

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 27, 2005

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Brunner; and Mrs. Carolyn Meininger; Mr. Jeff Gammell; and Mr. Joe Weingarten. Absent: Mr. James Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, Legal Counsel; Mr. Doug Spitler, City Engineer.

Mrs. Meininger stated she would have to leave the meeting at 8:15 P.M.

Excuse Absent Members:

MOTION: Mr. Weingarten moved to excuse Mr. Durham from the meeting as he gave written notice to the members of his conflict of interest concerning both agenda items to be reviewed at this meeting. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of August 30, 2005, with the following additions:

On Page 11, the second sentence of paragraph 3 shall read "He stated the Five Rivers Metro Parks experimented several years ago with an interior coating that was resistant to being vandalized."

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

JKW Development, LLC - Rezoning from WT-A to Centerville R-1c

Mr. Feverston reviewed the Rezoning application filed by JKW Development, LLC, seeking the rezoning of a 68.345 acre parcel located north of Social Row Road, west of Sheehan Road and east of Paragon Road. This property was annexed to the City in 1996 and is currently zoned Washington Township Agriculture. It must be rezoned to a Centerville zoning classification prior to its development. The applicant is requesting to rezone this parcel to R-1c, Single-Family Residential.

This property is undeveloped land with the exception of a large barn and some outbuildings which were used when the land served as crop land, and was considered as Study Area "T" in the Comprehensive Plan. The surrounding land uses include the Yankee Trace Golf Course and vacant land to the north; single-family residential to the east; and, agricultural uses to the south and west.

Mr. Feverston stated the following points were considered for the rezoning request:

1. The proposed rezoning to R-1c is consistent with the City's Comprehensive Plan. Development opportunities should take advantage of and incorporate the rural setting that presently exists along the Social Row Road corridor. The city of Centerville can expect 470 housing units by 2007. Move-up families will make-up over fifty (50) percent of that market followed by transfers and relocations (20-25%) and empty nester/move-downs (10%). They will demand a variety of housing, including cluster homes, traditional neighborhood housing, single-family homes, golf course housing and patio homes.
2. The general recommendations for Study Area "I" include:
 - A. Create an open space with associated civic uses that can become the central focus of the Social Row Road and Sheehan Road intersection.
 - B. Accommodate both the move-up and move-down residential housing demand on the site.
 - C. Provide efficient, internal site circulation to limit the impact of development on the surrounding street system, particularly Social Row Road.
 - D. Provide protection to existing woodlands.
 - E. Link pedestrian and vehicular access to surrounding land uses for better connectivity.

Based on those points, staff recommended approval of the rezoning application as requested.

Mr. Clark opened the public hearing.

Mr. Jonathan Zinn, representing JKW Development, LLC, stated this would be their first project in the Centerville area and they feel the requested R-1c zoning classification would blend well with the surrounding land uses.

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

MOTION: Mr. Weingarten moved to recommend approval of the Rezoning Application #Z-05-62 submitted by JKW Development, LLC, to Council as requested. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Paragon Pointe - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by JKW Development, LLC, for Paragon Pointe to be located North of Social Row Road, East of Paragon Road and West of Sheehan Road. The zoning request to R-1c, Single-Family Residential, on this 68.345 acre parcel was recommended by the Planning Commission in the

previous application and is now pending before City Council. The current zoning of Washington Township Agriculture has not been changed to a City zoning classification since its annexation in 1996. The request is to develop 114 single-family lots as a Residential Cluster Development at a density of 1.67 dwelling units per acre. A Residential Cluster Development is a mechanism provided in the Zoning ordinance that allows the Planning Commission to flex lot sizes and dimensions, setbacks, as well as roadway widths to promote more unique and creative design for parcels within the City. Mr. Feverston stated lot dimensions will range between 11,000 and 23,000 square feet.

The Centerville-Washington Park District has requested a fee-in-lieu of parkland dedication as they are not in need of land in this particular area.

Social Row Road is part of the Montgomery County Master Plan for future widening to be scheduled sometime in the next few years as part of the overall Austin Road interchange. Two (2) access points will be provided to this subdivision—the first aligning with El Kenna Court on the west side of Paragon Road and the other to be located on the northern edge of the project to Sheehan Road.

