

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

Tuesday, December 8, 1998

Mr. Durham called the meeting to order at 7:35 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Jack Kostak; Mr. Douglas Cline.
Absent: Mr. Richard Tompkins; Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Tompkins and Mr. Oliver from the meeting as each gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of November 24, 1998, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Work Session minutes of November 10, 1998, as written. Mr. Hansford seconded the motion. The motion was approved 3-0-2 with Mr. Kostak and Mr. Cline abstaining.

NEW BUSINESS

Bethany Commons - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Bethany Commons at Yankee Trace requesting approval to construct a retirement community. The 42.7 acre parcel is zoned R-1c, Single-Family Residential, however this would be a part of the Residential Lifestyle Community for Yankee Trace which is pending before Council. A Residential Lifestyle Community does allow attached housing in a R-1c zoning district. Parcels 5 and 22 in Yankee Trace will be the only areas where attached housing can be constructed.

The master plan for Yankee Trace included 240 units to be constructed on this site, however, this application proposes only 220 units. The proposal is to construct 220 dwelling units, including 50 assisted living units, for a density of 5.15 dwelling units per acre.

The development of Bethany Commons is to occur in 3 phases. The first two phases will be single and double units. The third phase will be the assisted living units which should occur in the next 5 to 10 years.

Access will be provided primarily along Yankee Street with a gated access to Yankee Trace Drive on the southeast portion of the site for the residents of Bethany Commons.

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

1. The Major Use Special Approval application for a Lifestyle Community must be approved by the City Council to permit unsubdivided and attached housing for development parcels 5 and 22.
2. A final, engineered site plan for each of the two phases of villa units shall be submitted subject to approval by the Planning Commission that details among other things:
 - A. Dimensions of all building sites, roadways and hiking trails;
 - B. Preliminary grading and stormwater drainage plans;
 - C. An amenity package including street lights, gas lights along Yankee Street, entryway materials, gazebos, mounding and fencing.
3. A minimum of 50 dwelling units shall be detached.
4. Building elevations shall be submitted that depict of all sides of the proposed dwelling units including siding and roof materials subject to approval by the Planning Commission.
5. All buildings shall be setback a minimum of 50 feet along the northern and southern property lines where this development abuts a single-family residence and along the eastern edge of parcel 22. The minimum building setback along the northern property line shall be 30 feet where this development abuts a nonresidential use. Screened porches are considered to be part of the principal building.
6. A final site plan for Phase 3 and building elevations for the assisted living facility and the clubhouse shall be subject to approval by the Planning Commission. The assisted living building shall be a maximum of two stories in height.
7. Forty-five feet of right-of-way shall be dedicated along Yankee Street in accordance to the City Thoroughfare Plan. The proposed right-of-way shall be tapered along the southern portion of Yankee Street to allow for Yankee Street to be realigned to the east subject to approval by the City Engineer.
8. Yankee Street shall be widened to include an additional lane of pavement, curb storm sewer, and an 8 ft. wide pedestrian path subject to approval by the City Engineer.
9. All private streets shall be constructed to City Standards excepting roadway width, subject to approval by the City Engineer.

10. Yankee Trace Drive at the roundabout shall be modified to eliminate the intersection subject to approval by the City Engineer.
11. All driveways, for building sites that have a hiking trail, shall have a minimum length of 25 feet measured from the back edge of the hiking trail to the face of the garage.
12. The hiking trail shall be constructed of asphalt or concrete, have a minimum width of 4 feet and situated a minimum of 4 feet from all streets.
13. The hiking trail shall connect to the pedestrian path along Yankee Street and to Yankee Trace Drive in the vicinity of the roundabout subject to approval by the City Planner.
14. All street names shall be subject to approval by the Planning Department.
15. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. Significant trees shall be located on the landscape plan and, where practical, preserved. Credit will be given for those trees that can be saved.
16. 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 according to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
17. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention/retention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
18. An easement subject to approval by the City Attorney shall be required to the retention basins to allow emergency access by the City.
19. The final grading plan shall be subject to approval by the City Engineering Department.
20. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.
21. A hard surface roadway capable of providing emergency vehicle access, and support at all times, for firefighting purposes shall be provided during construction.

Mr. Bill Serr, Lutheran Social Services, stated that their request was seeking approval for street layout, access points, hiking trails, etc., in order to submit each phase with more specific details for consideration. He asked that Condition #5 regarding setbacks be approved for attached buildings only.

Mr. Feverston stated any project that has a mixture of attached and detached units, the standards in the R-3 section of the Zoning Ordinance apply. The Community Lifestyle Ordinance would allow the project to develop with the proposed setbacks.

Mr. Serr asked that Condition #11 regarding the length of driveways be decreased from 25 to 20 ft., because it would otherwise require the plan to be completely reworked. He also asked that Condition #13 requiring the hiking trail to connect to Yankee Trace Drive be deleted. Mr. Sayer indicated that the plan was designed with mounding in response to the concerns of the residents of Yankee Trace. The residents would be strongly against cutting into the mounding especially in the area of the swim and tennis center.

Mr. Hansford stated that he felt the 20 ft. driveway length was appropriate as that standard has been established in other subdivisions in the City.

Mr. Pluckebaum stated that he did not like the gated entrance to Bethany Commons along Yankee Trace Drive. He stated that the purpose of creating an access in that area is to tie the neighborhood together and constructing it with a gate was not in the spirit of joining neighborhoods. He also felt the entrance should be relocated to align with Silverlake Drive to maintain safer access.

