of double units approved for use in Section 3 and 4. Mr. Feverston concurred. Mr. Clark asked if similar requirements had been added to any previous approvals. Mr. Feverston replied in the negative.

When Mr. Clark opened the floor for comments, Mr. Charles Simms, 4739 Fawnwood Road, Kettering, shared posters of the elevations of the proposed new generation of designs for the "Cottages at the Highlands" along with samples of dry stack stone, shake-style cement-board siding and brown tones brick. He noted that Mr. Jim Kiefer of Great

Traditions was also present to answer questions. Mr. Simms stated that he was willing to work with staff to find acceptable ways to break up the roof expanses in question.

MOTION: Mr. Durham moved for approval of the proposed designs for the Hampton/Cape Cod and the Nantucket, subject to the condition recommended by staff. Mr. Brunner seconded the motion. The motion passed unanimously with seven ayes.

PUBLIC HEARINGS

Rezoning Application P-2012-0163, Walter Minch, Centerville Development Group.

In the staff report, Mr. Feverston explained the basics of the Application to rezone about 66 acres in the area bounded by Paragon Road, Social Row Road and Sheehan Road. The request was for the rezoning of the parcel from R-1c to a combination of zones with overlays as follows:

1. About 8.753 acres to R-PD, Residential Planned Development, with a Neighborhood Center Overlay.
2. About 29.76 acres to R-PD, Residential Planned Development, with a Neighborhood Residential Overlay.
3. About 25.426 acres to O-PD, Office Planned Development, with a Neighborhood Center Overlay.

Mr. Feverston stated that overlay districts allow more uses and density than standard zoning as a trade for form-based development that meets certain design standards and has a certain look. Density in the R-PD zoning district could be up to six homes per acre and includes attached housing products, rather than two single family homes per acre in the current R-1c district. Mr. Feverston described the requested zoning and pointed out where each of the overlays would be used. About two thirds of the property would be residential, with about one third office types of use. Once the overlays are invoked, the uses broaden to include possibilities for retail uses. He showed current elements on an aerial view and photos. He stated that the comprehensive plan gives general guidelines for the development of green space, while recommending trail linkages and the creation of a unique plan with a sense of place. The Planning Commission recommendation is the first step in the rezoning process. City Council will also hold a public hearing, review the application and vote on the rezoning.

When Mr. Clark opened the Public Hearing, Mr. Joseph Trauth, 1 E. Fourth Street, Suite 1400, Cincinnati, Ohio, spoke on behalf of the Centerville Development Group. He introduced the representatives accompanying him as follows:

- Mr. Walt Minch, developer
- Mr. Ron Coffman, realtor
- Mr. Jeff Baker, designer of Bruns Construction
- Mr. David Winemiller, engineer
- Mr. Mark Weber, attorney and partner of Mr. Trauth

After Mr. Trauth described the uses for the various sections of the parcel, Mr. Durham asked Mr. Feverston if Lot 8 for the nursing facility with the requested neighborhood center overlay zoning could have retail uses. Mr. Feverston answered in the affirmative.

Mr. Durham then confirmed that the overlay districts are part of the approval of the development plan and asked what zoning would remain in place should the current plan not be built. Mr. Feverston responded that the base O-PD and R-PD zoning districts would remain, but overlays are invoked with the approval of the final development plan and would expire if the development plan should not be built. As currently presented about 60% of the property would be zoned with an R-PD base zoning district and about 40% would have an O-PD base zoning district. Neither base zoning district would permit retail. Mr. Durham remained concerned about the potential for retail uses in the area once the overlay is approved.

Mr. Louis Duchesneau, 921 El Kenna CT, cited the Planning Department's mission statement related to implementing the *Create the Vision* study. He then quoted the section of *Create the Vision* that says that density should be in keeping with surrounding land use patterns. He felt that the R-1c zoning should be retained so that no more than two units could be built per acre.

Mr. Feverston discussed density with respect to overlay zones. Each case is somewhat different because density becomes a function of how the property can be arranged to meet requirements for bufferyards, parking, setbacks, landscaping, and the other elements that drive form-based development.

Mr. Duchesneau pointed out that no one had mentioned the fate of the stand of trees on the northeast portion of the property.

Mr. Skip Schafer, 1008 Whispering Pine, Washington Township, is a real estate broker who participated on the Steering Committee for *Create the Vision*. He felt that rezoning the property would be appropriate, but that the office areas should not be approved. He said the area is green space and should remain as residential as possible for the next 25-30 years. He felt there should be no access to the development along Social Row Road.

Mr. Feverston noted that major development is inevitable in the area. The rural flavor is vanishing quickly; Washington Township and other entities are allowing development south of Social Row Road.

Mr. Clark said that many in the room had worked on the studies of *Create the Vision*, but that the work underpinning it is already 10 years old. Economic times have changed since it was written, and flexibility is needed for adaptation to current circumstances.