Mr. Feverston stated the developer has addressed all the recommendations provided in Study Area I contained in the Comprehensive Plan to include low-density single-family residential housing, have an internal circulation pattern accessing to Paragon Road and Sheehan only, and provide green space as well as an open space at Sheehan and Social Row Roads. The landscape plan provided a perimeter around the site to include trees and mounding, and a hiker/biker trail will be provided throughout this development. Detention areas will be located on the northwest and southwest corners of the site. A revised plan was submitted to relocate the tot lot play area from the northeast corner of the site to the same area as the swimming pool and tennis courts on the north side of the site. Entry walls will be situated at each access point and two (2) gazebos will be located in specific areas within the development.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. Paragon Road and Sheehan Road shall be widened to include an additional lane of pavement, curb, gutter, storm sewer, and sidewalk subject to approval by the City Engineer.
2. Social Row Road shall be widened to include an additional lane of pavement, curb, gutter, storm sewer, and a hiker/biker path subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Social Row Road. The City Engineer may require the developer to make temporary improvements to Social Row Road, which at this time is expected to include an eight (8) foot wide hiker/biker path. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.

3. Building setbacks are approved with a thirty (30) foot front yard, five (5) foot side yard, and a thirty (30) foot rear yard.
4. The final design of the recreation lot shall be subject to approval by the Planning Department.
5. The property owner shall dedicate sixty (60) feet of right-of-way from centerline along Social Row Road and thirty-five (35) feet of right-of-way along both Paragon and Sheehan Roads.
6. All open space and reserve areas shall be maintained by a homeowners association. All landscape islands within the cul-de-sacs of public streets shall be established as private reserve areas.
7. The developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
8. The final design and materials for the proposed walking trail shall be subject to approval by the Planning Department. Additional linkages shall be established from Street "B" and Street "C" to Social Row Road and from the cul-de-sac end of Street "B" north through the swim and tennis area for better connectivity. All private walks shall be constructed of either four (4) inch thick concrete or asphalt, and have a minimum width of four (4) feet.
9. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. The treatment of the edge along the retention pond shall be subject to approval by the Planning Department.
12. All street names shall be subject to approval by the City Planning Department. Street "B" shall be divided into three (3) separate street names.
13. No signs are being approved as part of this application.

14. There exists a barn on this site. Although it is not eligible for landmark status, materials from the barn could be preserved for use by the Centerville-Washington Historical Society, Montgomery County Historical Society or other agency. The applicant shall make the barn available to the Centerville-Washington Historical Society or the Montgomery County Historical Society.

Mr. Jonathan Zinn, representing JKW Development, LLC, stated this particular piece of property is a perfect fit for the development they are envisioning. Ryan homes will be one (1) of the builders in this development constructing high end homes with a price range between \$350,000 and \$650,000. The smaller lots will provide house sizes between 2400 sq. ft. and 2800 sq. ft., whereas the larger lot sizes will provide houses sizes between 3000 sq. ft. and 6000 sq. ft. He stated trees are an added plus to a community and it is their intent to preserve as many trees on the property as possible. Mr. Zinn stated that rather than berming the entire perimeter along the main roads, they request the Planning Commission consider blending the berming with some stone walls to provide a more flowing feel rather than just have big mounds around the development. He stated they feel this application would provide a more upscale visual to the surrounding community with the installation of four (4) to eight (8) foot sections to give it a more natural appearance. Plaques will be installed along the fitness trail to promote specific exercises at various points throughout the development.

Mr. Briggs asked if there was ample capacity for development concerning public water and sewer services.

Mr. Feverston stated Montgomery County has reviewed this plan and submitted no objections.

Mrs. Meininger asked if a traffic study had been done to Paragon Road since the development in this area will have an impact.

Mr. Feverston stated a traffic study was not required, however, staff felt the extra lanes of pavement to be required would be adequate to take care of any increase in traffic as a result of this development.

Mrs. Meininger left the meeting at this time.

Mr. Weingarten stated that 1000 homes will be constructed on the south side of Social Row Road and along with this development no one seems to be looking at the traffic mess that is going to be caused there and on Yankee Street.

Mr. Feverston stated that over the past several years, a study have been done as part of the Austin Road interchange project to widen Social Row Road to a five (5) lane profile extending east to SR 48.

