

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 14, 1998**

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. James Durham; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Richard Tompkins; Mr. Richard Pluckebaum. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner. Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Administrator; Mr. Greg Horn, City Manager.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of March 31, 1998, subject to the following changes: " Mr. Foland" called the meeting to order; and Mr. Stone resigned his position in "March" rather than last month. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Centerville United Methodist Church - Variance/ Planning Commission Special Approval

Mr. Feverston reviewed the Variance and Special Approval applications submitted for Centerville United Methodist Church located at 63 East Franklin Street in the Architectural Preservation District (APD). The variance application is seeking approval of the maximum building ground floor area to exceed the permitted 5,000 square feet building size. The proposed 11, 110 square foot addition to the Church would increase the total building ground floor area to 27,105 square feet. The proposed addition is located to the north of the existing portion of the Church constructed in 1924. This addition will replace the addition constructed in the 1950's which will be removed. The new addition's architecture will emulate the 1924 portion in terms of window style, some of the details and banding in the brickwork. The new section of the Church will be mostly hidden from East Franklin Street as it is located behind the McCracken house.

Based on the following analysis, staff recommended the variance be approved:

1. Both the 1924 red brick church, 6,295 square feet including the 1950's addition, and the 1974 stone church building, 9,700 square feet, exceed the maximum building ground floor area requirement for this zoning district.
2. This property is one of the larger properties in the Architectural Preservation District and can accommodate a larger building and not have a detrimental impact on the APD.
3. This parcel could accommodate detached buildings of the same ground floor area as proposed and meet the requirements of the Zoning Ordinance. This, however, would create practical difficulties upon the property owner.

4. The proposed addition provides a unifying design on the property that is currently lacking. The creation of separate buildings on the property would not achieve this.
5. The architectural design, massing and location of the proposed addition conceals the size of the building addition. Only a small portion of the proposed building addition is visible from East Franklin Street.
6. The proposed addition is keeping with the spirit and intent of the Architectural Preservation District as stated in the preamble and purpose.

Mr. Feverston stated that the Board of Architectural Review (BAR) had reviewed both applications. The variance to permit a flat roof on the narthex was approved on April 7, 1998. The Special Approval application was recommended to be approved subject the following conditions:

1. The Planning Commission approve the variance to permit the proposed building to exceed 5,000 square feet.
2. The scale, size, proportion and detailing of the large arched windows on the brick addition shall match that of the large stained glass windows on the existing brick church. Details include the pattern of the arches, lintels, capstones and mullions.
3. The vertical brick banding along the base of the existing church shall be continued on all elevations of the brick addition.
4. Two (2) pairs of buttresses shall be added to the west elevation to match the east elevation containing the stained glass window. The height, width and depth of all buttresses shall match that of the existing brick church.
5. Capstones and lintels shall be made of concrete.
6. The eaves and cornice of the existing brick church roof shall be replicated on the pitched roof of the addition.
7. Roof materials shall be subject to approval by the Planning Department.
8. The skylights shall be shielded from view along East Franklin Street.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
2. The final grading plan shall be subject to approval by the City Engineering Department.

3. 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.

Mr. Foland opened the public hearing.

Mr. Scott Robertis, Chairman of the Church building committee, stated that the expansion will provide additional classroom space as well as creating a facility that will be under one continuous structure.

Mr. Ken Brightman, architect, presented a video showing in 3-dimensions how the facility will appear after the construction of the project.

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

Mr. Tompkins asked if the parking would remain as it currently exists.

Mr. Feverston stated that a few spaces would be removed, however, the parking standard would continue to be satisfied.

Mr. Foland stated that no signage should be approved as part of the application.

MOTION: Mr. Kostak moved to approve the Variance for maximum building floor area as requested by Centerville United Methodist Church, 63 East Franklin Street, as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Centerville United Methodist Church, 63 East Franklin Street, subject to the following conditions:

1. The scale, size, proportion and detailing of the large arched windows on the brick addition shall match that of the large stained glass windows on the existing brick church. Details include the pattern of the arches, lintels, capstones and mullions.
2. The whole band of vertically set brick along the base of the existing church shall be continued on all elevations of the brick addition.
3. Two (2) pairs of buttresses shall be added to the west elevation to match the east elevation containing the stained glass window. The height, width and depth of all buttresses shall match that of the existing brick church.
4. Capstones and lintels shall be made of concrete.

