

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 13, 2001

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

Attendance: Mr. James Durham; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Rand Oliver; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Work Session minutes of February 27, 2001, as written. Mr. Hansford seconded the motion. The motion was approved 6-0-1 with Mr. Kindler abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of February 27, 2001, as written. Mr. Hansford seconded the motion. The motion was approved 5-0-2 with Mr. Pluckebaum and Mr. Kindler abstaining.

UNFINISHED BUSINESS

Buckingham Financial - Minor Modification

Mr. Feverston reviewed the Minor Modification for Buckingham Financial to be located on the west side of Clio Road at Millerton Drive. The first phase of this project was approved by the Planning Commission previously, and the applicant has now decided to construct a portion of the project originally to be part of the second phase. A conference room will be constructed as part of Phase 1 and will be located on the south end of the building. A door on the west elevation will be replaced by a window and the gabled will be relocated.

Staff recommended approval of the Minor Modification as requested.

Mr. Jim Hawthorn, requesting the applicant, was present for the review of the proposal.

MOTION: Mr. Hansford moved to approve the Minor Modification for Buckingham Financial as requested. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Yankee Trace, Parcel 25 - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Parcel 25 of the Yankee Trace Golf Community for a Residential Cluster Development to be located along Olde Georgetown Way, west of Olde Haley Drive and east of Washington Church Road. The purpose

of this request is to modify the approved neo-traditional zoning plan. The acreage on the approved Master Plan is currently 8.35 acres and 44 neo-traditional lots for this particular section of the Golf Community. This proposal would increase the acreage to 9.3140 acres and develop with 44 lots; however, 31 would be neo-traditional lots and 13 would be standard lots. The overall density would be reduced in this section from 5.27 dwelling units per acre to 4.72 dwelling units per acre. The additional acreage is a result of a purchase of property located on Washington Church Road by the City that will provide vehicular access to the subdivision. The original connection of Olde Georgetown Way to Washington Church Road had to be redesigned based on a subdivision on the west side of Washington Church Road approved by the County that did not take into account the roadway alignment. The City felt the proposed modification would be the best solution to provide the proper roadway alignment.

Mr. Feverston stated the minimum building setback requirements for the neo-traditional lots were approved with a zero (0) lot line on the west lot line and ten (10) feet on the east lot line. He indicated that the building code requires a three (3) foot minimum side yard setback which staff has been requiring.

Staff recommended approval of the Special Approval application for the Residential Cluster Development Plan subject to the following conditions:

1. The property located at 9710 Washington Church Road be annexed into the City of Centerville and rezoned to R-1c, Single-Family Residential.
2. The neo-traditional lots shown on this plan shall be modified to require a minimum side yard building setback of three (3) feet for the west side yard of Lots 604 through 634.
3. Public right-of-way, thirty-five (35) feet wide from the centerline, shall be dedicated along Washington Church Road in accordance to the Centerville Thoroughfare Plan.
4. Washington Church Road shall be widened to include an additional lane of pavement, sidewalk, curb, and storm drainage.
5. The final design of the intersection of Olde Georgetown Way and Washington Church Road shall be subject to approval by the City Engineering Department.
6. A covenant shall be placed on the record plat that restricts vehicular access of Lots 604 through 634 to the private drives subject to approval by the City Attorney.
7. All private drives shall be owned and maintained by the Homeowners Association.
8. The final design of the turn-around east of Lot 603 shall be subject to approval by the City Engineering Department.

9. The western curve of private drive "B" shall be shifted to provide a minimum setback of ten (10) feet from the west lot line.
10. The final design of all "skin" improvements (decorative walls, mounding, street lights and picket fencing) shall be subject to approval by the City Planning Department.
11. The "skin" improvements shall be owned and maintained by the Homeowners Association. Specifically, a covenant shall be placed on the record plat(s) for this parcel which requires the picket fencing.
12. 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.
13. A final landscape plan for the reserve areas shall be subject to approval by the City Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Trees preserved on site may be credited towards satisfying the landscape and screening requirement of the Zoning Ordinance.

Mr. Jim Kiefer, Great Traditions, was present for the review of the application.

Mr. Pluckebaum asked why a turn-around was provided east of Lot 603 rather than the alley being extended through to Olde Georgetown Way.

