

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 28, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. James Durham; Mr. Arthur Foland; Mr. Timothy Shroyer. Absent: Mr. Peter McMahon. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

MOTION: Mr. Durham moved to excuse Mr. McMahon from the meeting he gave prior notice to the Planning Department. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of January 14, 1997, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 4-0-2 with Mr. Foland and Mr. Shroyer abstaining.

COMMUNICATIONS

Mr. Feverston introduced Mr. Ryan Shrimplin as the new member of the Planning Department staff.

Mr. Feverston stated that a Minor Amendment was approved for Gordon Foods for a small addition to the building. Preparation of the building plans are underway and will be submitted in the near future for permits.

Mr. Feverston stated Council approved the monopole tower for AT&T for their site on Loop Road as all issues were resolved.

Mr. Feverston stated that a representative of GTE had contacted the City concerning tower locations and staff informed him of the existing pole approved for AT&T for co-locators.

Mr. Feverston stated that the City had received a letter from Ken Hahn concerning the Tom Harrigan development. After all information is received, a Work Session will be scheduled to discuss the project further.

Mr. Feverston stated that Council approved the application to designate the Milton Munger house located on Yankee Street as a landmark in the City of Centerville.

NEW BUSINESSYankee Trace, Parcel 21 - Residential Cluster Development

Mr. Feverston reviewed the Special Approval application submitted by Great Traditions for Yankee Trace, Parcel 21 located on the east side of Yankee Street north of the Yankee Trace Golf Course. The request is to construct a residential cluster development on the 66.871 acre site which is zoned R-1c, Single-Family Residential. The number of units for the entire 519.5 acre site will not exceed 614 units. The layout of the lots along Lantern Way at the back of the cul-de-sac proposed through lots to Yankee Trace Drive. The houses on these lots will be constructed to face Lantern Way with the rear yards backing to Yankee Trace Drive. This area along Yankee Trace Drive will have intense landscaping to screen those rear yards from the street area. All lots proposed on Parcel 21 compare in size to the lots approved for Section 1 of Yankee Trace.

Mr. Feverston stated that the remainder of the site shown on the concept plan have the potential of 6 dwelling units per acre of 124 units on Parcel 22B, 3 dwelling units or 38 units on Parcel 23, and 6 dwelling units or 96 units on Parcel 22A. He stated that the possibility of developing Parcel 22A for a retirement community has been discussed previously. He suggested that based on this possibility, Parcel 22A not be developed as a part of Yankee Trace.

The Planning Department recommended approval of the requested Residential Cluster Development Plan, date stamped as "Received, January 20, 1997, City of Centerville Planning Department" subject to the following conditions:

1. This Residential Cluster Development Plan shall specifically include Development Parcels 21, 22B and 23. Parcel 22A is shown in concept to be developed independently from the rest of the Yankee Trace Development with its own community facilities, access to Yankee Street and with no interconnection between the two. This Parcel shall not be considered as a part of this Residential Cluster Development Plan and shall require a separate application and subject to its own independent review.
2. This Residential Cluster Development Plan, excluding Parcel 22A, is to be incorporated into the overall Yankee Trace Master Development Plan as approved by the Planning Commission on August 9, 1994. Additional density resulting from the Yankee Trace Golf Course and other open space areas may be transferred to this development provided that the number of dwellings not exceed 614 total units for the entire 519.5 acre development. Should the Planning

Commission include Parcel 22A into this Residential Cluster Development, the number of dwellings not exceed 634 total units for the entire 535.6 acre development.

3. The City of Centerville recognizes that as the Yankee Trace Residential Community expands, a need for additional recreational facilities and/or parkland may become necessary for this portion of the Development. The Developer, if such need is determined by the Planning Commission, will provide for those facilities or parkland.
4. The current City of Centerville Zoning Ordinance does not permit attached dwelling units within the R-1c zoning district. The City Planning Commission is supportive of the concept of attached housing as presented by Great Traditions within the context of the original Residential Cluster Development Plan approved by the Planning Commission on August 9, 1994 and will work with the City Council to amend the Zoning Ordinance to permit attached dwelling units as shown within those parcels specified on the development plan should Great Traditions propose such units on Parcel 22B.
5. All streets shall have rolled curb throughout the entire development with the final design subject to approval by the City Engineer.
6. Yankee Trace Drive shall have a minimum width of 24 feet measured from back of curb to back of curb. All other residential streets shall have a minimum width of 21 feet b/b curb. The final design shall be subject to approval by the City Engineer.
7. All pedestrian (sidewalks or the hiker/biker trails) shall be contained within the public right-of-way where possible within public easements. The final routing and design of the hiker/biker path shall be subject to approval by the City Engineer. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners' Association.
8. A sidewalk shall have a minimum width of 4 feet and the hiker/biker trail shall have a minimum width of 8 feet.
9. The Planning Commission agrees that in concept front, side and rear yard building setbacks are to be flexible according to the types of units to be developed within each development parcel. Building setbacks for the front side and rear yards shall be reviewed and subject to approval by the Planning Commission for each development parcel as they are platted.

