

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 27, 1987**

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Stanley Swartz; Mrs. Marian Simmons; Mr. Arthur Foland; Mr. Robert Chappell. Absent: Mr. Robert Hosfeld. Also present: Mr. Alan Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Assistant City Planner.

Approval of the minutes of the September 29, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of September 29, 1987, as written. Mr. Foland seconded the motion. The motion was approved 5-0-1 with Mr. Chappell abstaining.

COMMUNICATIONS

Mr. Schwab informed the Planning Commission that during Council's review of the application submitted by Anthony Staub for a proposed office building at 121/133 North Main Street, Council overturned the decision of the Planning Commission concerning the height of the building.

PUBLICS HEARINGS

Kids World - Variance/Planning Commission Special Approval

Mr. Schwab reviewed the applications submitted by Kids World proposing a location at 11 Virginia Avenue. The variance application requests a total of 3 variances, specifically, to waive the requirement for a drop off area, to allow an accessory use (playground) in the front yard, and to relax the number of required parking spaces from 12 to 7 spaces.

The proposed use for this site is a day care center which is permitted in an O-S district which is the current zoning on the property. Mr. Schwab stated that even though the use is permitted, there are certain additional requirements provided in the Zoning Ordinance for a day care use. He stated that 3 of those additional requirements are the subject of the variance application.

Staff recommended that the variance application be approved subject to the following condition:

1. The playground equipment shall be setback a minimum of twenty-five (25) feet from the public right-of-way of West Franklin Street and shall not be permitted in the front yard along Virginia Avenue.

This recommendation was based on the following staff analysis:

1. The existing lot is approximately 14,000 square feet which is smaller than the required 20,000 square foot lot size.
2. The lot has a much narrower width than other lots in this zoning district.
3. Vehicular access to this property is on Virginia Avenue, a collector street rather than Franklin Street.
4. Virginia Avenue has a sidewalk adjacent to the curb which could be utilized as a drop-off area.
5. The narrowness of the front yard precludes the construction of an on-site drop-off area.
6. The narrowness of the lot also limits the use of the rear yard as a playground.

The proposed day care will utilize the existing one-story brick building and rework the parking area on the south side of the building to provide 7 spaces. A 4 foot high picket fence will surround the portions of the playground area visible from West Franklin Street and Virginia Avenue. The remainder of the fence will be constructed of chain link material not to exceed 7 feet in height.

Mr. Schwab stated that in reviewing the information provided by the applicant concerning drop off times, as well as staff observing the site, it was concluded that there were no significant traffic congestion problems created at the existing center located in Washington Township. Further, staff observed the existing day care center in the City located on the southwest corner of Alex-Bell Road and Willowhurst Drive. That particular day care facility is similar in size, number of children and lot configuration. At the time of observation, there appeared to be no problems with traffic congestion.

Staff recommended the Planning Commission Special Approval be approved subject to the following conditions:

1. The requested variances be granted by the Planning Commission.
2. The proposed parking lot shall have a minimum width of forty-two (42) feet, and striped for a minimum of seven (7) parking spaces. A final design shall be subject to approval by the Planning Department.
3. The driveway approach shall be widened to a minimum of twenty-four (24) feet.

4. Bumper blocks shall be installed on all parking spaces.
5. A walkway, four (4) feet in width, shall be constructed from the parking lot to the main entrance and along the north edge of the parking lot. A final design shall be subject to approval by the Planning Department.
6. Screening shall be required along the south property line. The type and placement of screening materials used shall be subject to approval by the Planning Department.

Mr. Tate opened the public hearing.

Ms. Patty Alf, 47 Virginia Avenue, stated that the use of a day care center is acceptable to the neighbors. However, they are concerned with the traffic volume along Virginia Avenue. She stated that 7 parking spaces may not be adequate for the staff necessary to meet the teacher-child ratio and provide parking for drop off purposes. Ms. Alf expressed concern as to on-street parking in front of the proposed day care stating that past situations have created much traffic congestion along Virginia Avenue as a result of stacking in front of the facility.

Mr. Byron Barstow, 111 White Birch, agreed that on-street parking in front of 11 Virginia Avenue does create a great deal of traffic congestion to residents in that area. He stated that he has seen no attempt to regulate that situation, but suggested it might be considered.

Mr. Will Frazee, property owner of land immediate to the west on West Franklin Street, stated that in anticipation of developing that property in the near future as office use, he had no objection to the proposed day care center.

