

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, July 25, 2000

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

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

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of July 11, 2000, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved 4-0-3 with Mr. Pluckebaum, Mr. Oliver and Mr. Kindler abstaining.

PUBLIC HEARINGS

Yankee Trace Development, Inc. - Rezoning from WT-A to R-1c (7.132 Acres)

Mr. Feverston reviewed the Rezoning application submitted by Yankee Trace Development, Inc., for a 7.132 acre parcel of land located on the rear portions of property at 10143, 10177 and 10233 Sheehan Road south of Wilson Concrete Products in Washington Township. The current zoning on the property is Washington Township Agriculture, WT-A, and the proposed zoning is Centerville R-1c, Single-Family Residential. A petition to annex this property into Centerville has been filed with Montgomery County. These properties are to be included in the expansion of the Yankee Trace Golf Community.

Mr. Farquhar stated Council will receive the recommendation from the Planning Commission, however, action cannot be taken by Council until the annexation has been finalized by Montgomery County.

The existing land use on the subject properties is vacant, undeveloped land and large lot single-family residential. The surrounding land uses include single-family and industrial use to the north; single-family and undeveloped, a school district bus depot and a Montgomery County water tower to the east; undeveloped land to the south; and, undeveloped land for the future expansion of the Yankee Trace Golf Community to the west.

Staff recommended the Rezoning application be approved based on the following analysis:

1. An annexation petition for this property has been filed with Montgomery County. The rezoning will become effective upon approval of the annexation by Montgomery County.

2. The rezoning of these parcels to R-1c, Single-Family Residential, is consistent with the City's Comprehensive Plan.
3. This land will be incorporated into the Yankee Trace Golf Community. An application to amend the Lifestyle Community Master Plan has been filed to include these parcels. The development of this property will expand the golf course and housing on this land. The golf and housing, if approved by Council, would be developed in accordance to the amended Lifestyle Master Plan, which may allow attached or detached housing, or a combination of both provided the overall density of Yankee Trace not exceed two (2) dwelling units per acre.
4. Most of the surrounding properties have developed or are developing as single-family residential. There is a large industrial use, Wilson Concrete Products, located adjacent to this property. There are also undeveloped lands in this area.

Mr. Durham opened the public hearing. There being no speakers, Mr. Durham closed the public hearing.

Mr. Hansford asked if owners of easements within the area were notified of the public hearing and if right-of-way dedication was required in this case.

Mr. Feverston stated that all property owners within the 500 foot radius of a property the subject of a rezoning set for public hearing are notified of that hearing. Owners of right-of-way easements are not required to be notified.

MOTION: Mr. Pluckebaum moved to recommend approval of the Rezoning application submitted by Yankee Trace Development, Inc., from Washington Township Agriculture, WT-A, to Centerville R-1c, Single-Family Residential, for 7.132 acres of property located on the rear portions of 10143, 10177 and 10233 Sheehan Road, to Council. Mr. Oliver seconded the motion. The motion was approved unanimously 7-0.

Yankee Trace Development, Inc. - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted by Yankee Trace Development, Inc., requesting approval of an amendment to the approved Residential Lifestyle Community Master Plan for the Yankee Trace Golf Community. The current Master Plan includes 559.4 acres of land and is approved for 913 total units of which up to 89 units may be attached for an overall density of 1.67 dwelling units per acre. The purpose of the Amendment is to incorporate an additional 9-hole golf course into Yankee Trace with associated housing in the design layout.

Amendments to the Master Plan would include the modification of 35.1 acres of land currently within the Current Master Plan and 82.5 acres of land to be added to the Master Plan for a total acreage of 117.6 acres being the focus of this Amendment. The number of units proposed for the modified and new land is 413 total units of which a maximum of 350 units may be attached housing. The density for the new development west of Paragon Road would be 2.3 dwelling units per acre and the area east of Paragon Road would be 5.8 dwelling units per acre for a total density of 3.5 dwelling units per acre.

The Amended Master Plan, as proposed, would have a gross acreage of 641.9 acres of land with 1282 total units of which up to 439 units may be attached. The overall density for the golf community would be 2.0 dwelling units per acre with a maximum of attached housing equaling 34 percent. The land area used for the golf course would equal 41 percent of the gross acreage to be included in the golf community.

New parcels for development, Parcels 26 through 31, were shown on the proposed plan to complete the spine road through the existing project with a new street for access to Paragon Road. Parcel 28, located west of Paragon Road, and Parcel 31, located east of Paragon Road, are slated to be either attached or detached housing units. Six (6) new golf holes will be developed along with the existing 3 practice holes to complete the 9-hole course extending across Paragon Road and looping back to the clubhouse. It is undetermined at this time what type of features will be utilized for the cart path to cross Paragon Road safely. It is anticipated that the cart path will most likely cross Paragon Road where the new east-west street will be constructed to serve the housing development and possibly controlled with a 4-way stop in that area.

