

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, September 9, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. James Durham. Absent: Mr. Patrick Hansford; Mr. Richard Tompkins. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse Absent Members:

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

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 26, 1997, Regular Meeting, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Feverston stated that an appeal had been filed by the Elliot family requesting that the Council overturn the decision of the Planning Commission to deny the use of vinyl siding on a structure located at 60 south Main Street.

PUBLIC HEARINGS

Woodbrooke Lakes - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted for Woodbrooke Lakes (formerly Chardonay Valley) located east of Loop Road, north of Alex-Bell Road and south of I-675. The zoning on the 41 acre site is Residential Planned Development, R-PD. The request is to construct a single-family planned residential development with a total of 144 dwelling units. A Conditional Use application was approved several years ago that would have permitted a mixture of single-family residential homes and a 4-story multi-family residential building. The main roadway of the Chardonay development, Chardonay Drive, was constructed as part of the former development with a street width of 26 feet. Ten (10) single-family homes currently exist in the development. Two (2) retention ponds were approved as part of the original development. The smaller and southernmost retention pond has been constructed on the site.

Mr. Feverston stated that one of the things the applicant is trying to accomplish is to develop the project with narrow streets such as what was used in Yankee Trace. Also, each individual lot would be developed with the structure above and/or below grade. Other characteristics that create limitations on the site include depth of bedrock as well as a large amount of vegetation and flood plain on the site.

Mr. Feverston stated that the Major Use plan proposes that the condo-type of ownership within the development would be eliminated and a record plan would be filed for each section establishing single-family detached houses on individual lots. The first section would be what currently exists as Chardonnay Valley condos be incorporating the existing circumstances of that development and trying to fit a public street through the development. One of the constraints is the width of the street and the separation from the front of the house on the east side of the street to the west side of the street to meet the 50 foot right-of-way requirement. He stated that although there are good aspects and elements with the plan, staff could not recommend it be approved as submitted.

Staff recommended that the application be tabled and the following issues be addressed:

1. Special consideration be given to the existing 10 houses that were constructed as a part of the Chardonnay Valley condominium development with regard to building setback and lot width. Building setbacks must accommodate all portions of the existing houses including their decks.
2. All undeveloped lots shall incorporate the following minimum requirements:
  - a. A minimum front yard of 25 feet;
  - b. A minimum front yard of 25 feet;
  - c. A minimum rear yard of 20 feet;
  - d. Provide a minimum of 5 off-street parking spaces, including 2 garage spaces;
  - e. All building setbacks shall be established outside of any utility or drainage easement.
3. In 1988, temporary improvements to Alex-Bell Road were made and right-of-way was dedicated as a part of the Chardonnay Valley development. An escrow was also established in-lieu-of requiring the developer to make an improvement to Alex-Bell Road across the entire frontage of their property that included an additional lane of pavement, a sidewalk, curb, and stormwater drainage. The amount escrowed needs to be re-evaluated to determine its adequacy in 1997 dollars.

4. All streets proposed for this development are public streets. Chardonnay Drive and Versailles Drive are currently private streets. The design of all proposed streets and the redesign of the existing private streets, specifically the roadway width, must be approved by the Planning Commission and City Council. The stormwater drainage system must be redesigned to eliminate the reverse crown on the existing streets.
5. All landscape islands proposed for this development and the landscape island that exists on Chardonnay Drive at Alex-Bell Road shall be established as reserve areas that are owned and maintained by the homeowners association and are outside the public right-of-way.
6. The four way intersection within the development shall be eliminated and replaced by three way "T" intersections.
7. Additional information regarding stormwater drainage shall be provided with the master plan that more precisely delineates the 100 year storm. In this specific case, given the topography of the site, the flow rate of the existing tributary through the site, the proximity of the existing homes to the retention basin and the proximity of proposed houses to the existing and proposed retention basins, the 100 year storm boundary needs to be more precisely located.
8. The bridge on Versailles Drive and the street itself must be designed to be completely above the 100 year storm elevation.
9. There exists an access easement situated on the extreme western portion of the site that provides vehicular access from Versailles Drive to the land west and south of this development. The design of Versailles Drive shall be modified to provide full movement where this easement exists.
10. Street names shall be subject to approval by the Planning Department.
11. A sidewalk shall extend along the eastern and northern outer edge of Hawthorn Circle to connect the sidewalk from the bridge to the walk proposed along the edge of the new retention basin. All walkways that are not within public right-of-way shall be located in reserve areas that are owned and maintained by the homeowners association. The sidewalk along Versailles Drive shall connect to the existing sidewalk west of this site.

