

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, August 14, 2000

Mr. Durham called the meeting to order at 9:00 P.M.

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

Proposed Office Development - Southwest Corner of East Alex-Bell Road and Clio Road

In attendance on behalf of the owner were Mr. Frank Wright, Reinke and Associates; Mr. Gary Weaver, Gary Weaver Associates; and Mr. Tom Peebles, Tom Peebles Builders. Mr. Weaver presented three site plan concepts for a multi-building office development on the triangular-shaped, five acre site. There are several limitations on the site that restrict the development options. Because the parcel is zoned O-PD, Office Planned Development, a 100-foot bufferyard exists along the southwestern lot line abutting Whispering Oaks condominiums. No development is permitted in the bufferyard. There are also limitations due to the nature of the fill material that occupies the site. Slopes are another limitation.

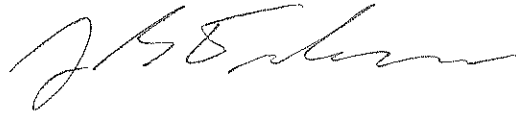
The site plan concepts showed various encroachments into the 100-foot bufferyard, including driveways to Alex-Bell Road and Clio Road, parking spaces, and the detention/retention pond. Mr. Durham stated that he would not support allowing any encroachment into the bufferyard that isn't a necessity. He felt it is reasonable to allow the driveway to Clio Road to encroach because of the alignment with Ambridge Road across the street. The driveway to Alex-Bell Road should only be allowed to encroach if it is determined to be necessary for traffic safety reasons. It is also reasonable to allow the pond to encroach into the bufferyard with the condition that the pond be located between the trees and buildings, and that evergreen landscaping be installed between the buildings and the pond. He did not feel it was appropriate to allow the parking areas to encroach into the bufferyard.

Mr. Hansford stated that the long rows of parking should be broken up using landscape islands. Mr. Durham asked whether the amount of parking shown was due to the City's parking requirements or was it to maximize parking to make the buildings more marketable. Mr. Peebles stated that the plans were drawn to maximize parking as it might be needed by future medical offices. Mr. Feverston stated that the City staff would apply the parking requirement for professional offices to the entire development rather than distinguish between professional and medical offices.

The Planning Commission members asked about the possibility of making the buildings two stories in height. Mr. Peebles did not feel he could do that with the single building at the corner due to the costs of filling that area. The site will be graded to slope upward from the intersection to the bufferyard, which will result in stepped rooflines and building elevations. Mr. Durham

stated that if the development were a condominium arrangement, the buildings could be attached so as to make the development more compact. The Planning Commission agreed that in general, the sample building elevations shown were appropriate for the area, but that final building elevations would be necessary for approval.

There being no further discussion, the Work Session was adjourned.

A handwritten signature in black ink, appearing to be "J. B. Edman", written in a cursive style.