

CENTERVILLE PLANNING COMMISSION  
Work Session  
Tuesday, June 12, 2007

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Durham; Mr. Jim Brunner; Mr. Mark Leonard; Mr. Jeff Gammell. Absent: Mrs. Carolyn Meininger.  
Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Doug Spitler, City Engineer; Mr. Greg Horn, City Manager, Mr. Bill Covell, Economic Development Administrator.

Cornerstone of Centerville (Bear Creek Capital) - Concept Plan

Mr. Steve Kelly, Bear Creek Capital, Mr. Bill Hollencamp and Mr. Dave Ross, Cole-Russell Architects, were present for the review of the concept plan for the Cornerstone of Centerville to be located on the east side of Wilmington Pike south of Brown Road and north of Clyo Road recently annexed to the City. Mr. Kelly stated they had been working on the development of this site for the last 2 years. The northern portion of the property will have 124 acres of retail space and 33 acres of residential use. Office and residential uses will be located on the property located south of Feedwire Road. Miami Valley Hospital (MVH) will have a large influence as to what happens on the south side of Feedwire Road in terms of the office development.

The development will be situated in a "U" shape layout and the access will revolve around improvements to Feedwire Road and Wilmington Pike. Two (2) additional traffic signals will be installed along Wilmington Pike with the installation of a boulevard as well as a boulevard located on Feedwire Road. Tenant spaces are to be turned inward to the development and the back of the buildings situated toward Feedwire Road and Wilmington Pike. A grocery user will be located on the site with a closer proximity to the residential portion of the development. Although the residential area is not drawn on the plan, Mr. Kelly stated it will be most likely a condominium type of product and will be integrated into the plan with a lot of thought. The existing house will be relocated on the site as a clubhouse for the residential housing and will be kept intact.

Mr. Kelly stated Clyo Road will be extended from its current terminus to be utilized by the 46 acres of office development and 25 acres of residential development on the portion of the site located south of Feedwire Road.

Mr. Hollencamp stated the green space in the center of the northern site is the about the size of a football field. They are trying to create a pedestrian atmosphere and blend in the parking areas to accommodate the retail shops.

Mr. Durham asked where the pedestrian walkways would connect to the retail areas as there appears to be a lot of space between the retail areas that is not pedestrian friendly and is not pedestrian oriented. He stated not knowing how the residential uses will be situated into the overall development is one of concern particularly as to how the entire development will work together.

Mr. Hollencamp stated this concept is the first attempt to be presented to the Planning Commission for their input and at this point they are simply trying to keep the uses grouped together.

Mr. Durham asked if there was a reason most of the buildings on the plan were labeled as 2, 3, and 4 story buildings.

Mr. Kelly stated most of the buildings will be 2 story buildings with the exception of the office buildings that will be determined at the time of construction when the architecture is geared for each specific user. The marketability of the users will drive what is constructed.

Mr. Durham stated that one of the standards in the new Zoning Ordinance will be to allow increased building height to 4 or 5 stories in office zoning areas. If the buildings are constructed separately for specific users, the architectural features give each building an individual appearance to give it more visual interest. The reason the City wanted to develop this property as part of its jurisdiction was to preserve the green space and create a project that was distinctive in design.

Mr. Kelly stated they want to develop the area along I-675 with its architectural presentation inward.

Mr. Durham stated every building along I-675 proposes the parking be pushed back against the interstate which will create a negative aspect to its appearance.

Mr. Kelly stated if the building is a one (1) tenant building, it would be easier to locate the parking to one side rather than around it on all sides.

Mr. Gammell asked what type of buffer was being considered to the residential area on the northern portion of the development.

Mr. Hollencamp stated the buildings will have 4 sided architecture to create a more pleasing appearance to the adjoining areas of the development.

Mr. Leonard asked if pedestrian as well as vehicular access would be available to the proposed residential uses from the retail uses on the northern portion of the development.

Mr. Kelly stated there would be spaces between the different types of uses for the installation of mounding and trees to provide a visual and noise barrier.

