

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, October 25, 2011

Mr. Clark called the meeting to order following the adjournment of the regular Planning Commission meeting.

ATTENDANCE

Present were Chair Paul Clark, Mr. Jeff Gammell, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Assistant Clerk.

Mr. Doug Smith of McGill Smith and Punshon, Inc., and Mr. Greg Davis, owner-agent, represented All About Kids.

Mr. Feverston stated that the purpose of the work session was to give input to those developing about three acres of the City's ten acre parcel at Yankee Street and Social Row Road, an eastern triangular sliver created by the realignment of Social Row Road. An access street across from Yankee Trace Drive has always been planned as one of the entry points for the property that is zoned B-1. A second ingress/egress of some form was always envisioned to Yankee Street to the west. All About Kids is interested in purchasing the eastern end of the site. Business and/or retail uses are expected in the remainder of the property. Mr. Feverston used a slide to situate the property.

Mr. Durham asked for more specifics about the vision for the access streets and asked if there was a current plan for the entire parcel that would show how the parts might function as a whole. Mr. Feverston replied in the negative. B-1 zoning does not require a major use master plan, but utility easements and the handling of access and drainage needs to be shown. Mr. Durham requested that Mr. Feverston provide a concept plan for the whole parcel.

Mr. Feverston pointed out some of the constraints that limit flexibility in placement of the roadway on the eastern end of the property, such as the main entry at Yankee Trace Drive, the required street length for the inbound traffic, and the 100 ft. minimum turning radii. These factors put the roadway on the south border along the property line with the high-end residential area of Waterbury Woods. He stated that the City had created mounds and had planted trees a number of years ago in order to provide some degree of protection to the adjacent property owners.

Upon question from Mr. Durham, Mr. Feverston stated that goal of a connector street would be to provide Yankee Street access for the business and to allow internal circulation and filtration throughout the corner. Mr. Gammell and Mr. Durham expressed grave concern over the temptation to run a street along the entire southern boundary that would become a busy cut-through from Yankee Street to Social Row Road eastbound. Mr. Feverston said that a design providing access into parking areas could minimize the cut-through traffic. He described a general configuration with a drive between the western lots.

When asked if the City intends to build the connection now, Mr. Feverston answered in the affirmative, although the western end may not be in its permanent location. Mr. Durham asked if the City was allowing things for its own property than it would not for someone else. Mr. Feverston again stated that B-1 zoning does not requires a major use plan, but we would want at least to see where the street comes out and how the connection will be managed. Mr. Durham expressed concern that the buyers desire the right to get to Yankee Street. Again Mr. Gammell and Mr. Durham stated opposition to any plan that does not address cut-through traffic, since the shortcut will be highly visible from Yankee Street.

As Mr. Feverston put up an aerial photo to familiarize the group with the features of the property, Mr. Durham stated that historically the concept for the 6-7 acres had been for upscale development to fit with Yankee Trace Golf Club. The group looked at typography map C-3 prepared by the architects. There is a creek/drainage swale with corresponding detention and retention areas which will be the keys for easements, roadways and building placement.

Mr. Feverston introduced Mr. Greg Davis and Mr. Doug Hutchinson to answer questions. The front of their proposed building faces Social Row Road; easements for major roadways and utilities remain; there is a bufferyard of 25 feet. Mr. Feverston stated his belief that egress needs to be provided out to Yankee Street, and the drive all the way to the south gives the most flexibility for future development. The representatives of All About Kids stated that they could make the stub of the southern street end in an eyebrow or something similar.

Mr. Durham stated the ninety degree turn on to the extension of Yankee Trace Drive was desirable for slowing traffic.

Mr. Clark asked about Montgomery County's ten year plan for upgrades to Social Row Road at Yankee Street. Even though the construction is several years away, there was agreement that will be no changes in the right-of-way in front of All About Kids, and therefore the building could be moved closer to Social Row Road, if desired. Mr. Feverston stated that the building and parking areas, as originally submitted, meet the requirements of the Unified Development Ordinance. Upon comment about the tight turn radius at the front of the building, Mr. Davis stated that All About Kids had used a similar traffic pattern in proximity to other daycare centers and that the tight turning pattern for parking and drop off works well to calm traffic and protect the children.

Mr. Gammell and Mr. Durham again looked at the roadway issue. A serpentine road would cut too deeply through the prime area of the remaining property. Mr. Durham asked if access to Yankee Street was guaranteed in the agreement between the City and All About Kids. Mr. Liberman stated that easements were guaranteed, not roadway. Mr. Davis said his understanding of the agreement was that he was giving a roadway easement to the City. Where the roadway comes out on the other side of the property is up to the City. He also said that the agreement does not require access to Yankee Street for his property, unless the roadway ties to the stub street in the southwest corner of his lot. Mr. Durham pointed out that 60% of the distance of the roadway was already committed along the applicant's property. Mr. Feverston summarized the discussion by saying he was hearing that the Planning Commission did not want a direct connection to Yankee Street to serve only All About Kids.

When Mr. Clark asked for comments on other issues, there was a brief discussion about whether access through parking fields would be acceptable. Mr. Gammell agreed that parking areas as internal circulation controls could be helpful.

On other issues, Mr. Briggs stated that he liked the four-sided architecture of the building. Mr. Gammell pointed out that the large crayons on the columns on the outside of the building will be considered signage. Mr. Feverston agreed that the crayons would require a sign variance since they fit the definition of a sign as "a graphic communication device." Mr. Davis asked about the best sequence for getting the plans and the crayon signage approved. He noted that the crayon columns are safer than angular ones. Since the variance for the crayon signage requires time to advertise the public hearing, the group suggested that he submit the plans without the crayon signage, but apply for the variance as soon as possible, so a decision could be made in time for construction to proceed in the proper sequence. The earliest a variance could be addressed would be November 29, 2011.

Mr. Durham suggested that Mr. Davis consider using gable ends on the rear porches instead of the hip roof. He felt that would make for consistency between the front and rear elevations.

Mr. Brunner asked about fencing materials. Mr. Davis said they would use black aluminum or wrought iron fence. Either was acceptable to the Planning Commission.

Mrs. Rau asked about curbs for the development. Rolled curb is required for landscape islands and internal circulation traffic control, but not around the perimeter of the parking lot if bumper blocks are used. Sidewalk will be required along Social Row Road to Waterbury Woods.

Mr. Clark noted the next regular meeting would be on Tuesday, November 15, 2011, in the Council Chambers and would address the All About Kids daycare center.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Paul Clark".