

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, December 5, 1989

Mr. Hosfeld called the meeting to order at 6:30 P.M.

Attendance: Mr. Robert Hosfeld, Chairman; Mr. James Durham; Mr. Arthur Foland; Mr. Scot Stone; Mr. Peter McMahon; Mr. Stanley Swartz. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Hills Developers - Rezoning

Mr. John Koverman, Mr. Murray Guttman and Mr. Louis Guttman were present to review their proposal for rezoning with Planning Commission. The purpose of the rezoning is to permit construction of a multi-family residential condominium complex on 97.4 acres of land located east of Bigger Road, south of Thomas Paine Parkway and north of Alex-Bell Road.

The original application proposed a small portion of land north of Clio Road to be rezoned to R-1c, Single-Family Residential. The developer's purpose in proposing that classification was to maintain the single-family residential zoning which is the goal of the City's Policy Plan.

Planning Commission felt that single-family zoning north of Clio Road would not allow a marketable development. They felt that Industrial Planned Development, I-PD, zoning would be more appropriate based on several issues. First, the surrounding land uses include industrial development which promote continuity in development in this particular area. Although this area would also border the Thomas Paine Condominium project, I-PD has stricter requirements for development including a 100 foot buffer strip between uses. The developer would be required to submit a major use plan for the entire area in order to layout the site with respect to access, drainage, etc. As each lot developed within that I-PD area, it will require Planning Commission review.

The land south of proposed Clio Road was proposed to include approximately 30 acres of Residential Planned Development, R-PD, zoning.

After reviewing the proposed plan, Planning Commission recommended that a 5 acre reduction in the R-PD zoning should be made, and those 5 acres should be maintained as single-family residential, R-1c.

Mr. Koverman stated that they would prepare an amended application which would address the recommendations of the Planning Commission.

Miller-Valentine Group - Rezoning

Mr. Swartz removed himself from the meeting at this time due to a possible conflict of interest.

Mr. Bob Archdeacon and Doug Betz, Woolpert Consultants, and Mr. Denny Whitehead, Miller-Valentine, were present to review their Rezoning application with Planning Commission. The 187.99 acres to be considered in this application are located east of Bigger Road, south of I-675, north of Alex-Bell Road and west of Wilmington Pike.

In reviewing the proposed rezoning application the Planning Commission made the following observations:

1. The City Master Plan shows nothing south of Clio Rd. except single family residential;
2. The application proposes a small reduction in the amount of single family residential land south of Clio Rd. and a large reduction in the amount of multifamily residential zoned land;
3. The reduction of multifamily zoned land was viewed as desirable by the Planning Commission, but the Commission did not support the reduction of single family zoned land;
4. By eliminating the multifamily land south of Clio Rd. and changing it to single family zoning, the Commission reasoned that a larger sized area would be created for a better layout of a single family development;
5. The Commission was concerned that the size of the proposed multifamily zoning was too small for a reasonable sized project in today's market regardless of whether it was located north or south of Clio Rd.;
6. South of the St. Francis Church, the proposed reduction in business and multifamily zoned land was viewed as desirable;
7. When informed that the Walmart development would be across from the proposed B-1 and O-S zoned sites south of St. Francis Church and a major access road and traffic signal would be located at this intersection, the Commission viewed the proposed B-1 and O-S as reasonable;
8. With discussion of the possibility of protecting the historic house on Wilmington Pike north of the St. Francis Church via a landmark preservation ordinance and with the proposed expansion of the O-S zoning south of Clio Rd. to the west, the Commission determined that the proposed BP Oil zone change from B-2 from O-S that the Commission had previously recommended against would now be reasonable; and

9. That the proposed large change from I-PD to B-PD to permit a major medical use and potentially a medical mall was reasonable. The Commission thought that the potential for this former I-PD zoned area to be developed as a commercial strip was minimal given its lack of frontage on Wilmington Pk. and the tremendous amount of vacant commercial land both in the City and in Sugarcreek Township along Wilmington Pk.

In view of the above considerations, the Planning Commission determined that the Residential Planned Development, R-PD, area south of proposed Clyo Road should be changed to Single-Family Residential, R-1c zoning. If that change is made, Planning Commission indicated they would support the application submitted by BP Oil, scheduled for public hearing in front of Council, to change their parcel from Office-Service, O-S, to General Business, B-2, for the 3 acres at the southwest corner of Wilmington Pike and Clyo Road. That proposed zoning would be consistent with the developed area to the east.

The Planning Commission agreed that the historic house located on the BP Oil site should remain O-S zoning; however, the City should consider adopting a Landmarks Preservation Ordinance which would potentially protect this particular house from demolition.

The Planning Commission suggested that the City should discuss the possibility of changing the multi-family zoning, owned by John G. Black, to R-1c to match the surrounding zoning classification located south of Clyo Road.

The Planning Commission preferred the straight alignment of Clyo Road as proposed in the rezoning application versus the approved preliminary layout.

The area north of proposed Clyo Road should remain B-PD as proposed since it will allow a major medical use.

Mr. Archdeacon indicated that an amended plan would be prepared for the next Planning Commission Meeting.

There being no further business, the meeting was adjourned.

Approved
Robert Hoyle
1/30/90

