

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, June 24, 1986

Mr. Tate called the meeting to order at 7:40 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Dave Hall; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mrs. Marian Simmons. Absent: Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl Schab, City Engineer; Mr. Mr. Steve Feverston, Planner; Mr. Steve King, Administrative Assistant; Mr. Robert Burns, Legal Counsel.

Approval of the minutes of the May 27, 1986, Meeting:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of May 27, 1986, as written. Mr. Looper seconded the motion. The motion was approved 5-0-1 with Mrs. Simmons abstaining.

Approval of the minutes of the June 3, 1986, Special Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of June 3, 1986, with the following change:

On page 3, the sentence, "There being no further business, the work session was adjourned", the phrase "work session" should read "special meeting".

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

Approval of the minutes of the June 3, 1986, Work Session:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of the June 3, 1986, Work Session, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

SETTING OF PUBLIC HEARINGS

The following item was set for Public Hearing for Tuesday, July 29, 1986, at 7:30 P.M., to be heard in the City Building:

Willner, Bob and Marie - Variance of a Front Yard Setback Requirement

Location: 7974 Bigger Road

COMMUNICATIONSInvestMark Realty, Inc. - Temporary Sign

Mr. Schwab reviewed the request by InvestMark Realty for two (2) temporary signs located at the driveway entrance to their office at 6239 Wilmington Pike for a period of six (6) months. There is currently a ground-mounted sign for which a sign permit was issued. According to the applicant, that sign is difficult to see because of the heavy tree and shrub growth along Wilmington Pike. Mr. Schwab pointed out that the Sign Ordinance permits a temporary sign permit to be issued for a period of thirty (30) days per year for a sign not to exceed sixteen (16) feet per face and six (6) feet in height without following the variance procedure.

Mr. Victor A. Green, applicant, stated that the request is being made in order to determine a solution for visibility of their sign which has been hampered as a result of the heavy growth of trees and shrubs. He stated that they would rather not cut down this foliage until it is necessitated by the widening of Wilmington Pike. The only solution at this time seems to be the placement of the temporary sign at the driveway entrance which make it visible from both directions, even though he requested a six (6) month period to study the matter in detail.

MOTION: Mr. Looper moved to approve the request by InvestMark Realty, Inc., for a temporary sign not to exceed a period of six (6) months. Mr. Hall seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGSGeorge Grove - Variance of Side Yard Setback Requirement

Mr. Schwab reviewed the application requesting a variance of a side yard setback requirement for the property located at 57 Lucas Drive for the purpose of erecting a carport on the north side of the existing house. The required side yard setback is ten (10) feet and the request is to permit a five (5) foot side yard setback. It is further required that the side yard setback requirement must be a minimum of twenty (20) percent of the total frontage. Mr. Schwab pointed out that this particular subdivision was built during the 1940's when those lots were developed at approximately 7,000 square feet. Since the lot in question is sixty-five (65) feet wide, the twenty (20) percent provision would be met. The spacing in this area is a lot different that what is required currently under the R-3 district for single-family structures.

Mr. George Grove, applicant, was present to review the request with the Planning Commission.

Mrs. Simmons asked if the carport could be constructed to the rear of the property as was done previously by Mr. Grove several years ago.

Mr. Grove stated that option was not possible because they were constructing a room addition on the house to the rear of the garage area.

Mr. Tate opened the public hearing.

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

MOTION: Mrs. Simmons moved to approve the application submitted by George Grove for the variance of a side yard setback requirement for the property located at 57 Lucas Drive as requested. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

St. Leonards, Inc./St. Elizabeth Corp. - Rezoning from R-1 to E-C/Conditional Use

Mr. Schwab reviewed the application submitted by the St. Leonards, Inc./St. Elizabeth Corp. requesting the rezoning of 121.083 acres of land surrounding the existing St. Leonards Retirement Center at 8100 Clys Road. The surrounding land uses to the north and east are single-family residential and parkland, light industrial to the west, and vacant land to the south. The Comprehensive Plan designates this particular area in question as quasi-public or private land use (retirement center). The Policy Plan adopted by the City states that the area should be "maintained as predominately low-density single-family residential, with open space for community use and environmental preservation". It further states that the community services objective should "cooperate with administrator/owners of facilities providing for the special needs of elderly citizens". On the basis of these adopted plans by the City, staff recommended that the rezoning be approved.