Mr. Weingarten stated that no one has really has studied it. They all said they were going to study it, but it has not occurred. He stated he attended a Washington Township meeting and they admitted they had not looked at the traffic impact on Yankee Street. They assumed the traffic would dump on to SR 741 and it is not. People will continue to use Yankee Street as a shortcut up to I-675. He asked if a traffic signal would be installed at Paragon and Social Row Roads.

Mr. Feverston stated it is unknown at this time if a traffic signal will be installed.

Mr. Weingarten stated then the question remains—are we going to dump 1000 homes on the south side of Social Row Road plus this additional 114 homes onto the existing roadway system without looking at the traffic.

Mr. Feverston stated the City cannot react to 1000 homes across the street in Washington Township. We can only react to the 114 single-family homes on 68 acres of land and if it warrants a traffic study, to which staff feels the answer is no. The City Engineer has looked at the traffic impacts onto the existing streets and feels the improvements that are obligated as a part of this development will take care of the increase in traffic this development will generate.

Mr. Weingarten stated that the City is going to act as an island and not pay attention to what is drowning it. He stated it fundamentally wrong to take that position.

Mr. Feverston stated what is being provided is an infrastructure to take care of the situation in the short term and provide monies in escrow for the frontages which are located in the City to be addressed as a future widening project.

Mr. Spitler stated they looked at access points, right-of-way dedication and lane widths. The Thoroughfare Plan indicated seventy (70) feet of right-of-way on Sheehan Road and Paragon Road which the developer will dedicate for a future three (3) lane road. Sixty (60) feet of right-of-way will be provided for the five (5) lane section of Social Row Road. He stated he could not argue there will be no impact from this development, however, it will be mitigated with the lane improvements. Mr. Spitler stated he could not obligate this developer to provide a regional traffic study as a result of this request.

Mr. Weingarten stated access needed to be provided to the open space surrounded by Lots 41 through 51 for maintenance purposes.

Mr. Gammell asked if the trees to the north would be cleared for development.

Mr. Zinn stated lots are more desirable when they are wooded and they will remain as wooded as humanly possible. The intent is to leave those trees undisturbed from the building pad back to the rear lot line. The exact number of trees will not be known until grading is completed and the detention areas are constructed.

Mr. Weingarten stated the scale of the homes on the east side should have the same kinds of setbacks as those in Yankee Trace which is more than five (5) feet.

Mr. Feverston stated that side yard setbacks in Yankee Trace typically vary from five (5) to seven and one-half (7.5) feet.

Mr. Weingarten stated he did not feel that a five (5) foot setback for a half million dollar home is reasonable. Placing 6000 square foot homes on top of each other is not reasonable.

Mr. Mark Lock, Ryan Homes, stated they requested five (5) foot setbacks to allow for shifting house locations on lots to provide for side entry garages. He stated they build a twenty-seven (27) to twenty-nine (29) foot apron for larger vehicles to get into those side load garages. Mr. Lock stated they are very comfortable with the marketability of houses that have the five (5) foot setbacks.

Mr. Weingarten stated he did not feel a five (5) foot setback should be allowed in this development.

Mrs. Pauline Silver, speaking for her brother who lives at 10370 Sheehan Road, stated that on July 4th, the traffic was bumper-to-bumper for forty-five (45) minutes after the fireworks. She stated traffic is a very logical concern to talk about and to base a decision.

MOTION: Mr. Weingarten moved to approve the Planning Commission Special Approval application for Paragon Pointe subject to the following conditions:

1. Paragon Road and Sheehan Road shall be widened to include an additional lane of pavement, curb, gutter, storm sewer, and sidewalk subject to approval by the City Engineer.
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4. The final design of the recreation lot shall be subject to approval by the Planning Department.
5. The property owner shall dedicate sixty (60) feet of right-of-way from centerline along Social Row Road and thirty-five (35) feet of right-of-way along both Paragon and Sheehan Roads.

6. All open space and reserve areas shall be maintained by a homeowners association. All landscape islands within the cul-de-sacs of public streets shall be established as private reserve areas.
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Mr. Briggs seconded the motion. The motion was approved 3-2 with Mr. Clark and Mr. Brunner voting no.

There being no further business, the meeting was adjourned.