5. The eaves and cornice of the existing brick church roof shall be replicated on the pitched roof of the addition.
- .6. Roof materials shall be subject to approval by the Planning Department.
7. The skylights shall be shielded from view along East Franklin Street.
8. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
9. The final grading plan shall be subject to approval by the City Engineering Department.
10. 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.
11. No signage shall be approved as part of this application.

Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

RETS Technical Center - Major Use Special Approval

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

Mr. Feverston reviewed the Major Use Special Approval application filed for RETS Technical Center to be located on the northeast corner of Alex-Bell Road and Loop Road. The 13.34 acre parcel is zoned Business Planned Development, B-PD. The request is to develop a 43,150 square foot facility as the site of the technical school which is a permitted use in this zoning district. As a part of this project, road improvements are required to Alex-Bell Road. The construction of the facility will take place primarily on the central portion of the site. This historic house on the site will be used as part of the facility in the future.

The northeast elevation of the school will be the main entrance with an identical southwest elevation which will have a patio to serve the students. The building is primarily constructed with a flat roof with the center to be gabled with a standing seam material. The lower portion of the wall will be brick with the use of exterior insulation finish system (E.I.F.S.) as a siding material for the upper portion. The trees to the east of the dry detention basin will not have to be disturbed as a result of the construction on this site. A full-movement access is proposed for Loop Road as well as an entrance only from Alex-Bell Road. At the time Alex-Bell Road is improved, the access might be reevaluated to determine if that access should be expanded.

Staff recommended approval of the Major Use application subject to the following conditions:

1. In lieu of requiring the developer to make an improvement of Alex-Bell Road across the entire frontage of their property which would include an additional lane of pavement, a sidewalk, curb, and stormwater drainage, the developer shall be required to place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Alex-Bell Road. The City Engineer may require the developer to make temporary improvements to Alex-Bell Road which at this time is expected to include a temporary left-turn lane at the entrance driveway into the development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design of any required temporary improvements shall be subject to approval by the City Engineering Department.
2. The final design and alignment of the driveway to Alex-Bell Road shall be subject to approval by the City Engineer. The driveway is proposed to be restricted to a left-turn in and a right-turn in movement only because of sight distance limitations. At such time after improvements are made to Alex-Bell Road and if the applicant can demonstrate to the satisfaction of the City Engineer that the sight distance limitations have been improved or eliminated, the City Engineer may permit additional turning movements for this driveway.
3. A raised curb shall be constructed around the perimeter of the parking area, around all landscape islands within the parking lot, and around the proposed building.
4. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.
5. The walkway along the east side of the proposed building shall have a minimum width of 6.5 feet.
6. The final grading plan shall be subject to approval by the City Engineering Department.
7. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
8. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the retention/detention basin if required.

9. A detailed lighting plan shall be subject to the approval by the City Planner.
10. Landscape, Screening and Bufferyard
 - A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirements of the Zoning Ordinance.
 - B. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the stormwater detention basin to be partially located only in those areas where the bufferyard is void of trees subject to approval by the City Planner. The bufferyard shall be more intensively screened with trees and provide additional mounding on the west side of the detention basin to mitigate this impact subject to approval by the City Planner
 - C. The grading limit for the detention basin shall be at the drip line of all existing trees in the bufferyard.
 - D. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. The dumpster screening shall be brick that matches the face brick of the building.
12. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the standing seam metal roof, and the use of Exterior Insulation Finish System (E.I.F.S.) as an exterior siding materials.

Mr. Foland opened the public hearing.

Mr. Steve Hepp, Wenco Corporation and representing the applicant, was present to answer any questions concerning the project.

Ms. Mindy McNutt Young, 326 Cedarleaf Court, expressed concern for the increase in traffic volume along Alex-Bell Road.

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

Mr. Durham questioned the access from Alex-Bell Road.

Mr. Hoffman stated that he felt access from Alex-Bell Road was important to the site. The widening of Alex-Bell Road should take place in the next 3 to 5 years which will change the profile of the roadway. He stated that the driveway can be designed to discourage people from exiting the site from the Alex-Bell curb cut. Mr. Hoffman stated this a large site that needs access at a secondary location to avoid congestion on Loop Road.

Mr. Kostak asked if enough parking is provided on the site.

Mr. Feverston stated that currently 116 spaces are required and 261 spaces are proposed.

Mr. Foland asked what the direction of runoff would be from the site.

Mr. Hoffman stated that the runoff would go under Alex-Bell Road; however, with the water being held back on the site when it is developed, the runoff will be improved downstream.

Mr. Durham asked why the building has no windows along the elevation that would face Alex-Bell Road.