Conditional Use

Mr. Schwab reviewed the conditional use application submitted in conjunction with the rezoning application for the purpose of expanding the St. Leonards Center retirement community on the southeast corner of Clys Road and Centerville Station Road. The uses being considered on this particular application are 82 rental elderly apartments, 240 life care elderly apartments, 30 personal care (assisted care) apartment, and a 120 bed nursing home to be developed in three (3) phases over a three (3) year period. Also shown on the submitted plan was a concept for 54 future garden cottages to be located along the eastern portion of the property which will abut the single-family residential subdivision to the east, as well as office uses on the northwest corner of the property which would be services used by the

residents of the community. The proposed parking spaces for the three (3) phase project total 586 new spaces.

Mr. Schwab indicated that some discussion between the Park District and St. Leonards, Inc., has occurred concerning parkland, and there has been an agreement between these bodies to defer specific boundaries of parkland until a later date in time.

Staff recommended that the conditional use application be approved with the following conditions:

1. That the property be rezoned to the Entrance Corridor zoning district.
2. Forty-three (43) feet of right-of-way from the centerline of Centerville Station Road across the entire front of the property shall be dedicated to the City.
3. Forty-three (43) feet of right-of-way from the centerline of Clys Road across the entire front of the property shall be dedicated to the City, with the exception that the intersection of Clys Road and Centerville Station Road the dedication shall increase to sixty-six (66) feet in width from the old centerline of Clys Road tapering to the forty-three (43) foot width at a point 700 feet south of the intersection.
4. All boulevard roadways shall be constructed as part of Phase I which will provide access from Centerville Station Road or Clys Road to the project.
5. The northeast drive that intersects with the main boulevard roadway accessing the Phase II Commons building from Centerville Station Road shall be a boulevard for a short section that tapers from the intersection to the shown two-lane roadway.
6. A minimum 90 foot in diameter turn-around shall be required in the roadway at the back of the Phase I Independent Living Rental Apartments and at the roadway at the back of the Phase II Commons building.
7. Vehicular turning radii at all intersections shall be a minimum of 45 feet.
8. All proposed street names shall be approved by the City Planning Department.
9. Pedestrian access to Seminary View Drive shall be provided.

10. A revised plan of sidewalk locations shall be approved by the City Planner which more completely ties together both the internal sidewalk network and links this internal sidewalk network to the public sidewalks adjacent to the project area.
11. The northeast three-story wing of the Phase III development housing 51 life care apartments shall be located no closer than 390 feet from the eastern property line abutting the existing single-family residential properties. Redesign of the wing to extend a portion of it to north shall be an acceptable site plan change to satisfy this condition.
12. A detailed landscape plan approved by the City Planner shall be submitted. This plan shall include evergreen screening in the landscape buffer (75 foot building setback area) along the east side of the property adjacent to the existing single-family residences. The existing evergreen trees along the south side of Centerville Station Road shall remain with the exception of the roadway access areas to the property.
13. Any courtyard which will be totally enclosed must be made accessible by at least a three (3) foot wide gate.
14. Final building elevations of all buildings shall be approved by the City Planning Department.
15. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
16. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City ENGINEER.
17. The plan for all exterior lighting shall be subject to the approval of the City Planner.
18. Dumpster location and screening shall be subject to the approval of the City Planner.
19. A revised plan for the retirement community shall be approved by the City Planner which incorporates all the above requirements.

Mr. Tate opened the public hearing.

Mr. Bruce Nadler, Brainard Woods Drive, stated that he was not against the development of a retirement community on the land abutting his property, however, he was opposed to rezoning the area to E-C. He noted several points concerning the application including increased traffic volume to Centerville Station Road

which is lined with residential property; property owners in the area purchased their property with the St. Leonards property being zoned R-1 and if rezoned to E-C would allow the area to be developed at a greater population density that permitted under R-1 which would be detrimental to property values; and, with the proposed Zoning Ordinance considering this area to be designated as RPD, completed concept plans are required as a condition for approval--with E-C zoning, the site will be developed piecemeal; the size of the development appears to be more of an industrial development other than a residential development. As a result of Mr. Nadler concerns, he suggested the following recommendations:

1. Establish a R-1 buffer zone 300 feet wide where it faces residential housing;
2. Establish a R-4 district rather than an E-C district with the provision that proper waivers could be granted to allow development of the St. Leonard community;
3. The R-1 buffer zone should be developed as single-family residences as a part of the development;
4. Relocate the main drive along Centerville Station Road west into the office portion of the site;
5. The building elevations along Centerville Station Road should be broken up for aesthetic reasons;
6. A study should be made to evaluate the affect the increase of traffic volume and density will have on property values.

