

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, December 11, 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. Mark Leonard.  
Absent: Mr. Jeff Gammell; Mr. Jim Brunner. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Brunner and Mr. Gammell from the meeting as each gave prior notice to staff. Mr. Leonard seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of October 23, 2007, as written. Mr. Durham seconded the motion. The motion was approved unanimously 3-0-1 with Mr. Leonard abstaining.

PUBLIC HEARINGS

Tim Donut U.S. Limited - Variance of Rear Yard Setback Requirement; Parking/Paving Setback Requirement; and a Second Ground Sign

Mr. Feverston distributed correspondence from Tim Donut U.S. Limited requesting the Variance and Planning Commission Special Approval applications be tabled in order to modify the existing site plan.

Mr. Clark opened the public hearing and continued it until further instruction from the applicant.

MOTION: Mr. Briggs moved to table the Variance application submitted by Tim Donut U.S. Limited as requested by the applicant. Mr. Durham seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

Cornerstone of Centerville/North Parcel - Major Use Special Approval

Mr. Feverston stated revised plans had just been received and the Bear Creek Capital has requested a Special Meeting be scheduled to be held on January 8, 2008, to take action on the Major Use Special Approval application for the Cornerstone of Centerville/North Parcel.

The members felt they should review the revised plan in a Work Session on January 8<sup>th</sup> and then schedule a Special Meeting to be held on January 15, 2008, recommend an action to Council.

NEW BUSINESSTim Donut U.S. Limited - Planning Commission Special Approval

MOTION: Mr. Durham moved to table the Planning Commission Special Approval application submitted by Tim Donut U.S. Limited as requested by the applicant. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

LA Fitness - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted for LA Fitness to be located at 45 West Alex-Bell Road situated on the northwest corner of SR 48 and West Alex-Bell Road. The request is to construct a new 44,000 sq. ft. fitness club facility on the property zoned B-2, General Business. Access to the site is along West Alex-Bell Road at a signalized intersection with the off-ramp to I-675.

The architectural design is similar on the north and south elevations of the proposed building. The mechanicals to be situated on the roof structure will be screened by the parapet on the building. A large volume of material will be brought into the site to fill the western edge of the property to bring it up to a grade to make a parking area that is workable.

The applicant has discussed the use of an underground storage system to contain stormwater from the development and discharge it at a pre-development rate. The Montgomery County Sanitary Engineer has voiced his concern with an existing 24 inch water main on the site as it relates to the outlet pipe. The County wants assurances there will be adequate protection and clearances to the water main in terms of the location of the outlet pipe.

Mr. Feverston stated the City Engineer is concerned with the westernmost access point as it has a number of conflicting intersections at this main entrance to the parking area.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The applicant shall modify the proposed plans to conform to the following General Architectural Design Requirements of the Zoning Ordinance with any modification subject to approval by the Planning Commission or request a variance from each of these minimum standards:
  - a. Architectural elements shall be distributed in a manner that limits the length of a continuous wall section of uniform height to one hundred (100) feet.
  - b. The building body shall read as a single, subdued earth-tone color.
  - c. Provide an architectural base that incorporates changes in at least three (3) of the following design elements: color, material, pattern, profile or texture.



- d. Buildings with frontage to a public street shall contain at least one (1) entrance on any facade fronting on a public street and entrances designated for public or employee use shall be characterized by a separate mass and providing at least one (1) of the following features: an overhand, awning, canopy, portico, or projection.
2. Planning Commission may elect to modify the following Architectural Design Requirements of the Zoning Ordinance provided the principle purpose and intent of these design requirements are met:
    - a. Walls greater fifty (50) feet in length shall be uniformly divided into bays through the use of columns, projecting ribs, offsets, or reveals.
    - b. Building elevations that directly front a public street should contain windows which occupy at least twenty-five (25) percent of the total wall surface area.
    - c. A projected or recessed area in the wall plane should comprise a minimum depth or projection equal to three (3) percent of the total elevations length.
    - d. Doors and windows shall be positioned in an orderly manner. Where appropriate, these elements shall form a pattern or visual rhythm along the building elevation, and
    - e. All doors and windows shall be articulated through the use of lintels, sills, and thresholds. Windows larger than twenty (20) square feet that are not used for display purposes shall be divided into panes through the use of mullions and/or sashes. Doors and windows shall be rectangular in shape.

