

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 25, 1997

Mr. Durham called the meeting to order at 7:45 P.M.

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

Mr. Feverston stated that Mr. Kostak gave prior notice to staff of his absence and Mr. Stone had a conflict of interest with three agenda items.

MOTION: Mr. McMahon moved to excuse Mr. Stone and Mr. Kostak from the meeting as each gave prior notice to the Planning Department. Mr. Shroyer seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of February 25, 1997, Regular Meeting, subject to the following change:

On Page 9, 8th paragraph, the words "some of" be inserted after the word "created".

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

COMMUNICATIONS

Mr. Feverston stated that staff will have a draft of the Landscape Ordinance in the near future which should be available for review by the Planning Commission in April or May.

Mr. Durham apologized to those in attendance for the rezoning cases that, due to two absent members of the Planning Commission and two members present expressing conflicts of interests, the hearing could not be heard as scheduled. He stated that the hearing would be rescheduled and notices would again be sent for notification of the public hearing.

NEW BUSINESS

Yankee Trace, Sec. 11, - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Yankee Trace, Sec. 11, located on the east side of Yankee Street north of Charter Place. The zoning on the 5.56 acre parcel is R-1c, Single-Family Residential. Nine (9) lots are proposed for this particular section of the subdivision along the extension of existing Lantern Way.

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

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Driveway approaches for Lots 203/204 and Lots 207/208 shall be combined subject to approval by the City Engineer.
4. The dimensions and final design of the cul-de-sac for Lantern Way be subject to approval by the City Engineer.
5. 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 Obert, Great Traditions, indicated the conditions as recommended by staff were acceptable. He stated further that this section of Yankee Trace had been submitted for consideration for the 1998 site of Homearama.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Yankee Trace, Sec. 11, to Council subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Driveway approaches for Lots 203/204 and Lots 207/208 shall be combined subject to approval by the City Engineer.
4. The dimensions and final design of the cul-de-sac for Lantern Way be subject to approval by the City Engineer.

5. 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.

Stenger's Ford - Record Plan

Mr. Feverston reviewed the Record Plan for Stenger's Ford located on the northwest corner of East Alex-Bell Road and White Corner Road seeking approval for the creation of one (1) lot. The zoning on the 9.182 acre parcel is B-2, General Business. The purpose of the Record Plan is to dedicate right-of-way for Alex-Bell Road and Whites Corner Road, and secondly, to provide easements for utilities as well as stormwater drainage for the site.

Staff recommended approval of the Record Plan as submitted.

MOTION: Mr. McMahon moved to recommend approval of the Record Plan for Stenger's Ford to Council as submitted. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

Rite Aid Corporation - Variance of Front and Side Yard Setbacks/ Planning Commission Special Approval

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

Mr. Feverston reviewed the Variance and Special Approval applications submitted by the Rite Aid Corporation for a facility to be located at 998 South Main Street. The zoning on the 1.674 acre parcel is B-2, General Business which does allow a pharmacy as a permitted use. The applicant is requesting 3 variances for the development of the site. The Zoning Ordinance requires a 50 foot front yard building setback. The applicant has proposed a front yard building setback of 34 feet to South Main Street and a 41.9 foot setback to Spring Valley Road. The third variance requests a 2 foot paving setback along the north property line rather than the required 10 foot setback. These variances are being requested to allow the construction of a 10,750 square foot building on the site. Four (4) curb cuts will be eliminated in close proximity to the South Main Street/Spring Valley Road intersection. One (1) access point will be provided to the Rite Aid facility on Spring Valley Road with the remainder of access to the site from within the shopping center property. The

building will be a brick-faced building with a corner entry. An architectural feature that projects slightly above will be constructed of a dryvit-type material and a canopy to help distinguish and delineate the entrance to the building will be used. A diamond-shaped window is proposed on the north and west walls, and the south and east walls will be blank.

The staff analysis included the following points:

1. The existing Marathon Gas Station is proposed to be demolished and removed in its entirety.
2. Additional ground is proposed to be added to this property to accommodate the proposed 10,750 square foot pharmacy and retail store with associated parking and other related improvements.
4. There exists a private covenant, restriction or condition placed on the "L" shaped parcel that could restrict or limit improvements made to this portion of the site.

Citing no unique circumstances to justify granting a variance, staff recommended that the variance requests be denied.

