

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 27, 2004

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Brunner; Mr. Jim Briggs; Mr. Joe Weingarten; Mrs. Carolyn Meininger (where noted). Absent: Mr. James Durham. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Ryan Lee, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Durham from the meeting as he gave notice at the last meeting of his absence. Mr. Briggs seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission minutes of March 30, 2004, Regular Meeting, changing the first sentence of the third paragraph on Page 5 to read "Mr. Brunner seconded the motion." Mr. Brunner seconded the motion. The motion was approved 3-0-1 with Mr. Briggs abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of April 13, 2004, Work Session, as written. Mr. Brunner seconded the motion. The motion was approved 3-0-1 with Mr. Weingarten abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of April 13, 2004, Special Meeting, as written. Mr. Brunner seconded the motion. The motion was approved 3-0-1 with Mr. Weingarten abstaining.

PUBLIC HEARINGS

Mrs. Meininger arrived at this time.

Woodley Development Company/Encrete Investment Company - Rezoning

Mr. Lee reviewed the Rezoning application submitted by the Woodley Development Company/Encrete Investment Company for approximately twelve (12) acres of property located in South Metro Industrial Park, Section Two, situated on South Metro Parkway east of the existing Vartek Company and the Montgomery County Water Tower. The purpose of this request is to reconfigure the existing zoning boundary within the South Metro Industrial Park to be consistent with specific parcel lines. The proposed reconfiguration would classify the property south of South Metro Parkway as Business Planned Development, B-PD, in its entirety and the property north of South Metro Parkway as Industrial Planned Development, I-PD, in its entirety.

Staff recommended approval of the rezoning subject to the following conditions:

1. Prior to approval of this rezoning by City Council, the proposed rezoning shall be modified to include a portion of the South Metro Drive right-of-way situated north of the centerline of South Metro Drive and on the western edge of the proposed rezoning (approximately 110 feet in length and 30 feet in width) be rezoned to I-PD from B-PD.
2. Prior to approval of this rezoning by City Council, the legal description shall be modified to match the description shown on the rezoning map.

Mr. Clark opened the public hearing.

Mr. Gary Woodley, applicant, stated this request for zoning change was encouraged by the City to create zoning boundaries consistent with the existing parcel lines.

Mr. Joseph Lang, 6363 Jason Lane, asked if the buffer screen would be extended to the east and what will keep the industrial zoning from continuing further to the east.

Mr. Clark stated the buffer will be controlled and continued as the properties develop. As part of Study Area B focused in the Create the Vision process, the industrial area will not be continued any further to the east or south in this area of the City.

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

Mr. Brunner asked if this application was consistent with the intent of Create the Vision.

Mr. Clark indicated this did address the intent of the proposed master plan.

MOTION: Mr. Briggs moved to recommend approval to Council of Application #Z-04-18 submitted by Woodley Development Company/Encrete Investment Company requesting rezoning of 12 acres more or less of property located in South Metro Industrial Park, Section Two, subject to the following conditions:

1. Prior to approval of this rezoning by City Council, the proposed rezoning shall be modified to include a portion of the South Metro Drive right-of-way situated north of the centerline of South Metro Drive and on the western edge of the proposed rezoning (approximately 110 feet in length and 30 feet in width) be rezoned to I-PD from B-PD.
2. Prior to approval of this rezoning by City Council, the legal description shall be modified to match the description shown on the rezoning map.

Mr. Weingarten seconded the motion. The motion was approved unanimously 5-0.

St. Leonard - Sign Variance

Mr. Lee reviewed the Variance application submitted for St. Leonard, 8100 Clio Road, seeking approval to construct a second ground sign with a proposed sign face area of forty-eight (48) square feet. The sign ordinance allows a maximum of one (1) ground sign per property and a maximum of thirty-two (32) square feet of sign area on this parcel zoned Residential Planned Development, R-PD.

The applicant has proposed to replace the existing sign on Clio Road displaying the new St. Leonard logo and mounted on a stone base. The second ground sign is to be situated at the southeast corner of the Clio/Centerville Station Road intersection. Two (2) 4 ft. by 12 ft. foam core signs with cabinets will set in a "V" on a 2 ft. high stone base. The main portion of the sign is to be a 4 ft. by 8 ft. sandblasted sign foam material inserted into a sign box with an external spot light. The 4 ft. by 4 ft. portion of the sign is a message board with changeable copy and will be internally illuminated with a clear face over the letters.