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

Mr. Swartz asked the applicant if it was necessary to provide on-street parking for the entire day during operation.

Ms. Lea Haight, applicant, stated that on-street parking for her operation, as it currently exists, would not be necessary.

Mr. Foland asked if the applicant was in agreement with the recommended conditions for approval.

Ms. Haight stated that she had no objections to the recommended conditions. She added that additional parking may be provided when Mr. Frazee's property immediate west of the site develops. A possible easement agreement between the owners is being considered which will be advantageous to both parties.

Mr. Chappell asked if the State required a fence height for the play area.

Ms. Haight stated that the 4 foot fence would be adequate. She stated that she intends to use a picket type fence with rounded edges for safety.

MOTION: Mr. Chappell moved to approve the Variance application submitted by Kids World, 11 Virginia Avenue, subject to the following condition:

1. The playground equipment shall be setback a minimum of twenty-five (25) feet from the public right-of-way of West Franklin Street and shall not be permitted in the front yard along Virginia Avenue.

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

MOTION: Mr. Swartz moved to approve the Planning Commission Special Approval for Kids World, 11 Virginia Avenue, subject to the following conditions:

1. The requested variances be granted by the Planning Commission.
2. The proposed parking lot shall have a minimum width of forty-two (42) feet, and striped for a minimum of seven (7) parking spaces. A final design shall be subject to approval by the Planning Department.
3. The driveway approach shall be widened to a minimum of twenty-four (24) feet.
4. Bumper blocks shall be installed on all parking spaces.
5. A walkway, four (4) feet in width, shall be constructed from the parking lot to the main entrance and along the north edge of the parking lot. A final design shall be subject to approval by the Planning Department.
6. Screening shall be required along the south property line. The type and placement of screening materials used shall be subject to approval by the Planning Department.

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

Chardonnay Valley - Major Use Special Approval

Mr. Schwab reviewed the revised Major Use Special Approval application submitted for Chardonnay Valley to be located on the east side of Loop Road, south of I-675 and north of Alex-Bell Road. The 48.8 acre parcel is zoned R-PD. The request is to construct a planned single and multi-family residential development which will provide 147 single family dwellings and 144 multi-family units. The gross density, as proposed, is 5.96 dwelling units per acre. Road improvements to Alex-Bell Road and a fee-in-lieu of land will be required as a part of this development. The retention ponds will be surrounding by single family units through the development. The 8 4-story buildings are to be located in various areas of the site and will be serviced by underground parking facilities. The recreational facilities are centered on the site in order to provide easy access to all residents of the community.

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

1. The developer shall dedicate the 60 ft. wide right-of-way from centerline along the north side of Alex-Bell Road access the southern portion of the property.
2. Alex-Bell Road shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:
 - a. A right-turn deceleration lane on Alex-Bell Road into the new private roadway entrance to the development;
 - b. A left-turn lane on Alex-Bell Road into the new private roadway entrance to the development; and
 - c. A temporary sidewalk along Alex-Bell Road across the frontage of the development.
3. The entrance drive onto Alex-Bell Road shall be redesigned to incorporate a third lane which will allow separate right and left-turn lanes exiting the development.
4. Overview Drive shall be extended an additional distance as a public dedicated street to provide an access street to the vacant BP-D zoned land east of the Interstate Executive Center Development.
5. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.

6. The private streets shall be a minimum of 26 feet wide if no raised curb is used at the edge and a minimum of 28 feet wide (back-of-curb to back-of-curb) if a raised curb is used.
7. A sidewalk plan within the development approved by the City Planning Department shall be required.
8. A sidewalk in the public right-of-way shall be required along Loop Road across the frontage of the development. The City Engineering Department shall review and approve the design.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
10. 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.
11. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the City Flood Damage Prevention Ordinance.
12. The four story buildings shall not exceed 65 feet in height.
13. Each single family dwelling shall be setback a minimum of twenty feet from the edge of street pavement in front of the building.
14. Individual building elevations of the single family buildings shall not be required to be reviewed by the City Planning Commission or City Council.
15. The multi-family condominium buildings shall require a minimum of two parking spaces per dwelling unit.
16. Detailed plans of the four story condominium buildings including architectural elevations of the exterior and underground parking lot design shall be submitted to the City Planning Commission for review and approval.
17. The 6 foot high walls shown along Alex-Bell Road and Overview Drive shall be eliminated for the plan.