Mr. Hoffman stated it was his feeling that should that extension be made, it would invite traffic through that particular area.

Mr. Pluckebaum felt that area should be consistent with the other sections of the neo-traditional lots and provide a vehicular connection.

Mr. Kindler asked if the lights attached to the houses along the alley were the responsibility of the Homeowners Association since that lighting is extremely important for security in those areas.

Mr. Kiefer stated the lights were part of the skin improvements for the overall approved plan.

Mr. Hansford agreed with Mr. Pluckebaum concerning the turn-around extension which would provide some type of access to the park area as well.

Mr. Oliver stated the lot situated adjacent to the park should be made to look like the entrance to the park rather than a vacant lot.

Mr. Durham stated that unfortunately the focus of the Planning Commission was on Washington Church Road when this plan was originally reviewed rather than how the neo-traditional houses were turned away from the park. He indicated it would have made more sense to have the 6 lots along the park area traditional lots with the back yards abutting that area, rather than mounding and garage structures.

MOTION: Mr. Hansford moved to approve the Special Approval application for Yankee Trace, Parcel 25, subject to the following conditions:

1. The property located at 9710 Washington Church Road be annexed into the City of Centerville and rezoned to R-1c, Single-Family Residential.
2. The neo-traditional lots shown on this plan shall be modified to require a minimum side yard building setback of three (3) feet for the west side yard of Lots 604 through 634.
3. Public right-of-way, thirty-five (35) feet wide from the centerline, shall be dedicated along Washington Church Road in accordance to the Centerville Thoroughfare Plan.
4. Washington Church Road shall be widened to include an additional lane of pavement, sidewalk, curb, and storm drainage.
5. The final design of the intersection of Olde Georgetown Way and Washington Church Road shall be subject to approval by the City Engineering Department.
6. A covenant shall be placed on the record plat that restricts vehicular access of Lots 604 through 634 to the private drives subject to approval by the City Attorney.
7. All private drives shall be owned and maintained by the Homeowners Association.
8. The private alley behind Lots 502, 503 and 504 shall extend out through the reserve area and connect with Olde Georgetown Way.
9. The western curve of private drive "B" shall be shifted to provide a minimum setback of ten (10) feet from the west lot line.
10. The final design of all "skin" improvements (decorative walls, mounding, street lights and picket fencing) shall be subject to approval by the City Planning Department.
11. The "skin" improvements shall be owned and maintained by the Homeowners Association. Specifically, a covenant shall be placed on the record plat(s) for this parcel which requires the picket fencing.

12. 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.
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Mr. Pluckebaum seconded the motion. The motion was approved 5-0-2 with Mr. Durham and Mr. Oliver abstaining.

The Franciscan at St. Leonard - Extension of Approval

Mr. Feverston stated that The Franciscan at St. Leonard has requested an extension of the approval for Phase 1 of their project located at 8100 Clyo Road. The original approval was granted by Planning Commission in May, 1999, and due to a change in ownership, they are seeking this time extension to give them adequate time this change has created. The applicant has met with City Council for an extension of the approval for the overall Master Plan which was granted in a split vote.

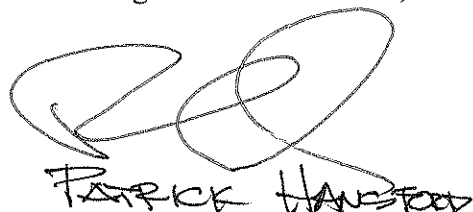
Staff recommended approval of the extension of approval as the circumstances at the time of the original approval have remained unchanged.

Mr. Durham stated the membership of the Planning Commission has changed significantly since the original approval of this project. He suggested a work session be scheduled to give the new members an opportunity to review the request before being asked to take action on it.

The other members felt the applicant should not have to repeat the review process, although a work session could be scheduled at some point in time.

MOTION: Mr. Hansford moved to approve the Extension of Approval for The Franciscan at St. Leonard for a two (2) year period commencing this date. Mr. Weingarten seconded the motion. The motion was approved 6-0-1 with Mr. Durham abstaining.

There being no further business, the meeting was adjourned.



PATRICK HANSFORD