Mr. Feverston stated that The Trace is the only new residential neighborhood available for development in Centerville at this time. He would like to help create a neighborhood with a sense of place, a distinctive community with an upscale character linked with pedestrian walkways and form-based designs. The current plan is more creative, more innovative to the times and more specific than the original study area could have imagined would be needed when it was authored during very different economic times.

Mr. Mike Garvey, 925 W, Social Row Road and the listing agent for the sale of the property to Centerville Development Group, discussed the distance to the Austin Pike interchange with I-75. Noting increased congestion and increased noise for homes along

Social Row Road, he stated it would be inappropriate to put houses along Social Row Road. The current plan offers a buffer.

Mr. Duchesneau stated that people who bought homes in his neighborhood along El Kenna bought properties next to an area zoned for two homes per acre. They have an investment that could be adversely affected by the requested zoning.

Mr. Lynn Rogers, 10239 Paragon Road, protested making changes in the middle of a residential neighborhood.

Mr. Charlie Simms, contractor building homes in the Highlands of Yankee Trace, stated that additional housing equals additional jobs. Density can be good, because it makes better use of expensive infrastructure like roads and utility lines. He agreed that the general instructions of Create the Vision were becoming dated.

Ms. Janet Irvin, 700 Mackenzie Court, said she was against the increased density, because substantial upgrades already are needed to handle the traffic on both Paragon and Sheehan Roads. She did not want retail stores or increased density nearby.

Mr. Durham countered that the Planning Commission considers traffic in its decision-making. It is one of the reasons for approving O-PD against Social Row as a buffer. Both Sheehan and Paragon are listed as three-lane roads on Montgomery County's long-term thoroughfare plan and Social Row is shown as five lanes. He pointed out that a density of six units per acre would not be much greater than the density currently allowed in the area where Ms. Irvin lives.

Mr. Scott Colwell, 876 El Kenna Court, stated he loved the golf course and the green space of the area. He said he was not against growth, just the retail part of the plan. He asked about a traffic study.

Mr. Feverston noted that a traffic study had been done and would be discussed with the Preliminary Development Plan.

Adam Stone, 871 W. Social Row Road owns property west of Paragon along Social Row Road. Washington Township officials told him that the roadways will not be improved for a long time. He expressed concern for property values in the entire area including Waterbury Woods.

Mr. Feverston noted that the City of Centerville shares concerns for current homeowners. Those in the area just north of Social Row Road (Yankee Trace) have some of the highest investments in homes in the entire city, so property values and roadway improvements are important considerations. Part of Social Row Road is in the City, but most is not. Where Social Row is in the City, the roadway has already been improved. Construction on Social Row Road between Paragon and Sheehan will require the developers to participate in frontage improvements. The Montgomery County sections of the roadway are two lanes.

Mr. Durham stated his opposition to the general layout of the development plan. In his opinion the whole plan should be flipped from east to west because of traffic on Paragon Road. Since the atmosphere on Sheehan is less residential in nature than Paragon Road, Sheehan Road is the the appropriate place for office uses and main access points. He stated that he was not in favor of allowing the potential for retail on Paragon to within 300 feet of Mackenzie Court.

MOTION: Mr. Brunner made a motion that the Planning Commission recommend approval of Application P-2012-0163 to the City Council for rezoning 63.939 acres from R-1c to R-PD with two overlays and O-PD with a Neighborhood Center Overlay. Mr. Briggs seconded the motion. The motion was defeated by a 3-4 vote, with Mr. Gammell, Ms. Rau, Mr. Etson and Mr. Durham voting no.

Application P-2012-0164 – Preliminary Development Plan, Mr. Walt Minch, Centerville Development Group.

Mr. Clark asked Mr. Liberman whether to proceed with the Public Hearing on the Preliminary Development Plan, since the plan was dependent on the rezoning of the property. Mr. Liberman recommended opening the Public Hearing and tabling until June 26 when the decision of the Council on the Rezoning would be known.

In relation to the Development Plan, Mr. Durham said he was concerned that the plan in the packet was different from the earlier concept shown to Planning Commission and Council at a work session. He had stated strongly that the main office/retail frontage should be on Sheehan Road. In his view, while the current plan failed to provide an adequate buffer for the Yankee Trace subdivision, the density for the lofts was appropriate.

Mr. Gammell stated that the neighborhood center overlay in the RPD was his major concern. Mrs. Rau and Mr. Etson agreed.

Mr. Clark opened the public hearing. Mr. Durham moved to table Application P-2012-0164, the Preliminary Development Plan for The Trace. Mr. Briggs seconded the motion. The motion passed unanimously.

COMMUNICATIONS

Mr. Clark congratulated Mr. Durham and Mr. Brunner on their recent reappointments to the Planning Commission for additional four-year terms. Mr. Durham has been on Planning Commission for 23 years.

The next meeting of the Centerville Planning Commission is scheduled for May 8, 2012, in the Council Chambers of the City of Centerville at 7:30 p.m.



Mr. Paul Clark, Chair