Mr. Jack Walters, architect, stated that the applicant did not want windows in that area of the facility because this area is proposed to used for visual presentations that would be affected by light from the windows.

Mr. Durham asked if the proposed windows would meet the requirement in the design ordinance just reviewed by the Planning Commission and being considered by the Council at this time.

Mr. Feverston stated that the window coverage is approximately 22% and the proposed ordinance requires 25%.

Mr. Durham stated that the wall also appears too massive and needs something to break up that appearance.

Mr. Feverston stated that the 172 feet of wall space proposed would require some break under the requirements of the proposed ordinance. He stated that the building for the most part meets the requirements of the ordinance with the exception of the wall mass and the windows.

Mr. Durham stated his concern was that the front of the building along Alex-Bell Road lacks windows and is too massive. He stated that the design of the building is excellent, but asked if those elements were required to be included as conditions of approval, if the applicant could work with the staff to accomplish that requirement.

Mr. Kostak stated he understood the reason for the lack of windows on this portion of the building. He stated that he did not think it would be appropriate to address the requirements in the design ordinance since it is not yet effective.

Mr. Durham stated that the Planning Commission has the ability to control design review and if the majority of members agreed that windows and breaks in the building mass on the south elevation should be required, he would make a motion.

Mr. Tompkins indicated he was prepared to approve the application as submitted.

MOTION: Mr. Kostak moved to recommend approval of the Major Use Special Approval application for RETS Technical Center subject to staff recommendations. Mr. Pluckebaum seconded the motion. The motion was denied with Mr. Kostak and Mr. Tompkins voting in favor, and Mr. Durham, Mr. Pluckebaum and Mr. Foland voting against.

MOTION: Mr. Durham moved to reconsider the Major Use application. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Durham moved to recommend approval of the Major Use Special Approval application for RETS Technical Center to Council subject to the following conditions:

1. In lieu of requiring the developer to make an improvement of Alex-Bell Road across the entire frontage of their property which would include an additional lane of pavement, a sidewalk, curb, and stormwater drainage, the developer shall be required to place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Alex-Bell Road. The City Engineer may require the developer to make temporary improvements to Alex-Bell Road which at this time is expected to include a temporary left-turn lane at the entrance driveway into the development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design of any required temporary improvements shall be subject to approval by the City Engineering Department.
2. The final design and alignment of the driveway to Alex-Bell Road shall be subject to approval by the City Engineer. The driveway is proposed to be restricted to a left-turn in and a right-turn in movement only because of sight distance limitations. At such time after improvements are made to Alex-Bell Road and if the applicant can demonstrate to the satisfaction of the City Engineer that the sight distance limitations have been improved or eliminated, the City Engineer may permit additional turning movements for this driveway.
3. A raised curb shall be constructed around the perimeter of the parking area, around all landscape islands within the parking lot, and around the proposed building.
4. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.

5. The walkway along the east side of the proposed building shall have a minimum width of 6.5 feet.
6. The final grading plan shall be subject to approval by the City Engineering Department.
7. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
8. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the retention/detention basin if required.
9. A detailed lighting plan shall be subject to the approval by the City Planner.
10. Landscape, Screening and Bufferyard
 - A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirements of the Zoning Ordinance.
 - B. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the stormwater detention basin to be partially located only in those areas where the bufferyard is void of trees subject to approval by the City Planner. The bufferyard shall be more intensively screened with trees and provide additional mounding on the west side of the detention basin to mitigate this impact subject to approval by the City Planner
 - C. The grading limit for the detention basin shall be at the drip line of all existing trees in the bufferyard.
 - D. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. The dumpster screening shall be brick that matches the face brick of the building.

12. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the standing seam metal roof, and the use of Exterior Insulation Finish System (E.I.F.S.) as an exterior siding materials.
13. The applicant shall work with staff for the placement of windows and variation in the wall of the south facade.

Mr. Pluckebaum seconded the motion. The motion was approved 4-1 with Mr. Kostak voting no.

Routsong Funeral Home - Variance/Planning Commission Special Approval

Mr. Hansford returned to the meeting at this time.

Mr. Feverston reviewed the Variance and Special Approval applications submitted for Routsong Funeral Home, 81 North Main Street, requesting approval of a building expansion and additional parking. The original applications filed last year have been on the table to enable the applicant to work on access issues to the property. The remaining variance from that application is for front and side yard parking with an additional request for maximum building ground floor area. The zoning on the property is Architectural Preservation District (APD) and a small portion to the west zoned R-1c, Single-Family Residential.

