

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 8, 2005

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Jim Briggs; Mr. Joe Weingarten; Mr. Jeffrey Gammell; Mr. Jim Brunner. Absent: Mrs. Carolyn Meininger. Also present: Mr. Ryan Lee, Planner; Mr. Scott Liberman, Legal Counsel.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mrs. Meininger from the meeting as she gave prior notice to staff. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Cambria, Jason (Primrose Day Care Center) - Variance of Minimum Parking Requirements

Mr. Liberman swore in all persons to testify in this case prior to the meeting.

Mr. Lee reviewed the Variance application submitted by Jason Cambria for Primrose Day Care requesting a reduction of the minimum parking requirement for a future day care facility to be located on the south side East Alex-Bell Road across from Planet Ford. The zoning on this 24.399 acre parcel is Business Planned Development, B-PD, of which 1.84 acres is proposed to be developed for this day care facility. The applicant is requesting 38 parking spaces rather than the 60 spaces required in the Zoning Ordinance. The Zoning Ordinance requires a Day Care, Kindergarten or Nursery School to provide a minimum of one (1) parking space per employee, plus one (1) space per five (5) children at capacity. The Major Use Special Approval application that is tabled before the Planning Commission is being amended to provide a parcel for the Primrose Day Care Center.

Mr. Lee reviewed the following points of the staff analysis:

1. This property is bisected by a tributary to the Sugar Creek that has a flood-way of varying width. Given the parcel size of 24.399 acres, the flood-way does not create a hardship or practical difficulties that deprives the applicant the opportunity to construct a parking lot that meets the minimum parking requirement for a day care center.
2. There are no other practical difficulties that exist on this property that deprive the applicant reasonable use of the property.
3. The applicant has submitted evidence that suggests the current minimum parking requirement for a day care is not a minimum requirement.

4. The Planning Department has reviewed the evidence provided by the applicant and has analyzed the minimum parking regulations for a day care in other cities. The Cities of Cincinnati and Toledo appear to have revised their regulations for minimum number of parking spaces that seems to be based on current parking trends for day care centers. Both the Cincinnati and Toledo ordinances support the evidence submitted by the applicant.
5. The Planning Department conducted a field analysis of four (4) day care centers in the City. The day care centers are similar in size and have a similar parking requirement. Vehicles were counted during an AM and a PM peak hour on a weekday. The attached results show that, on average, there is about 59% excess capacity.
6. The Planning department has concluded that the minimum parking requirement for a day care center are outdated and are no longer a minimum requirement.
7. The applicant is arguing that the Centerville Zoning Ordinance needs to be amended as it applies to minimum parking for a day care center.

Staff recommended the following:

1. The variance request be denied.
2. The Planning Commission initiate an amendment to the Centerville Zoning Ordinance to adjust the minimum parking requirement for a day care center.

Mr. Clark opened the public hearing.

Mr. Jason Cambria, applicant, stated the Primrose School is actually an educational preschool with an accredited curriculum. He stated the data that was submitted as part of the application was obtained from the corporate offices of Primrose Schools as the parking requirement issues is an issue in approximately 60% to 75% of the new facilities to be developed. There are currently 135 Primrose Schools nationwide and based on 176 students, as is what will be proposed for the Centerville facility, the average parking spaces occupied at peak hours were between 55% and 65%. He stated a similar facility north of Cincinnati has the same number of students with 26 employees and has a total of 20 parking spaces. The director of that facility has indicated that at peak hours, only about 15 spaces are occupied. The Goddard School in Centerville has 125 students enrolled with 16 employees and have 34 parking spaces. Mr. Cambria stated that although he has never monitored that facility, his son attends that facility and when dropping him off and picking him up the parking area is no more than half occupied.

Mr. Jim Alt, ALT Architecture, stated that one of the thrusts of the Create The Vision Master Plan efforts was to make subtle improvements and preserve green space. Over the years, the strategy for detention and retention created an unanticipated side effect and that was contamination of water sheds through runoffs from paved surfaces. Some of the more cutting edge zoning and development strategies now show a method of bio-detention to encourage,

through the use of less asphalt, larger detention areas having shallower basins with grass as opposed to gravel and other kinds of materials to allow the onsite gradual percolation of asphalt generated pollutants so that we do not have downstream water shed pollution.

Mr. Skip Schafer, Commercial Realty, asked that the members consider approving the variance so the applicant could go forward with his project since staff is recommending the parking requirement standards for day care facilities be adjusted. Based on the technicality in this situation, Mr. Schafer requested the variance be approved rather than waiting for an amendment to the Zoning Ordinance to become effective. The purpose of this zoning district allows greater flexibility and creative design for development of business areas. Further, it is intended to promote economical and efficient use of larger tracts of land. Based on the language in the Zoning Ordinance, he stated they feel it would allow this variance to be granted based on the proposed changes to the Ordinance as recommended by staff. Mr. Schafer stated the members might question why more land was not purchased for this proposed facility. He stated that, again, it is the idea of more efficient use of the land and not provide parking areas that will not be used contradicting the goals of the Create The Vision Master Plan.

There being no other speakers, Mr. Clark closed the public hearing.

Mr. Durham asked what would have to be done for the applicant to obtain building permits for the facility.

Mr. Lee stated the overall Master Plan would have to be approved by Council prior to any development taking place on this particular site.

Mr. Durham stated he agreed the Ordinance should be amended to adjust the parking requirement for day care facilities. He stated this could most likely take place in the same time frame as it would take as it would take to get an approved overall Master Plan.

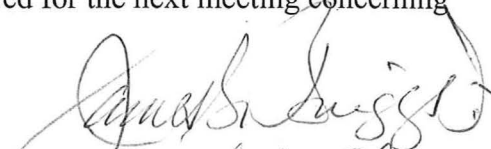
Mr. Weingarten stated he would not be comfortable in granting a variance without some research being done by the City to determine exact numbers and in rely on percentages submitted by the applicant. He raised concern that if the proposed use was not successful and a new use would a restaurant use, for example, the parking requirement would not be adequate.

MOTION: Mr. Briggs moved to deny the Variance application submitted by Jason Cambria for reduction of the number of parking spaces for Primrose Day Care, location proposed on East Alex-Bell Road across from Planet Ford. Mr. Weingarten seconded the motion. The motion was approved unanimously 6-0.

Mr. Lee advised Mr. Cambria of his right to appeal the Planning Commission decision to Council.

The members directed staff to have a recommendation prepared for the next meeting concerning parking requirements for day care facilities.

There being no further business, the meeting was adjourned.


acting Chair

