

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, March 14, 2000

Mr. Durham called the Work Session meeting to order at 6:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Rand Oliver. Absent: Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mrs. Mary Lou Pence, Assistant City Engineer; Mr. F. William Stamper, Economic Development Administrator.

Holiday Inn Express - Concept Plan

Mr. John Kingston, architect; Mr. Mike Patel, owner of the franchise; and Mr. Gary Tolliver, real estate agent for the franchise owner, were present for the review of the Concept Plan for the Holiday Inn Express proposed to be located on the southwest corner of Wilmington Pike and Whipp Road.

Mr. Feverston stated that the proposed building is to be a 3-story brick building which will provide 70 units. This motel use is permitted in the Business Planned Development, B-PD, zoning district. The key issue for this project is the building height which is permitted to be a maximum of 45 feet in the Business Planned Development, B-PD, zoning district. He stated that the building could meet this standard if it were constructed with a flat roof. The architecture proposes a 6/12 roof pitch on the building which would increase the building height to 53 feet. He suggested lowering the grade of the building site approximately 2 feet to help relieve its visual height domination.

Mr. Feverston stated he presented this proposal to Council, knowing it would be a controversial community issue, for their input. Council indicated they would support a building height variance limited to the roof portion of the structure provided more extensive landscaping and screening was installed along the west property line in the buffer area.

The City Engineer has indicated he would like to have an existing stream along the edge of the buffer area tiled which would require encroachment and minimal disturbance into the buffer area for that purpose. Most of the vegetation in this area appears to be brush.

Mr. Kingston stated they would like to construct the building with the roof pitch as proposed because a lower pitch roof would compromise the appearance of the building. He stated that the brick to be used on the building is somewhat like that on the Bob Evans Restaurant as well as the use of the stone block on the base. He stated that lowering the grade for the building pad should not create any problem for construction.

Mr. Kostak asked if a roof with less pitch had been considered for this building.

Mr. Kingston stated a 4/12 pitch roof would result in lowering the structure approximately 4 feet.

Mr. Durham stated a variance would still be required. He stated the building would best fit into the neighborhood with a pitched roof; however, it could be constructed with a flat roof and maintain all requirements in the Zoning Ordinance. He stated if a Variance were approved for building height based on appearance, it could be appealed.

Mr. Oliver stated that as the outlots develop, the impact of this building will decrease visually from the neighborhood.

Mr. Durham asked if it would be less of impact to push the building back as much as possible and place the parking in front.

Mr. Feverston stated emergency access would still have to be available around the building. Parking issues will have to be discussed between the developer, Fire Department and the City Engineer.

Mr. Oliver stated that with proper mounding or fencing at the rear of the property and plantings such as conifers, headlights should be shielded from the residences to the west.

Mr. Robert Zavakos, property owner, stated that it might be best to create a common landscaping and buffering plan for the remainder of the site. He proposed to establish a mound the entire length of the buffer for screening purposes. The area will be landscaped at the time when each parcel develops.

Mr. Hansford suggested the building have more of a cap to be more articulative and help break up the building mass.

Mr. Kingston asked if any consideration would be made to allow a second wall sign in exchange for a freestanding sign that would be ineffective in this location.

The members of Planning Commission felt this would be a situation where a Variance would be justified as this lot is internal and a freestanding sign would not be effective.

Other Business

A Work Session was tentatively scheduled for April 11, 2000, to discuss the expansion of the golf course.

Mr. Hansford left the Work Session at this time due to a possible conflict of interest.

Mr. Feverston stated that the Lamar Corporation, owner of Centerville Plaza located at East Spring Valley Road and South Main Street, has indicated they will be filing a Variance for an identification sign in the near future.

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

A handwritten signature in black ink, appearing to be 'J. S. ...', is written at the bottom of the page.