

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, April 13, 2010

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Mr. Jim Briggs, Mr. John Palcher, Mr. Jim Brunner, and Mr. Jim Durham. Absent: Mr. Jeffrey Gammell and Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner, and Mr. Ryan Lee, Planner.

Mr. Gammell was excused due to a conflict of interest concerning this project.

Brookstone Terrace

Mr. Feverston gave a brief review of the development history of the property currently known as Chardonnay Valley located along the north side of East Alex-Bell Road between Loop Road and Clyo Road. Phase 1 was started in the 1980's as part of a Major Use Plan with Council approval to use a combination of residential styles including a high-rise condominium building and to establish the condominium association. To date, only 10 detached single-family units have been developed on the property and it lacks a finished roadway system. The streets within the development, never having a final lift of asphalt applied, were constructed as private streets with the drainage flow in the center of the roadway. There was an attempt in the mid-1990's to restart this development as Woodbrooke Lakes. All development has stalled on the project since that time even though several efforts have been made to revitalize the area.

A new concept for the property, Brookstone Terrace, was presented by developer Mr. Graham Parlin; and Mr. Doug Herald and Mr. Shane DeLong, developer representatives. Mr. Parlin stated the 2 prior development plans did not work based on the improvements being cost prohibitive.

Also present were Mr. Robert Kenley and Mr. Chuck Grove, homeowners and members of the Homeowners Association.

Mr. Parlin stated the proposed phasing of their project would include the completion of the voids in the area of the existing developed properties as Phase 1. Phase 2 will be residential development of the western hillside. Phase 3 will be the northeastern portion of the site with the type of development is unknown at this time although it is anticipated it will most likely be residential. If an office development were proposed rather than residential at a future point in time, Versailles Drive could be re-routed to allow access traffic to that site directly and not by way of the residential neighborhood. Common areas will be located throughout the development providing hiker/biker paths.

Mr. Grove stated of the existing 10 homeowners, 8 are supportive of the concept to some level and the thoughts of the remaining 2 are unknown at this time. He stated the proposed 7 foot retaining wall located behind Lots 7-17 will have some impact on those lots, however, depending on how it will be installed will determine its impact.

Mr. Kenley stated in reviewing the concept plan, an additional 20 houses could result in vehicles parking on both sides of Chardon Drive creating congestion. He stated that being the case, a rollup type curb along the street edge should be installed to better define the street edge. He stated the current homeowners' main concern is that of cut-through traffic and their suggestion was to cul-de-sac Chardon Drive to serve the residential use of the project only.

Mr. Parlin explained if curb was installed along the street edge, the stormwater flow would shift and drain back into the existing houses.

Mr. Durham asked what the concerns of staff were regarding the concept plan being discussed.

Mr. Feverston stated staff had concerns with how the density would be maintained on the overall site and logistically how the building pads would be situated on the site.

Mr. Durham stated Planning Commission would want to see an overall Master Plan to include development of the northeastern portion of the site. In terms of residential parking, there needs to be areas provided in Phases 1 and 2 for off-street parking to promote good traffic flow throughout the neighborhood and avoid any congestion for current and future homeowners.

Mr. Parlin asked what amount of parking spaces would be needed for 72 lots in the development.

Mr. Feverston stated one (1) additional parking space per lot is standard, however, it could be split out throughout the site in common areas.

Concerning the submittal of an overall Master Plan, Mr. Parlin stated a specific plan has not yet been determined. In order to offset the development costs, they have considered some type of assisted living facility on the northeastern portion of the site.

Mr. Durham stated in order to provide proper street access to the northeastern section of the site for development other than single-family residential, it is vital for a Master Plan to be submitted. Depending on what type of development locates in that area of the site, it will be determined whether it will be accessed independently from the residential portion.

Mr. Feverston stated the Park District is interested in obtaining right-of-way or an easement for the placement of a bikeway as this particular area was incorporated into the Regional Bikeway Plan many years ago. He encouraged the developers to contact the Park District to discuss the bikeway plan.

Mr. Parlin stated they were looking for input in terms of basic restrictions concerning the design, size and preliminary requirements for the development site.

The members agreed in order to consider specific details of the proposed concept plan, a master plan for the entire site must be submitted.

There being no further discussion, the work session was adjourned.

Paul Clark