Mr. Hollencamp stated because the residential product has not been completed, the access to the retail from the residential portions of the site have not been determined.

Mr. Ross stated there are opportunities to pull the residential and retail areas together by providing enhanced walkways with more trees and landscaping.

Mr. Durham stated there is no recognition of the topography on the northern portion of the site or the secondary stand of trees. The view from the single-family homes on the west side of Wilmington Pike, this will look like any other shopping center development. He stated he felt the City has an obligation to those people to maintain the trees on the site.

Mr. Briggs stated the average citizen recognizes that site as it is known for its trees and they need to be preserved as much as possible.

Mr. Durham stated the plan now shows the outlots abutting Wilmington Pike having all parking along the streetscape without preserving any of the trees and proposes all the trees be removed for the most part. He stated the businesses must have durability yet have as little impact on the existing residences as possible. He stated he would like the City's horticulturalist to give his opinion as to the amount of space required to safely preserve the trees. He stated he felt the large green space in the center of the retail portion in the development was underutilized and could better lend itself to construction areas, therefore allowing preservation of the existing treeline.

Mr. Kelly stated the construction of a boulevard on Wilmington Pike will allow intense landscaping to be provided for the existing residences on the west side of the street that will create a type of buffer that will have the same effectiveness as the trees did on the east side.

Mr. Durham stated if all the trees are removed, the citizens will not think of this as a viable development.

Mr. Clark stated he had been contacted by people questioning why the city is currently allowing the removal of trees on the site. Even though some of the trees are being removed by the Dille family prior to the sale of the property to Bear Creek Capital, the remaining trees must be preserved. The natural attributes to this site are recognized by people from the overall area for the trees on this site and echoed how they need to be saved.

Mr. Gammell stated even though it will be a difficult balance, the development needs to provide pedestrian access to the wooded area on the site allowing development of some outlots and yet preserve the trees to create a pleasant appearance.

Mr. Durham stated this a sizable development that lacks pedestrian and vehicular access to the residential areas along Brown Road creating a lot of dead end roads. He stated one of things being lost is the opportunity to create an interior street system on the site. The traffic plan needs to be intuitive and distinctive rather than having to learn it. One of the most important things is to provide the proper traffic patterns especially since this will be developed in pieces. The stand of trees is vital and the durability of the users needs to catch the eye of the consumer. The southern parcel needs taller buildings with emphasis on the architectural design along I-675 rather than parking areas.

Mr. Leonard stated there parts of the concept that are very nice, but parking needs to be inviting in a manner that makes customers park once and walk through the center. The massive size of the open area will, in most cases, make customers visit one store and drive to another in the center rather than walk.

Mr. Briggs stated the parking areas have the appearance of too much asphalt and not enough green space.

#### Unified Development Ordinance

Mr. Feverston reviewed the changes recommended by the Planning Commission concerning Article 3 to which the City Council agreed:

Any one (1) member of the Planning Commission, the applicant, or a citizen in attendance should be able to pull an item from the Consent Agenda and have it placed on the Regular Meeting Agenda during the same meeting.

Council concurred the appointment dates of each Planning Commission member should occur on the same date staggering the appointments over a two (2) year period.

Council asked the members to reconsider the appointment of the Vice-Chairman of the Planning Commission by the Planning Commission Chairman and rather have the Vice-Chairman selected by the entire membership. After discussion on this issue, the members felt the Chairman should select the Vice-Chairman. Further, Council has determined the Vice-Chairman selection process for the Board of Architectural Review (BAR) will be done in the same manner as the Planning Commission.

Council has determined the non-resident provision for members to the BAR should be stricken from the requirements as it has not been used since incorporated into the Ordinance.

Mr. Durham stated that provision was originally incorporated into the Ordinance to give business owners the ability to serve the BAR. He stated if that provision is not being used, it can be removed.

#### Other Business

The members concurred a representative from the Fire Department should be present at the next regular meeting when County Down Village will be discussed.

There being no further business, the Work Session was adjourned.

*Paul Clark*