Mr. Hoffman stated that creating two "T" intersections along Yankee Street with proper spacing would be a safer situation.

Mr. Kostak agreed that the gated access was not neighbor friendly. He stated that the street to the north needed to be visually broken to add interest to the proposed row of housing units along it.

Mr. Ed Rogerson, OLH Corporation, asked what type of buffering would be required for the properties abutting this site to the north should Washington Township allow it to develop commercially.

Mr. Feverston stated he was unsure of the Township's requirements.

Mr. Kostak stated that the 30 ft. setback along the north property line fits within the framework of the Ordinance and felt is was appropriate.

Mr. Durham stated that he originally thought the hiker trail should have access along Yankee Trace Drive as suggested by staff in Condition #13; however, to have people cross where the street is quite narrow would be a safety concern.

Mr. Serr stated that having a hiker trail located between two houses leaves those homeowners with a sense of insecurity.

MOTION: Mr. Hansford moved to approve the Special Approval application for Bethany Commons subject to the following conditions:

1. The Major Use Special Approval application for a Lifestyle Community must be approved by the City Council to permit unsubdivided and attached housing for development parcels 5 and 22.
2. A final, engineered site plan for each of the two phases of villa units shall be submitted subject to approval by the Planning Commission that details among other things:
 - A. Dimensions of all building sites, roadways and hiking trails;
 - B. Preliminary grading and stormwater drainage plans;
 - C. An amenity package including street lights, gas lights along Yankee Street, entryway materials, gazebos, mounding and fencing.
3. Building elevations shall be submitted that depict of all sides of the proposed dwelling units including siding and roof materials subject to approval by the Planning Commission.
4. All one and two family buildings shall be setback a minimum of 30 feet where this development abuts a single-family residence.
5. A final site plan for Phase 3 and building elevations for the assisted living facility and the clubhouse shall be subject to approval by the Planning Commission. The assisted living building shall be a maximum of two stores in height.
6. Forty-five feet, measured from the center line of the right-of-way, shall be dedicated along Yankee Street in accordance to the City Thoroughfare Plan. The proposed right-of-way shall be increased along the southern portion of Yankee Street to allow for Yankee Street to be realigned to the east subject to approval by the City Engineer.
7. Yankee Street shall be widened to include an additional lane of pavement, curb storm sewer, and an 8 ft. wide pedestrian path subject to approval by the City Engineer.

8. All private streets shall be constructed to City Standards excepting roadway width, subject to approval by the City Engineer.
9. Yankee Trace Drive at the roundabout shall be modified to eliminate the intersection subject to approval by the City Engineer.
10. Where necessary all driveways for building sites that have a hiking trail, shall have a minimum length of 25 feet measured from the back edge of the hiking trail to the face of the garage, except where necessary it can be reduced to 20 feet.
11. The hiking trail shall be constructed of asphalt, have a minimum width of 4 feet and be situated a minimum of 4 feet from all streets.
12. All street names shall be subject to approval by the Planning Department.
13. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. Significant trees shall be located on the landscape plan and, where practical, preserved. Credit will be given for those trees that can be saved.
14. 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 according to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
15. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention/retention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
16. An easement subject to approval by the City Attorney shall be required to the retention basins to allow emergency access by the City.
17. The final grading plan shall be subject to approval by the City Engineering Department.
18. Fire hydrant locations shall be subject to approval by the Washington Township Fire Department.

19. A hard surface roadway capable of providing emergency vehicle access, and support at all times, for firefighting purposes shall be provided during construction.

Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

Yankee Trace, Sec. 18 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 18, located as an extension of Gatekeeper Way, west of Yankee Street. The zoning on the 8.546 acre parcel is R-1c, Single-Family Residential. There are 22 lots proposed for this section of Yankee Trace.

This section had been reviewed previously by the Planning Commission with a condition to address the construction of the street "knuckle" on Gatekeeper Way at Dinwiddie Court as the developer at that time, was unsure of how the property to west would develop. Based on the master plan that has been recommended to Council for approval, a different product will develop west of this site. It is, therefore, the desire of the developer to add 3 lots to the "knuckle" area along with the original 19 lots.

Staff recommended approval of the Record Plan subject to the following conditions:

1. All minimum side (10 ft.) and rear (25 ft.) building setbacks shall be per the approved residential cluster development plan for the Homestead.
2. Gatekeeper Way and Dinwiddie Court shall be constructed with a roadway cross-section of 24 feet from back-of-curb to back-of-curb subject to approval by the City Engineer.
3. A sidewalk shall be constructed along the south side of Gatekeeper Way subject to approval by the City Engineer.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

Mr. Jim Kiefer, Great Traditions, stated that they had no objections to the conditions as recommended by staff.

MOTION: Mr. Kostak moved to recommended approval of the Record Plan for Yankee Trace, Sec. 18, to Council, subject to the following conditions:

1. All minimum side (10 ft.) and rear (25 ft.) building setbacks shall be per the approved residential cluster development plan for the Homestead.
2. Gatekeeper Way and Dinwiddie Court shall be constructed with a roadway cross-section of 24 feet from back-of-curb to back-of-curb subject to approval by the City Engineer.
3. A sidewalk shall be constructed along the south side of Gatekeeper Way subject to approval by the City Engineer.
4. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