Staff recommended approval of the Amendment to the approved Major Use Special Approval for the Residential Lifestyle Community subject to the following conditions:

1. The amenities package approved as a part of the original residential cluster development plan approved by the Planning Commission on August 9, 1994, and as amended with the approval of the Yankee Trace Lifestyle Community Master Plan by the City Council on December 21, 1998, that includes the gas street lights, hiker/biker paths, signs, decorative walls, horse park fence, and landscaped mounding shall be integrated into the expanded community.
2. All building setbacks to the golf course shall be a minimum of 40 feet unless specifically modified by the City. Building setbacks to all other lot lines shall be per the original residential cluster development plan approved by the Planning Commission on August 9, 1994.
3. The design and cross-section of all new roadways are approved as per the original residential cluster development plan approved by the Planning Commission on August 9, 1994.

4. The City reserves the right to require that a roadway connection through parcel 31 to connect Shawnee Trail to Paragon Road. The alignment of such roadway(s) shall be subject to approval by the Planning Commission. Should the City not require a roadway connection to Shawnee Trail, a logical terminus of Shawnee Trail shall be constructed with the final design subject to approval by the City Engineering Department.
5. The hiker/biker path shall extend west from Yankee Trace Drive and connect with Shawnee Trail subject to approval by the City Planner.
6. Public or private open space shall be provided in the northeast corner of Parcel 31 adjacent to the Rose Estates neighborhood subject to approval by the City.
7. Final development plans of all housing parcels shall be subject to approval by the Planning Commission. The original concepts approved by the City Council of providing windows, the development of view corridors to the golf course, and focals, the orientation of housing and view corridors to specific activity points on the golf course shall be maintained and provided for throughout this addition to Yankee Trace. The final development plans of housing parcels that include attached housing shall include building location and orientation of all attached housing as well as the architectural design of these residences.

Mr. Durham opened the public hearing.

Mr. Jim Sullivan, Great Traditions Development, stated they have been working on a plan to expand the golf course and housing areas for over 2 years. He showed slides of the type of units being considered for Parcel 28 and Parcel 31. The units proposed for Parcel 28 have been constructed in jurisdictions south of Centerville by Erbenbeck Communities of Northern Kentucky. The end units of the 4-unit buildings are anticipated to be approximately 3900 sq. ft. for \$295,000, and the middle units 2400 sq. ft. for \$240,000 to \$250,000. He stated heavy emphasis will be placed on the use of brick material. Parcel 31 will offer up to 265 multi-family units proposed to be developed with the "Big House" product. These large 65 ft. by 135 ft. buildings will contain 8 to 10 units to be constructed in such a fashion that it appears as a large house with the use of dormers, shutters, brick material, and walls designed with turns of different dimensions rather than row housing. Each unit will have a garage with interior access directly into the unit and rent for approximately \$1,000 and up per month. Should Parcel 31 develop in this fashion, Mr. Sullivan stated existing Shawnee Trail in the Rose Estates subdivision would be constructed as a cul-de-sac with a portion of land at the end of the cul-de-sac to be developed with green space, mounding, landscaping, possibly some play equipment, to help screen the new residential community with a small park.

Mr. Raymond LeFever, 1112 Greenskeeper Way, asked if a marketability study had been done to justify the development of apartments as part of a Yankee Trace. He stated when the Yankee Trace project was originally marketed, it was presented as a lifestyle community developed with single-family homes. He asked if the attached housing would be buffered from the single-family housing.

Mr. Feverston stated buffering would be required between single-family and multi-family residential developments.

Mr. LeFever stated the traffic volume will be greatly increased to Yankee Trace Drive with an additional 100 units constructed in Parcels 26-28. He felt access from these parcels should be limited to Paragon Road. He stated that it was his understanding Parcel 29 was to remain a nature area to be preserved.

Mr. Feverston stated a study was to be done to determine if that area was wetlands and, if so, could the wetlands be mitigated to another location to open this land for development.

Mr. LeFever asked if the swim and tennis center facility would be shared with the owners/renters of the expansion to Yankee Trace.

Mr. Sullivan stated separate amenities would be constructed for the "Big House" units. Parcels 26, 27 and 29 will pay into the same association as the existing homeowners and, therefore, will be entitled to share the same facilities. He stated it has not yet been determined what the status will be for Parcel 28.

Mr. LeFever stated the property owners in Yankee Trace are concerned with the future development of the project and asked that consideration be given to the existing lifestyle the residents enjoy as well as their property values.

Ms. Lori Embry, 408 Shawnee Trail, was concerned with the possible extension of Shawnee Trail. She stated that if it were extended into the Yankee Trace subdivision, the difference in pavement width would create a problem.

Mrs. Sue Schenk, 440 Island Lake Court, was concerned with the density of the property immediately adjacent to the single-family Rose Estates subdivision. She stated that if this property was not included in the Yankee Trace development, it most likely would not develop as a multi-family residential neighborhood. Because this portion of Yankee Trace will be so far removed from the other sections of the development, she felt the residents will not feel they are part of the lifestyle community. Mrs. Schenk stated the homeowners in Rose Estates know the property west of them will develop, however, they would prefer a single-family subdivision where each lot would have an individual owner to help protect property values in the surrounding neighborhoods.