The Planning Department recommends these Architectural Design Requirements not be modified to assure the purpose and intent of these regulations are met.

3. An exterior building material and color pallet shall be submitted subject to approval by the Planning Commission.
4. The final design of the parking lot shall be subject to approval by the City Engineering Department.
5. The parking lot landscape island situated in the western portion of the site shall be modified to improve intersection geometry to the main entrance drive and reduce the number of vehicular conflict points subject to approval by the City Engineering Department.
6. All sidewalks where adjacent to parking spaces shall have a minimum width of six and one half (6.5) feet to allow for bumper overhang.

7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
8. The proposed dumpster enclosure shall be constructed to match the materials of the principle building subject to approval by the Planning Department.
9. A final exterior lighting plan including a ground level light plot shall be subject to approval by the Planning Department.
10. All landscaping shall be planted in accordance with Section 20, A, 7 of the Zoning Ordinance.
11. Signage shall not be part of this application.

The members asked for clarification of Conditions #1 and #2 in terms of whether action could be taken on the proposal at this time.

Mr. Feverston stated the points contained in Condition #1 would either have to be satisfied or a variance would have to be requested. The points contained in Condition #2 are at the discretion of the Planning Commission.

Ms. Michele Nuchols, architect for LA International, stated they would not be presenting this project to the Planning Commission if they felt it did not satisfy the requirements of the Zoning Ordinance. The building materials have been upgraded for this project to be mindful of the Centerville community and standards. The proposed materials include the use of structural brick to be used on the entire body of the building; the base of the building will be cultured stone; a slate material; E.I.F.S. will be used on less that seventeen (17) percent of the building which will be used on the cornice that will appear as a limestone cap from the visual distance; a natural product that is applied in a similar manner as E.I.F.S. that contains micachips which provides a nice affect in the sunlight; and, perforated aluminum will be used on the upper rotunda. One element that was added is a trellis walkway along the south elevation which will have a cultured stone base as well. Ms. Nuchols reviewed the layout of building floor plan in order to explain the use of specific exterior materials and architectural design.

Mr. Durham stated trellises along the walkways should be added on the east and north facades as well as on the south facade. He asked if the aluminum used on the top of the building on the south elevation was a necessary design element.

Ms. Nuchols stated the aluminum element is used in their identity across the nation.

Mr. Durham stated in order to create a break in the mass of the building false windows could be added.

Ms. Nuchols stated the slate material could be replaced for Spandrel glazing to create the false windows on the building.



The members agreed the use of Spandrel glass should be incorporated into the architecture of the building.

Ms. Nuchols stated the dumpster structure will be constructed using the same brick as used on the building and the retaining wall will be constructed with the cultured stone material.

Mr. Durham suggested three (3) trellised sections on the south facade be installed so that it matches the Spandrel glazing on the north facade west end. The entrance feature on the east facade should be centered and glass block added on the aerobics area to make the facade symmetrical.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted for LA Fitness subject to the following conditions:

1. The final design of the parking lot shall be subject to approval by the City Engineering Department.
2. The parking lot landscape island situated in the western portion of the site shall be modified to improve intersection geometry to the main entrance drive and reduce the number of vehicular conflict points subject to approval by the City Engineering Department.
3. All sidewalks where adjacent to parking spaces shall have a minimum width of six and one half (6.5) feet to allow for bumper overhang.
4. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
5. The proposed dumpster enclosure shall be constructed to match the materials of the principle building subject to approval by the Planning Department.
6. A final exterior lighting plan including a ground level light plot shall be subject to approval by the Planning Department.
7. All landscaping shall be planted in accordance with Section 20, A, 7 of the Zoning Ordinance.
8. Signage shall not be part of this application.
9. The south facade shall have three (3) trellised sections on it matching the north facade.
10. The north facade on the west end having two (2) faux windows or mimicked windows shown on the current plan are replaced with Spandrel glazing.

11. The east facade become symmetrical by centering the "entrance feature", adding glass block windows in the aerobics area, and the glass block windows will be trimmed in a manner to be approved by staff.

Further, the exterior building materials and color pallet submitted by the applicant were approved by the Planning Commission.

Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

#### COMMUNICATIONS

Mr. Feverston stated copies of ordinances from other cities were included in the member's information packets concerning the regulation of LED signs.

There being no further business, the meeting was adjourned.

*Paul Clark*