18. Prior to the issuance of the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
19. After a zoning and a building permit are issued for the first phase of the development, the developer may locate a temporary sales office trailer on the property for a maximum of one year after the above permits are issued or until the first building is completed for the development. The City Department of Development shall review and approve the location and site plan for the trailer before the trailer may be placed on the property.

Mr. Tate opened the public hearing.

Mr. Steven Kelley, Woolpert Consultants, stated that the revised application was submitted to incorporate the use of 4-story buildings, as approved by Council, throughout the development. He reviewed the proposed layout of the site and explained that the intent is to provide as many qualities and amenities as possible to its residents. Mr. Kelley stated that he did take exception to the recommendation to eliminate the 6 foot walls along Alex-Bell Road and Overview Drive. He stated that the appearance of these walls defines the seclusion and elite setting of the development.

Mr. Vic Green, representing the applicant, stated that he wanted to stress that this development will operate as a condominium development. He stated that they feel that the proposed walls in this elite development are a necessity of the image they are trying to create.

Mrs. Dorothy Harmon, Willowhurst Drive, expressed concern as to the proposed wall along Alex-Bell Road in regard to the eventual widening of the roadway. She stated that evergreens would be more appropriate and attractive to the surrounding areas. She indicated further that she did not approve of the lot sizes allowing construction of these large units on top of each other. Mrs. Harmon suggested that attaching the units would be a more satisfactory concept in the overall appearance of the development.

Mr. Looper excused himself from the meeting at this time.

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

Mr. Swartz stated that he would like to see an alternative to the construction of the proposed walls rather than a solid type construction.

Mr. Kelley stated that mounding would be a problem due to the steep grad in that area of Alex-Bell Road.

Mr. Green suggested that the wall be approved subject to the design being approved by the Planning Commission to insure that its design be something other than a solid construction.

MOTION: Mrs. Simmons moved to recommend approval of the Major Use Special Approval application for Chardonnay Valley to Council subject to the following conditions:

1. The developer shall dedicate the 60 ft. wide right-of-way from centerline along the north side of Alex-Bell Road access the southern portion of the property.
2. Alex-Bell Road shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:
 - a. A right-turn deceleration lane on Alex-Bell Road into the new private roadway entrance to the development;
 - b. A left-turn lane on Alex-Bell Road into the new private roadway entrance to the development; and
 - c. A temporary sidewalk along Alex-Bell Road across the frontage of the development.
3. The entrance drive onto Alex-Bell Road shall be redesigned to incorporate a third lane which will allow separate right and left-turn lanes exiting the development.
4. Overview Drive shall be extended an additional distance as a public dedicated street to provide an access street to the vacant BP-D zoned land east of the Interstate Executive Center Development.
5. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.
6. The private streets shall be a minimum of 26 feet wide if no raised curb is used at the edge and a minimum of 28 feet wide (back-of-curb to back-of-curb) if a raised curb is used.
7. A sidewalk plan within the development approved by the City Planning Department shall be required.

8. A sidewalk in the public right-of-way shall be required along Loop Road across the frontage of the development. The City Engineering Department shall review and approve the design.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
10. 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.
11. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the City Flood Damage Prevention Ordinance.
12. The four story buildings shall not exceed 65 feet in height.
13. Each single family dwelling shall be setback a minimum of twenty feet from the edge of street pavement in front of the building.
14. Individual building elevations of the single family buildings shall not be required to be reviewed by the City Planning Commission or City Council.
15. The multi-family condominium buildings shall require a minimum of two parking spaces per dwelling unit.
16. Detailed plans of the four story condominium buildings including architectural elevations of the exterior and underground parking lot design shall be submitted to the City Planning Commission for review and approval.
17. The 6 foot high walls shown along Alex-Bell Road and Overview Drive shall be eliminated for the plan. Any other walls along Alex-Bell Road and Overview Drive to be proposed for consideration shall be submitted for review by the Planning Commission.
18. Prior to the issuance of the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

19. After a zoning and a building permit are issued for the first phase of the development, the developer may locate a temporary sales office trailer on the property for a maximum of one year after the above permits are issued or until the first building is completed for the development. The City Department of Development shall review and approve the location and site plan for the trailer before the trailer may be placed on the property.

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

Mr. Swartz recommended that concerning the relocation of Kids World to 11 Virginia Avenue, the City Manager should study the feasibility of "No Parking" on Virginia Avenue directly in front of the facility.

There being no further business, the meeting was adjourned.