12. The Centerville/Washington Park District has requested a fee-in-lieu of parkland dedication be required for this development in the manner approved for Chardonnay Valley. Credit would be given for the 8 houses where this fee-in-lieu has been paid and for the private open space (recreation area) shown on the plan.

Mr. Stone opened the public hearing.

Mr. John Chambers, attorney representing the applicant, stated that the Chardonnay Valley project, as it currently exists, has failed. He stated that their job is to reignite the project by taking a beautiful piece of ground, with a lot of development problems, that offers a lot of opportunities with walking distance of a shopping center and entertainment complex, and making it successful. He stated that one of the things that is creative about this site is the water. He stated that the retention areas proposed for the property will help with a regional problem. Mr. Chambers stated that the extra retention proposed for the project might allow the City to approve a development that would be more intense in terms of street widths for public streets and setback requirements. He stated those are some of the issues that they are requesting the Planning Commission to be lenient on because the development is a good one, the prospective buyers want a condo-type site layout with the ability to own their individual lot.

Mrs. Susan Chan, Novus Corporation representing the applicant, stated that what must be implemented is that there are a lot of circumstances on this site that are fixed and cannot be changed. She stated that they did not start with the premise that each lot had to be 60 feet in width--they started with the premise that each lot had to be of a sufficient size for the type of house that were anticipated to be built in the project. There will be lots that will require special design and siting to accommodate the slopes on each particular lot. The rear yard is proposed to be 20 feet except those lots backing up to the retention ponds which are proposed to have a rear yard of 10 feet. Intense landscaping will be utilized on the site, although a final landscaping plan has not been submitted. A walkway system will be constructed throughout the site, being part public and part private. A pool, tennis courts and bath house will be provided as a part of the project. Lighting will be provided along the walkway system to enhance those areas during evening hours.

Mr. George Shaw, Shaw, Weiss & DeNaples Engineering, stated that the sanitary design for the project will provide catch basins at the curb line and improve the existing system. The remainder of the site will utilize the existing retention pond as well as the construction of a second retention facility to provide regional retention.

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

Mr. Stone asked Mr. Chambers if he still wanted the application tabled as was requested in his correspondence submitted to the Planning Commission.

Mr. Chambers indicated they wanted the issue to be tabled for a Work Session.

Mr. Foland stated that one concern is the amount of water that would be dispersed onto Alex-Bell Road in a southeastly direction. He suggested that the tennis courts be constructed in a north-south layout as it preferred by avid tennis players.

Mr. Kostak stated that the Planning Commission would need a better understanding of the existing wetlands and how those areas would be affected. The amount of depth and capacity of the retention basins should also be reviewed.

Mr. Pluckebaum stated that the applicant should be prepared to address the second issue addressed in the staff recommendation concerning setback requirements.

Mr. Durham stated that in changing from a condo to private from of ownership, the problem is that the siting of the existing structures does not meet the requirements of the Zoning Ordinance. He was concerned that the 24 foot street width would not allow the front setbacks in the existing section of the development to meet the setback standards.


Mr. Feverston stated that a 24 foot street width with a 40 foot rather than a 50 foot right-of-way would provide the minimum to make the design work.

Mr. Durham stated that his concerns included the 45 foot lot widths and the level of development which is so intense, particularly on the western side of the site. Preservation of the trees on these lots does not seem possible.

A Work Session was scheduled for Tuesday, September 23, 1997, at 7:00 P.M.

MOTION: Mr. Foland moved to table the Major Use Special Approval application for Woodbrooke Lakes. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

  
Chambers  
10/27/97