Based on the following analysis, staff recommended the front and side yard parking Variance be approved:

1. The grade of this property is lower than the Ashland Oil property to the north. There is a retaining wall along the north property line that is situated on the Ashland Oil property.
2. This lot abuts a public street on three (3) sides creating three (3) front yards, one (1) side and no (0) rear yard making this parcel unique.
3. Parking is permitted only in the rear yard for a business property in the APD.
4. The uniqueness of this property and location requirements for parking in the APD create a hardship on this property.

Based on the following analysis, staff recommended the maximum building ground floor area Variance be approved:

1. This property is one of the largest in the Architectural Preservation District and can accommodate a larger building and not have a detrimental impact on the APD.

2. This parcel could accommodate detached buildings of the same ground floor area as proposed and meet the requirements of the Zoning Ordinance. This, however, would create practical difficulties upon the property owner.
3. The proposed addition provides a unifying design on the property that is currently lacking. The creation of separate buildings on the property would not achieve this.
4. The architectural design, massing and location of the proposed addition conceals the size of the building. Only a small portion of the Main Street and West Ridgeway Road building elevations are visible.
5. The proposed addition is keeping with the spirit and intent of the Architectural Preservation District as stated in the preamble and purpose.

The BAR reviewed and recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commission approve the variance to permit the proposed building to exceed 5,000 square feet.
2. The limestone siding shall match the color, texture, coursing and mortar joints of the existing building.
3. The proposed cedar shake siding shall be specifically approved by the BAR and match the color, texture and style of the existing building.
4. The springhouse situated behind the existing building shall be relocated on the property subject to approval by the Planning Department.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The final location and design of all curb cuts to North Main Street and West Ridgeway Road shall be subject to approval by the City Engineer.
2. The required 10 foot wide parking lot setback shall be maintained at the southwest corner of the site.
3. The first parking stall situated at the southeastern corner of the site shall be shifted to provide a 20 foot or greater separation from the Ridgeway Road right-of-way.
4. All retaining walls shall be constructed with key-stone or other similar product to allow from terracing where appropriate to conceal the height of these walls and to allow for landscape screening to be placed within the terraced areas with the final design subject to approval by the City Planner.

5. A detailed landscape and screening plan for the entire site shall be approved by the Planning Department showing plant species, spacing, planting height and/or caliper to be installed. Existing trees on the site may be used to help satisfy the screening requirement. The landscape plan shall locate and name all existing trees above 12 inches in diameter.
6. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
7. The final grading plan shall be subject to approval by the City Engineering Department.
8. 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.

MOTION: Mr. Pluckebaum moved to remove the Variance and Special Approval applications for Routsong Funeral Home from the table. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Mr. Tommy Routsong, applicant, stated that their business has a hardship based on the need for additional parking as well as additional building space to serve the needs of their clients. He stated that the design of the addition is proposed to keep with the surrounding residential neighborhood.

Mr. Harold Kepler, resident of Sheldon Drive, asked if landscaping was proposed on the south property line. He stated that the proposed curb cut along Main Street would be dangerous with access in a congested area.

Mr. Feverston stated that landscaping on the south property line is not required, however, there would be space to provide for some plantings.

Mr. Hoffman stated that traffic in the early evening does backup from Main and Franklin north past SuperAmerica. He stated that other times during the day would not be congested and the north access provides more visibility than access from West Ridgeway.

There being no other speakers, Mr. Foland closed the public hearings.

Mr. Durham complimented the applicant with working very hard on this project, stating that this facility is one of the real assets in the APD.

MOTION: Mr. Durham moved to approve the Variance requested by Routsong Funeral Home, 81 North Main Street, for front yard and side yard parking as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Durham moved to approve the Variance requested by Routsong Funeral Home, 81 North Main Street, for maximum building ground floor area not to exceed 7,795 square feet, as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Routsong Funeral Home, 81 North Main Street, subject to the following conditions:

1. The limestone siding shall match the color, texture, coursing and mortar joints of the existing building.
2. The springhouse situated behind the existing building shall be relocated on the property subject to approval by the Planning Department.
3. The final location and design of all curb cuts to North Main Street and West Ridgeway Road shall be subject to approval by the City Engineer.
4. The required 10 foot wide parking lot setback shall be maintained at the southwest corner of the site.
5. The first parking stall situated at the southeastern corner of the site shall be shifted to provide a 20 foot or greater separation from the Ridgeway Road right-of-way.
6. All retaining walls shall be constructed with key-stone or other similar product to allow from terracing where appropriate to conceal the height of these walls and to allow for landscape screening to be placed within the terraced areas with the final design subject to approval by the City Planner.
7. A detailed landscape and screening plan for the entire site shall be approved by the Planning Department showing plant species, spacing, planting height and/or caliper to be installed. Existing trees on the site may be used to help satisfy the screening requirement. The landscape plan shall locate and name all existing trees above 12 inches in diameter.
8. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
9. The final grading plan shall be subject to approval by the City Engineering Department.