10. All street names shall be subject to approval by the Planning Department.

Mr. Jim Kiefer, Great Traditions, was present for the review of the application. He stated that he was seeking approval of the street layout in order to work Yankee Trace Drive back from Hole #5. He indicated a market analysis was being prepared by their company to determine what type of product would best suit the remaining parcels. He indicated he was under the impression that only approval was being sought for Parcel 21 at this time.

The members of Planning Commission felt that the proposal of three (3) cul-de-sacs for the remaining parcels was not desirable. A loop street would better tie the neighborhood together. Further, they felt that allowing 6 dwelling units per acre on R-1c zoned land was not appropriate and should be rezoned to R-PD, Residential Planned Development so that special needs were not created for Yankee Trace. The Planning Commission asked that Council be informed of their concerns, and input from Council should be given to the Planning Commission concerning density.

Mr. Hansford stated that he was concerned with the lots that abutted the swim and tennis center. He noted that the parking lot only has a setback of 10 ft. from the lot line which would not be desirable for a potential homeowner.

Mr. Durham suggested that a 30 ft. setback for those lots be maintained to decrease the impact of the parking area.

Mr. Durham asked how the proposed landscaping on Yankee Trace Drive to screen the rear yards would be constructed.

Mr. Kiefer stated there would be mounding and trees in order to make those lots saleable.

Mr. Hansford stated that at the time the record plan is reviewed, those issues could be contained in the conditions for approval.

Mr. Durham stated that he felt Parcel 22A should remain a part of the overall plan until direction from Council is obtained concerning what overall densities are appropriate.

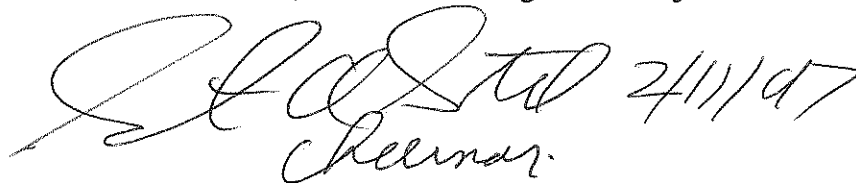
MOTION: Mr. Durham moved to recommend approval of the Residential Cluster Development Plan for Yankee Trace, Parcel 21, date stamped as "Received, January 20, 1997, City of Centerville Planning Department" subject to the following conditions:

1. This Residential Cluster Development Plan includes Parcel 21 only.

2. The City of Centerville recognizes that as the Yankee Trace Residential Community expands, a need for additional recreational facilities and/or parkland may become necessary for this portion of the Development. The Developer, if such need is determined by the Planning Commission, will provide for those facilities or parkland.
3. All streets shall have rolled curb throughout the entire development with the final design subject to approval by the City Engineer.
4. Yankee Trace Drive shall have a minimum width of 24 feet measured from back of curb to back of curb. All other residential streets shall have a minimum width of 21 feet b/b curb. The final design shall be subject to approval by the City Engineer.
5. All pedestrian (sidewalks or the hiker/biker trails) shall be contained within the public right-of-way where possible within public easements. The final routing and design of the hiker/biker path shall be subject to approval by the City Engineer. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners' Association.
6. A sidewalk shall have a minimum width of 4 feet and the hiker/biker trail shall have a minimum width of 8 feet.
7. The Planning Commission agrees that in concept front, side and rear yard building setbacks are to be flexible according to the types of units to be developed within each development parcel. Building setbacks for the front side and rear yards shall be reviewed and subject to approval by the Planning Commission for each development parcel as they are platted. The two (2) lots directly to the west of Lantern Way and abutting the swim and tennis center shall maintain a 20 ft. rear yard setback to accommodate buffering.
8. All street names shall be subject to approval by the Planning Department.

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

There being no further business, the meeting was adjourned.

 2/11/97  
Chairman

