

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 26, 2000

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

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

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of September 12, 2000, Work Session, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of September 12, 2000, Regular Meeting, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Feverston announced that Far Hills Church had withdrawn their Special Approval application and will resubmit revisions to the plan at a later date.

UNFINISHED BUSINESS

Yankee Trace Development, Inc. - Major Use Special Approval (Master Plan)

Mr. Feverston reviewed the Master Plan of the Major Use Special Approval application submitted by Yankee Trace Development, Inc., which has been revised to address some of the concerns voiced at a previous meeting by residents of Yankee Trace and Rose Estates.

The revised Special Approval application is a proposed amendment to the approved Residential Lifestyle Community Master Plan for the expansion of the Yankee Trace community. The key modifications to the Master Plan include elimination of the "Big House" rental housing east of Paragon Road; the configuration of Parcel 29 from Golf Villa lots to 16 Club Home lots; the density of Parcels 28 and 31 not to exceed 4.9 dwelling units per acre with attached

and/or detached product; the elimination of 7.1 gross acres of the Sheehan Road parcels from the application until such time that acreage is annexed to the City; and, the termination of Shawnee Trail and the creation of a commons area at the end of Shawnee Trail to include landscape mounds as a buffer for Rose Estates residents.

The current Master Plan has been approved with 559.4 acres of land on which 913 total units were approved. The number of attached units as a part of this plan is up to 89 units for an overall density of 1.67 dwelling units per acre.

The proposed amendment to the Master Plan would modify 35.1 acres currently incorporated into the existing plan and add 75.4 acres of new land to the development. A total of 110.5 acres of land of modified or new land would be developed with 249 total units, 198 units of which could be attached. The west side of Paragon Road proposes 1.90 dwelling units per acre and the east side of Paragon Road proposes 2.90 dwelling units per acre for an overall gross density of 2.25 dwelling units per acre.

The proposed amended Master Plan would have a gross acreage of 634.8 acres for a total of 1116 total units, which up to 287 units may be attached. Should the attached product be constructed to the maximum number, it would represent 26 percent of the total units as being attached or 1.76 dwelling units per acre. Forty-one (41) percent of the acreage will be used for the golf course.

Staff recommended approval of the Major Use Special Approval application 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 approved Yankee Trace Lifestyle Community Master Plan by the City Council on December 21, 1993, 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. 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 provided 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.
3. 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.

4. 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.
5. The hiker/biker path shall extend east from Yankee Trace Drive and connect with Shawnee Trail subject to approval by the City Planner.
6. A reserve area or other private open space shall be provided in the northeast corner of Parcel 31 adjacent to buffer the Rose Estates Neighborhood subject to approval by the City.
7. The existing tree line situated in the southeast corner of Parcel 28 and behind the residents of Lots 231-236 shall be preserved, where practical, subject to approval by the City.

MOTION: Mr. Pluckebaum moved to remove the Major Use Special Approval application submitted by Yankee Trace Development, Inc., from the table. Mr. Kindler seconded the motion. The motion was approved unanimously 7-0.

Mr. Jim Sullivan and Mr. Jim Kiefer, Yankee Trace Development, Inc., were present for the review of the application.

Mr. Sullivan stated that as result of the neighborhood meeting held on August 2, 2000, they modified the original plan to address the concerns of the residents. He stated the proposed Master Plan is an attempt to make an expanded golf course community which will incorporate a 9 new holes of golf with different, quality housing product types available.

Mrs. Mary Beth Zimmer, 304 Shawnee Trail and President of the Rose Estates Civic Association, stated that a poll was taken of over 200 residents in their neighborhood with 100% against the "Big House" concept. She indicated they are thrilled with the new plan as it is in the best interest of their neighborhood not to extend Shawnee Trail.

Ms. Peggy Hoenigman, 1061 Yankee Trace Drive, stated she was concerned with the possibility of attached housing directly across from her house. She stated she understood the City wants to provide the choice of housing products with the community, however, the single-family dwelling unit is the product of choice. The current residents' choice of single-family homes in Yankee Trace was a desire of not living on top of a neighbor and they would like more detached units to buffer any future attached units.

Mr. Lonnie Frye, 9811 Winding Green Way, stated that as a resident of Yankee Trace and a former resident of Rose Estates, he was glad to see the progress and expansion of the Yankee Trace community, however, he wanted the pedestrian traffic patterns to be maintained within each neighborhood. He stated the hiker/biker trails were intended as an amenity of the Yankee

Trace development which the residents of the golf community pay a fee for maintenance. If these trails are opened up to the general public, the cost of maintenance should not be the responsibility of the Yankee Trace residents. He also questioned the maintenance cost of the green space to be created at the end of Shawnee Trail and who would be responsible.

Mr. Feverston stated the recommendation by staff to connect the hiker/biker trail into the sidewalk system with Rose Estates, it is just a good planning practice to connect neighborhoods and not segregate them from each other. In this particular case, pedestrian traffic can access sites such as Ida Weller School and the Centerville Place Shopping Center.

Mr. Durham asked if all hiker/biker trails within Yankee Trace were located in the public right-of-way.

Mr. Feverston indicated there are some areas that are located outside the public right-of-way and no public easements were in place.

Mr. Farquhar stated that if some areas where the hiker/biker trails are located are not within the public right-of-way, access can be denied, although it would be difficult to police.