10. 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.

The proposed cedar shake siding is specifically approved as reviewed by the BAR and shall match the color, texture and style of the existing building..

Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

City of Centerville for Joseph and Mary DeSaro - Rezoning from WT Special Use to O-S

MOTION: Mr. Kostak moved to remove the rezoning application for Joseph and Mary DeSaro from the table. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston reviewed the application submitted by the City of Centerville for Joseph and Mary DeSaro requesting to rezone the 4.23 acre parcel of land located at 1054 West Spring Valley Road from Washington Township Special Use to Centerville Office-Service (O-S). The property is abutted on the east and west by non-residential uses and residential uses to the north on the opposite side of Spring Valley Road. He stated that based on the surrounding property uses, staff felt that the O-S classification is best suited for the property as a transitional zoning.

Mr. DeSaro, applicant, stated that he approved of the O-S classification as recommended by staff.

Mr. Durham stated that he was uncomfortable with having the task of designating a zoning classification for a property that is not adjacent to City property on all sides. He stated it was difficult to find an appropriate zoning for a property that is surrounded by inconsistent uses where no planned zoning has occurred. To leave the property in question residential will not benefit the property owner in any way and O-S seems to be the best alternative.

MOTION: Mr. Kostak moved to recommend approval of O-S zoning for the property located at 1054 West Spring Valley Road as requested to Council. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

Lifestyle Community Ordinance

MOTION: Mr. Durham moved to remove the Lifestyle Community Ordinance from the table. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston stated that this ordinance would create an overlay zone to provide a lifestyle community in a residential zoning district. This ordinance would provide the opportunity to obligate a developer proposing a 200+ acre lifestyle community with attached and detached units in a certain ratio, to provide a major use plan that would indicate the lifestyle aspect of that community, how the roadway network would be constructed, the number of proposed units, what amenities would be included in the development, etc. A change to the ordinance on page 6, item 10, would be modified to make it more readable as discussed previously by the Planning Commission.

Mr. Richard Marshall, 1222 Waters Edge Drive, stated that the residents of Yankee Trace are looking for a degree of protection from the City as to the area to develop north of the existing residential community. He stated that Yankee Trace is a special place that needs special consideration. Mr. Marshall stated that the residents simply do not want to end up with less than what they anticipated when they purchased their lots in Yankee Trace.

Mr. Russ Kross, 1085 Yankee Trace Drive, stated he attended the meeting that Bethany Lutheran held with the residents of Yankee Trace proposing their concept to develop the property north of their development. He stated that the presentation was very good and should that concept be adopted, a master plan should be brought forward for review so that "no surprises" developed in the future.

Mr. Durham stated that this proposed ordinance would require a master plan to be reviewed by the Planning Commission as well as Council.

Mr. Hansford felt that the standards of acreage in the ordinance should be reduced to provide it to suit other tracts of land in the City.

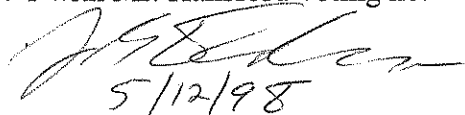
Mr. Horn stated that in 1994, an agreement was made with Great Traditions, developer of Yankee Trace, that Council would rezone or adopt a Lifestyle Community Ordinance to accommodate attached units of some kind in the single-family zoning district. Staff, in reviewing the alternatives, have decided that the Ordinance would be the best way to approach the issue. This allows the City to review a overall master plan to see how the entire project will develop.

MOTION: Mr. Durham moved to recommend approval of the Lifestyle Community Ordinance to Council with the following changes:

1. On page 1 and page 2, delete the specific numerations 4, 5, 6 and 7 under D2e;
2. Page 6, item 10 shall read "the percentage of detached housing units shall at no time during the construction of the lifestyle community be less than sixty (60) percent of all housing units constructed or under construction.

Mr. Kostak seconded the motion. The motion was approved 4-1 with Mr. Hansford voting no.

There being no further business, the meeting was adjourned.



Handwritten signature and date: 5/12/98