Mr. Walt Schenk, 440 Island Lake Drive, stated he selected the Rose Estates subdivision in which to reside because of the area and the civic association. He stated the density of the "Big House" product would essentially be equal to the number of houses in Rose Estates except their single-family subdivision has 3 to 4 times more land than the proposed project. He questioned if the area would be able to support this type of apartment product financially. Another point of concern was the cart crossing on Paragon Road and he asked consideration be given to this issue. Mr. Schenk stated he certainly did not have a problem with Yankee Trace developing adjacent to Rose Estates and he hoped the developer would maintain the quality of the existing Yankee Trace development as doing anything less would only detract from it.

Mr. Don Dunnington, 9697 Preserve Place and also a builder in Yankee Trace, stated some of his customers fear that Yankee Trace, in making multi-family units a part of the housing product, will take on the same kind of appearance as the new Beavercreek Golf Course which they feel is unacceptable.

Mr. Sullivan responded to Mr. Dunnington's concern stating this portion of Yankee Trace is a \$20 million project and they would not jeopardize their success of the overall development in any way or their reputation.

Mr. Russell Kross, 1085 Yankee Trace Drive, stated he did not know what to expect from the proposed expansion of Yankee Trace as was the case with the development of Bethany Commons which has worked out very well. He stated his biggest concern is with the additional traffic volume which relates to the density being proposed although some relief will come with the access to Paragon Road. He felt a thorough traffic study should be made available and other issues should be discussed in an informal meeting with the homeowners.

Mr. Hoffman stated he looked at the density and the orientation of the north-south traffic along Paragon Road and Yankee Trace Drive. In looking at the traffic impact, he indicated when Yankee Trace Drive is complete it is estimated there will be 500 additional vehicles to what currently exists. Paragon Road is estimated to have an additional 1400 vehicles from the development along the west side based on 10 trips per unit per day and development along the east side based on 6 trips per day.

Ms. Martha Rose, 409 Shawnee Trail, stated should the area immediately west of Rose Estates develop as multi-family, she would prefer they be condominiums rather than apartments and the end of Shawnee Trail be created into a cul-de-sac.

Mr. Tom Toberen, 1043 Bentgrass Lane, stated that the area proposed for the "Big House" should provide mounding and screening to the northern property which most likely will develop as single-family residential. He stated when he moved into Yankee Trace, it was marketed as a single-family community, with no mention of multi-family development. He stated the Planning Commission had the ability to place conditions on the approval of the Master Plan and suggested they do so to protect the integrity of a single-family development.

Ms. Peg Hoenigman, 1061 Yankee Trace Drive, stated that placing attached units adjacent to detached units is not the look of Yankee Trace. She stated just because attached units are approved for up to 35% of the housing units does not mean they have to be attached.

Mr. Richard Embry, 408 Shawnee Trail, stated he was for growth and expansion of the Yankee Trace development, however, he was concerned with an apartment product along with traffic volume.

Mr. Tom Wenk, 319 Shawnee Trail, asked if the land west of Rose Estates were to develop as single-family residential, would Shawnee Trail be extended into that development.

Mr. Sullivan stated if the area developed as single-family residential the street would be extended to connect the two neighborhoods.

Mr. Toberen asked when this issue would be heard by Council.

Mr. Farquhar stated since a small portion of the plan is the subject of a pending annexation the Council could not act on the plan until the annexation is complete.

Mr. John Kihlstrom, 10191 Paragon Road, stated that as a resident of Paragon Road he was very concerned with the traffic situation.

Ms. Hoenigman and Mr. Schenk suggested the application be tabled to get more information from the developer as well as input from concerned residents not in attendance.

Mr. Russ Banks, 10168 Sheehan Road, asked how close this development would be to his farm as he was concerned with a noise problem.

Mr. Feverston stated this development would be approximately 600 ft. away from his farm and residence.

Mr. Oliver stated he had three issues which included the economic feasibility of the "Big House" product, comments from Washington Township regarding road improvements to Paragon Road and how that land north would develop, and felt a meeting between the Rose Estates residents and the developer should take place.

Mr. Weingarten felt a meeting should be held for residents of Yankee Trace as well.

The members of Planning Commission agreed the application should be tabled for additional information as well as meetings with the residents to take place.

MOTION: Mr. Briggs moved to continue the public hearing for Yankee Trace Development, Inc., until August 8, 2000.

Mr. Briggs withdrew his motion as more time will most likely be necessary to achieve the answers to the concerns brought forth during the meeting and Mr. Durham indicated he would not be available for that meeting.

MOTION: Mr. Briggs moved to table the Major Use Special Approval application submitted by Yankee Trace Development, Inc. Mr. Oliver seconded the motion. The motion was approved 5-0-2 with Mr. Kindler and Mr. Durham abstaining.

There being no further business, the meeting was adjourned.



PATRICK HANSFORD