Mr. Sullivan stated that owners of the condominium units will be members of the Yankee Trace Homeowners Association with the ability to access the amenities of the development. A subcommittee will be created, however, to maintain the private streets within Parcel 28 and 31, therefore, not adding any financial burden to the existing association.

Ms. Alice Wolfe, 1067 Wedgecreek Place, stated she came to the area because of the concept of living in a golf community with single-family homes. She stated if non-residents access the pool facilities or the hiker/biker trails and are injured, the liability will be that of the homeowners. She stated she is not pleased how the concept of the golf community is changing compared to what they were told the project would encompass. Ms. Wolfe felt that it is not fair the Yankee Trace residents must absorb the cost of a public pedestrian trail. She stated she would like more clarity on the number of units per building and who will pay for their amenities.

Mr. Feverston stated attached housing would most likely range between 2-5 units per building.

Ms. Peggy Hoenigman asked if the application could be approved in part so more consideration could be given to the attached housing along the west side of Paragon Road.

Mr. Durham stated that since an additional 9-hole course is the basis of the application, they would have to act on the entire application reminding those in attendance that Council will review this issue in a public hearing to make the final decision.

Mr. Frank Dawlings, 9869 Winding Green Way, stated he understood the golf community was to be single-family. The density is disguised when you look at the entire acreage rather than the density of each parcel.

Mr. Durham explained the density of the golf community has always been based on the entire acreage of Yankee Trace as that is the purpose of the Community Lifestyle overlay zoning. He pointed out that the density proposed for the parcel east of Paragon Road is still under 6 dwelling units per acre which is the permitted density for attached housing.

Ms. Laura Kopicky, 9638 Preserve Place, stated she wanted to add her support to what has been said by the other residents of Yankee Trace as she, too, is concerned with the maintenance cost of the hiker/biker trails. She also indicated the meeting notification letter sent to the residents did not give them ample time to make arrangements to attend the meeting.

Ms. Donna Dahm, 1079 Wedgocreek Place, was concerned with the quality of the proposed units asking the price range of each proposed product. She stated they would like to see the styles of what will actually be constructed and not just concepts. She based her concern of low quality units on information she received from representatives of another Great Traditions project that less expensive units were constructed to increase sales.

Mr. Feverston stated the Planning Commission has the ability to approve the design and layout, of each parcel in the development. In addition, the Planning Commission also has the ability to approve the building architecture in Parcels 28 and 31 for condominiums. The City wants to be sure the entire development is a quality development since the golf course is owned by the City.

Mr. Sullivan stated the Yankee Trace project will maintain the same quality development it has established as they have nothing to gain by crafting a substandard product.

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

Mr. Pluckebaum stated he understood the frustration of the Yankee Trace residents concerning their maintenance of the hiker/biker trails, however, he did not know how you could keep other residents from utilizing the pedestrian access to the area.

Mr. Durham stated the maintenance of the hiker/biker trail between Paragon Road and Shawnee Trail could be the responsibility of the City. He felt the pedestrian access is necessary as it is a direct connection with Ida Weller School.

Mr. Horn stated there are sidewalks throughout the City which are the maintenance responsibility of the individual homeowner even though the sidewalk itself is within the public right-of-way.

Mr. Oliver stated he was concerned with the original proposal, however, those issues have been addressed to his satisfaction by the applicant.

Mr. Weingarten stated the hiker/biker trail should not be connected to Rose Estates at the expense of the homeowners.

Mr. Hansford stated connecting the hiker/biker trail to existing neighborhoods is a safety issue which should be encouraged. He felt the proposed plan is well done and he would support it.

Mr. Pluckebaum stated, as he had in a previous Work Session, he did not agree with attached housing on the west side of Paragon Road and could not support the application.

Mr. Durham stated that Yankee Trace is being developed as a community lifestyle project which allows attached housing. The ordinance does not regulate the location of attached housing. If the City wants the golf course expansion, the developer has to have a greater return to do so. He stated the attached product should have been placed throughout the entire development, however, that is not possible now and it will have to be absorbed in the undeveloped areas that remain. Regarding the hiker/biker trail, Mr. Durham felt the portion between Paragon Road and Shawnee Trail should be publicly maintained.

Mr. Kindler stated the applicant has been respectful to the residents of Yankee Trace and Rose Estates with the revisions made to the Master Plan.

Mr. Briggs stated the applicant has been flexible simply in the reduced number of dwelling units proposed east of Paragon Road and felt the applicant and City will take great strides to ensure a quality development.


MOTION: Mr. Hansford moved to recommend approval of the Major Use Special Approval application submitted by Yankee Development, Inc., for the 634.8 acres of land included in the Yankee Trace community, to Council 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 approved Yankee Trace Lifestyle Community Master Plan by the City Council on December 21, 1993, 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.
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3. 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.
4. 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.
5. The hiker/biker path shall extend east from Yankee Trace Drive and connect with Shawnee Trail subject to approval by the City Planner. The portion of the hiker/biker trail east of Paragon Road to connect with Shawnee Trail shall be placed in a public easement and be publicly maintained by the City.
6. A reserve area or other private open space shall be provided in the northeast corner of Parcel 31 adjacent to buffer the Rose Estates Neighborhood subject to approval by the City.
7. The existing tree line situated in the southeast corner of Parcel 28 and behind the residents of Lots 231-236 shall be preserved, where practical, subject to approval by the City.

Mr. Kindler seconded the motion. The motion was approved 6-1 with Mr. Pluckebaum voting no.

There being no further business, the meeting was adjourned.

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

