

CENTERVILLE PLANNING COMMISSION  
Work Session  
Tuesday, November 30, 2010

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

Attendance: Mr. Paul Clark, Mr. Jim Briggs, Mr. John Palcher, Mr. Jeff Gammell, Mr. Jim Durham, and Mr. Jim Brunner. Absent: Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Nathan Cahall, Economic Development Administrator; and Mr. Greg Horn, City Manager.

Mr. Etson was excused from the Work Session as he gave prior notice to staff of his absence.

Cornerstone Developers, LTD – Concept Plan

Mr. George Oberer, Jr., Mr. Mark Costandi, Architect, Mr. Greg Smith, Project Manager and Mr. David Oakes, were present to discuss their development concept plan for the area north of Feedwire Road, south of Brown Road, and east of Wilmington Pike known as the Dille property.

Mr. Feverston presented a staff review and comments.

Mr. Cahall gave an overview of the proposal and the UDO overlay district standards. He stated that the Cornerstone proposal creates new overlay standards that contradict the requirements of the Community Center Overlay. He further stated that subarea B and C on the concept plan are not suited as proposed for overlay standards.

Mr. Oberer reviewed his proposed development plan with the Commission. He stated there will most likely be no high end anchors within the retail area; however, there will be a grocery store use on the northern end of the property. He stated that they have divided their development plan into subareas. Subarea A is the community village along Wilmington Pike will have a village atmosphere with small scale shops, eating establishments and a hotel. Subarea B is the big box portion of the development. Subarea C is a series of outlots for restaurants, and banks. Subarea D is the proposed office development. Subarea E is the park area where trees will be preserved along the creek bed, a lake will be created as well as an activity area for events. Subarea G is the residential component that will be designed with the homeowners across Brown road in mind and placing the higher density product away from them. He stated that they would like to keep subarea F flexible and see where the market might go. This area may be residential, office or both with perhaps some commercial such as a hotel.

Mr. Briggs stated that subarea B is driving this development.

Mr. Durham asked how this plan is different from the previous plan.

Mr. Conley stated that more detail has been added to the plan.

Mr. Oakes stated that this plan is very similar to the previous plan; however, it has further been engineered to make sure it can be built. He further stated that it took time to develop text for the Preliminary Development Plan, stage and create the subareas. They also want to build flexibility in the plan to accommodate and market to future end users.

Mr. Costandi stated they have created tree landscape zones in subarea B to help make visual improvements and for maintenance purposes. He further stated that they will maintain a decent setback along Wilmington Pike and have created angled parking spaces along the main road through the village area.

The Commission agreed that there is no practical way to approve an overlay on subsections B and C as proposed.

Mr. Durham asked how many outlots are there compared to the previous plan.

Mr. Costandi stated that there is no change.

Mr. Durham stated that the views from Feedwire Road and Wilmington Pike in to subareas B and C is the bigger issue and not much has changed since the last plan.

Mr. Oberer explained the changes and reminded the Commission of the size and scale of the development. He stated that trees are a deterrent to marketing and are also a maintenance problem.

Mr. Horn asked what is being kept in the tree line.

Mr. Conley stated that they are keeping a thirty-five foot tree line along Wilmington Pike.

Mr. Durham stated that all the trees in the tree line are new trees so no trees are being preserved.

Mr. Oakes stated that they need visibility to the big box retailers. He stated that there will be view corridors between the outlot buildings.

Mr. Horn stated that it seems that the trees are being replaced by outlots that will block visibility. He stated that trees being preserved along Wilmington Pike were always a consideration for this plan and is going to be a big issue. He further stated he can't believe that restaurants cannot survive where there are trees and cited the Chop House and J. Alexanders as examples

Mr. Feverston stated that in previous conversations, it was suggested that certain areas along Wilmington Pike be designated where trees could be preserved such as the intersection of Feedwire Rd. and the area designated for hotel parking at the edge of the village area.

Mr. Durham stated the net result is to create something different and unique to the Miami Valley and Centerville that will separate it from all other shopping centers. By de-foliating the property, you are removing the iconic component from the site.

Mr. Gammell agreed stating the developer can create view corridors into the site.

Mr. Oberer stated that practically, there is no way to save many trees given the grading, parking and building pads for the outlots. He stated the plan for the previous developer was not practical and the trees would ultimately die off.

Mr. Conley stated that visibility into the site is key for economic viability.

Mr. Briggs stated that the proposed plan is good. The mature trees on the property have been removed already and what is left is not good quality and have been stressed in the last two years.

Mr. Palcher stating the plan has possibilities. The customers will be determined by who the tenants are.

Mr. Clark stated that tree preservation is a big issue of the residents in the area. He stated that the Commission is willing to work with the applicant on amenities asked staff to further review this concept plan and give a written report to the Commission.

There being no further discussion, the meeting was adjourned.

*Paul Clark*