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

1. The Planning Commission must approve a variance to permit the proposed building to be setback a minimum of 34 feet from South Main Street and 41.9 feet to Spring Valley Road or the site plan be modified to meet the minimum front yard building setback of 50 feet per the requirements of the Zoning Ordinance.
2. The Planning Commission must approve a variance to permit the proposed parking lot to be setback a minimum of 2 feet from the north property line or the site plan be modified to meet the minimum parking lot setback of 10 feet per the requirements of the Zoning Ordinance.
3. The driveway that accesses Spring Valley Road shall be aligned to be directly across from the driveway for the Capitol Dry Cleaners and Taco Bell.
4. The internal vehicle circulation and parking on this site shall be redesigned to create a more clearly defined traffic pattern on the site subject to approval by the City Engineer.
5. The parking area north of the building shall have a minimum width of 42 feet.

6. A raised curb shall be installed at the perimeter of the parking area and surrounding all landscape islands subject to approval by the City Planner.
7. The landscaping plan shall be submitted to provide low mounding and low landscaping, about 2.5 feet in height, where the parking lot is adjacent to Spring Valley Road, to provide screening for the loading area and establish a landscape area having a minimum width of 5 feet along the west, south and east building walls (excluding the loading area) subject to approval by the City Planner.
8. The final design, location and screening of a dumpster area on the property shall be subject to approval of the City Planning Department. The dumpster area as shown interferes with internal circulation on this site.
9. The loading area shall be moved to the east side of the building.
10. The walkway located on the north side of the building shall have a minimum width of 6.5 feet.
11. The Planning Commission shall approve the architectural design of the proposed buildings to assure the shape, materials and architecture create a unified design on the premises and shall be visually compatible with the surrounding buildings.
12. The parapet wall or roof system shall have a sufficient height to mask and conceal the mechanical, HVAC and other systems that may be attached to the roof subject to approval by the Planning Commission.
13. The final grading plan shall be subject to approval by the City Engineering Department.
14. A 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 provisions of the City Stormwater Drainage Control Ordinance.
15. A detailed exterior lighting plan shall be submitted and subject to approval by the City Planning Department.
16. No sign shown on the plans shall be approved as a part of this application.

Mr. Durham opened the public hearing.

Mr. Barry Weaver, representing the applicant, stated that the size of the lot is deceiving because 5 to 6 tenths of an acre is within the public right-of-way so it is, therefore, not useable for the development of their project. He stated that times have changed for retail users and there would not be a great deal of retail users that could develop on this site based on its small size. With the addition of the "L" shaped parcel, the City would have to have a great deal of patience to develop the corner. He stated the uniqueness to this property is the 31 feet of right-of-way between the back of curb and the property line along South Main Street and 21 feet along Spring Valley road. An additional 50 feet of setback from that line is a large amount of total setback for the appearance along the street area. Mr. Weaver stated that 85% of the property maintains the 10 foot paving setback and only a short section containing 8 parking spaces is requesting the 2 foot setback which is a small area.

Mr. Dallas Horvath, 300 Village Square Road and owner of a unit in Clareridge Manor, stated that he opposed the proposed variances. He stated that more parking will be needed for the intended use compared to the gas station use. He stated that until the redevelopment of the entire center is complete, it is not known how the parking will affect the site. He stated that he was not opposed to the development of the corner, but felt that the standards should not be sacrificed for this particular facility. The City has tried to create a landscape and something eye appealing as well as a service to the community, and Mr. Horvath felt this project should be developed to enhance the improvement to South Main Street.

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

Concerning the site plan, Mr. Weaver stated they would consider constructing the building with the diamond-style windows on the south and east elevations rather than the blank walls. The same brick detail could also be used on each elevation.

Mr. Foland asked if a pitched roof could be incorporated into the design of the building.

Mr. Durham stated that a roll-up door is shown on the south elevation and a swinging door on the east elevation.

Mr. Weaver stated that the roll-up door could be relocated. He stated that the pitched roof had not been considered on this project.

Mr. Durham stated that there are many issues such as the variances, design of the parking lot and building, etc., which might be better discussed in a Work Session.

The members of Planning Commission felt that some of the issues that need to be addressed prior to the Work Session for possible revisions include a better design in the architectural elevations particular facing Spring Valley Road, sections of a pitched roof on the building, landscaping around the building, creating landscape islands in the parking area between the site and the K-Mart property to better incorporate the facility into the entire shopping center, wider sidewalks along the north side of the building, and changes to the site to alleviate the need for the number of variances requested.


Mr. Weaver agreed that with with the application being sent to Work Session, he would waive the time period to be reviewed by the City.

A Work Session was scheduled for April 15 or April 22, 1997, to be confirmed after all members of the Planning Commission have been contacted.

MOTION: Mr. Hansford moved to table the Variance and Special Approval applications for the Rite Aid Corporation. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

Mr. John Koverman, attorney representing the Revco project, stated that he would waive the time period for review of his Special Approval application, and the public hearing could be rescheduled for a later date.

There being no further business, the meeting was adjourned.


Chairman
4/24/97