Staff recommended approval of the request based on the size of the property. The subject property is 240 acres in size, has approximately 1 1/3 miles of road frontage with 4,600 linear feet of frontage along Clio Road and 2,500 linear feet along Centerville Station Road. In the opinion of the Planning Department, the parcel size and the amount of roadway frontage creates practical difficulties for the applicant to adequately sign the property.

Mr. Clark opened the public hearing.

Mr. Jeffrey Beck, Sign Dynamics, stated his company has been hired by St. Leonard to design and install the proposed signage. He stated with the exception of a second sign and sign area, the sign package will satisfy all other requirements of the sign ordinance.

Mr. Bernard Burnett, 1207 Centerville Station Road, stated he felt the sign would be more legible if it was positioned diagonally rather than a "V" shape at the intersection.

Mr. Alexander Luque, 1045 Centerville Station Road, stated he had more a comment rather than an objection to the request. There seems to be a lack of integration in the design of the sign as there are two (2) unrelated elements to the permanent sign. The changeable copy portion of the sign is for advertising rather than identifying the property. He felt the design of the sign should take more care into the visual impact the sign will have on the surrounding properties.

Mr. Beck stated the changeable copy sign is designed to clean up the temporary signage used on the site. The proposed positioning of the sign better utilizes its visibility in the "V" configuration.

Mr. Tim Dressman, Executive Director of St. Leonard, stated there are several issues for the sign variance request. The center has adopted a new logo which sparked the idea for a new sign package for the property. The proposed sign on the corner of Centerville Station and Clys Roads will identify the property to those unfamiliar with its location that appears as a cornfield from that intersection. He stated they also wanted to take advantage of the visibility the corner offers to display messages of community events as well as lot sales, etc.

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

Mr. Brunner asked if additional signage will be located on the corner at the time the commercial area develops or if it would be removed as indicated in the application.

Mr. Clark stated the sign would be removed and consolidated with additional uses at that time. Any other additional signage on the property would require approval by the Planning Commission.

Mrs. Meininger stated she was disturbed with the changeable copy concept for the proposed sign.

Mr. Lee stated copy content cannot be regulated other than false information or vulgar wording.

MOTION: Mr. Weingarten moved to approve the Sign Variance submitted for St. Leonard, 8100 Clys Road, as requested. Mr. Briggs seconded the motion. The motion was approved 4-1 with Mrs. Meininger voting no.

NEW BUSINESS

Professional Office Building - Planning Commission Special Approval

Mr. Lee reviewed the Special Approval application submitted by Alexander Luque for a professional office building to be located on the northeast corner of Bigger and Clys Roads. The request is to construct a 10,000 sq. ft. office building on the 2.18 acre parcel zoned Office-Service, O-S. The 50 parking spaces proposed for the project satisfy the 40 space requirement. The proposed development is to be situated on Lots 3 and 4 of Hills Office Park where Lots 1 and 2 have been developed as a daycare facility and a martial arts studio. An access easement was established as part of those developments to the east and staff recommends that easement be continued west to Bigger Road. The building is to be constructed of a brick material and have a flat roof with parapet features.

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

1. Prior to the issuance of any permits by the City, an access easement shall be recorded that guarantees vehicular access from the adjacent private driveway east of the property to Bigger road, subject to approval by the City Attorney.
2. This parcel consists of Lots 3 and 4 of Hills Office Park. The applicant must either replat these two (2) lots into a single lot or both lots must be legally tied together to prevent their independent sale subject to approval by the City Attorney.
3. All sidewalks where adjacent to parking spaces shall have a minimum width of six and a half (6.5) feet to allow for bumper overhang.
4. The parking spaces labeled as "19 Future Parking Spaces" are approved in concept and shall be subject to final approval by the City prior to construction.
5. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. A final lighting plan shall be subject to approval by the City Planning Department.
7. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and visually compatible with the surrounding buildings.
 - A. The building must express a base having a height of at least eight (8) percent of the building wall height subject to approval by the Planning Department.
 - B. The building shall have a pitched roof subject to approval by the Planning Department.
 - C. The final building colors shall be subject to approval by the Planning Department.
8. Should the Planning Commission approve a flat roof, all roof-top mechanicals shall be screened from view subject to approval by the Planning Department.
9. Dumpster screening shall match the brick of the proposed professional office building subject to approval by the Planning Department.

10. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. 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. Fire hydrants shall be located within four hundred (400) feet of all designated building access points as measured along actual fire apparatus routes of travel.
12. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Alexander Luque, architect for the project, stated the dumpster enclosure will be constructed of the same building material as the building. He stated they are aware there are certain percentages that need to be addressed in terms of shape, body and cap for the structure. He stated the main issue is that of a pitched roof. The proposed building is 60 ft. deep and if using the lowest pitch for a roof, regardless of material, it becomes an engineering challenge to span a 60 ft. dimension in a pitched roof and try not to make the proportion of the roof structure overpower the remainder of the building. He stated it is their professional opinion the best aesthetics for this structure would be a flat roof with a parapet used in the elevations to provide breaks creating differences in height. There are a number of structures in the surrounding area that have flat roofs and he felt the proposed design is transition of those elements to the residential uses to the south. The proposed design makes an aesthetic statement by combining brick, stone, cut limestone, etc., for what should be a real asset to this location. There is a 42 inch stormwater line that intersects on the property requiring the building to be pushed forward to the street making the roof more overpowering. Mr. Luque asked for consideration in granting a development of this design.

Mr. David Martin, owner of the property, stated they are trying to make this an upscale office building. He stated there seems to be two styles of flat roofs—those in the industrial area to the north of this site and those done more tastefully in Centerville Business Park and felt the proposal fit in with the surrounding area very nicely. The entrance area sets back in so it breaks up the length of the building.

Mr. Clark stated the buildings in the surrounding area that have flat roofs are located in zoning districts that allow those features. The O-S zoning district has different design standards.

Mr. Luque stated the main feature of this particular structure is in the center of the long elevation that leads into a common entrance, which in turn, leads into a 16 ft. wide atrium that is covered with a skylight. The tropical plantings and water features in the atrium will make the entrance very special. To achieve this element with gables required for a pitched roof would be extremely difficult if not impossible.

Mr. Joseph Lang, 6363 Jason Lane, stated the 19 future parking spaces shown on the plan should be screened with mounding or a berm if they are installed. He suggested that as much green space be preserved as possible to soften the appearance of the development when traveling south from the I-675 overpass.

Mr. Martin stated there will be no mechanicals located on the roof itself and the I-675 overpass is actually a distance away from the site. Further, he stated the future parking spaces may never occur.

Mr. Lee stated staff is looking for a building design that would be more compatible with the office service standards. It might be possible to design the roof structure with two separate roofs.

Mr. Briggs suggested the parapet be continued from the end of the building to the centerline of the building although a drainage problem might be created. He stated it is up to the architect to revise the design, but the issue of the flat roof must be addressed.

Mr. Weingarten asked if the drainage was adequate for this development as no detention areas are shown on the plan.

Mr. Hoffman stated there are three existing detention basins on the site that were constructed at the time Lots 1 and 2 were developed and is adequate for this project.

Mr. Weingarten asked if the interior parking lot landscaping proposed satisfy the requirement.

Mr. Lee stated the proposed landscaping for the interior parking lot meets the City's requirements.

Mr. Weingarten agreed with Mr. Briggs that the flat roof is not acceptable and suggested the architect work on a revised design for the building.

Mr. Martin stated the parapet proposed on the building elevations could be removed.

Mr. Weingarten stated that would be less desirable than what is currently proposed. He stated proposed roof design is too flat and the members are suggesting some enhancement to the area and a roof line on the building.

Mr. Martin stated because of the requirement to bring the building up to the roadway because of the existing sanitary line, a pitched roof would make it too overpowering for this site.

The members recommend to the applicant the application be tabled until revisions to the architecture can be addressed concerning the roof design.

Mr. Luque agreed to have the application tabled.

MOTION: Mr. Briggs moved to table the Special Approval application for the Professional Office Building until revisions are complete for Planning Commission review. Mr. Weingarten seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Willard Wilson - Request for Approval of Vinyl Siding

The Planning Commission reviewed a request submitted by Willard Wilson seeking approval of vinyl siding to be used on an existing building located at 7901 Cloyo Road. The applicant has started the project in an attempt to address a property maintenance issue not realizing approval was required from the Planning Commission. Vinyl siding must be approved on a case-by-case basis in this industrially zoned district. Vinyl siding has been used on several adjacent properties. Staff felt the use of the vinyl material will give the building a more attractive appearance.

MOTION: Mr. Weingarten moved to approve the vinyl siding material to be used on the existing building located at 7901 Cloyo Road as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.