Mr. Tom Beckett, representing the St. Elizabeth Corporation, stated that in 1985 they had submitted an application for review by the City to develop a retirement community on the northwest corner of Alex-Bell Road and Bigger Road. After receiving approval for this development, they became aware that St. Leonards was planning a similar project. At that point in time, St. Elizabeth decided to abandon their plan for the development for which they had received approval and merge their efforts with St. Leonards.

Dr. Brian Forschner, Executive Director of St. Leonards Center, stated that the City has been very supportive to the idea that St. Leonards had four (4) years ago to do something unique with an abandoned building. At that time, the existing building was converted to apartments for the elderly which have been filled for some time. When St. Leonards applied to the City to amend their conditional use application in order to construct cottages on the site, another phase of the master plan was completed. Of those 86 cottages, 60 were sold this year. This particular project has received national recognition from the National Council of Mayors as an exemplary project. As a result of the merger with St. Elizabeth, the facility has become a very

affordable community. Dr. Forschner asked that the rezoning and conditional use applications be approved to enable St. Leonards to continue their service to the elderly as well as the entire Centerville-Washington Township community.

Mr. Roger Schutte, architect for the project, stated that staff had reviewed the proposal completely, however, he did want to address some of the staff recommendations. The fourth (4th) recommendation states that all boulevard roadways be constructed as a part of Phase I. Mr. Schutte stated that it was their intention that the roadways be constructed on one (1) side only during Phase I and the second side be constructed as a part of Phase II. He asked the Planning Commission to consider that option as a possibility. He stated that St. Leonards intends to continue to be good neighbors. The proposed 75 foot setback he felt is adequate and does meet the requirements of the City; however, he did point out that cul-de-sac areas are proposed in their future application for this area and effective and well-maintained landscaping will be provided. The outside activities are directed away from that area to the activities courtyard adjacent to the fitness center building. Mr. Schutte stated that if the 390 foot setback of the three-story building is something that the Planning Commission feels strongly about, the applicants will agree with that decision. He stated that the remainder of the recommendations have been reviewed and they felt that they would have no objections to the other recommendations.

Mr. Bill Yeck, Centerville-Washington Park District, stated that the Park District has long been interested in some of the St. Leonard land to be designated as parkland for many years in order to tie in with the existing Sugar Valley Park. As shown on the concept plan for St. Leonards, the areas of interest by the Park District are located south of the development line. He stated that St. Leonards and the Park District have had many meetings on this subject and their conclusion has been to limit the zoning area to north of the development line so that the park area can be determined at a later date.

Mr. John Evenson, 1310 Carrilon Woods Drive, asked if the proposed zoning ordinance included the E-C classification and if not, why St. Elizabeth felt an urgency to rezone at this time.

Mr. Tate indicated that E-C is not included in the proposed Zoning Ordinance and, if adopted, this area would be designated RPD. He stated that the urgency was that St. Elizabeth was prepared to begin the next phase and it is a matter of timing.

Mrs. Helen Morris, 7990 Brainard Woods Drive, stated that she had talked to eleven (11) residents concerning the proposal. She stated that some of the comments she received included a concern of the development of the northwest corner of the property; building heights; older citizens stabilize and add character to the community; and there some basic concerns, however, the

development was welcomed as a whole.

Mr. Howard Houser, resident of St. Leonards and former resident of the Brittany Hills area, stated that he sympathized with the objections tonight, however, as a homeowner they were speaking out of their pocketbooks instead of looking to the future. He stated that his particular situation made it impossible to remain in their home since it was evident that both he and his wife would require assistance in the near future. The problems he came across were the fact that no facilities were available which would allow he and his wife to remain together. The concept that St. Leonards is proposing would offer services for the elderly from independent living to full nursing home facilities. He stated that they moved into one of the cottages last October which will allow them to use the other services as needed.

Mr. Houser stated that the points of stormwater runoff, traffic circulation, etc. should be considered and reviewed as they are very important; however, the concept as a whole should be welcomed with open arms.

Mr. Pete Wink, 1325 Seminary View Drive, stated that in speaking with eleven (11) residents of the neighborhood, two (2) had some concerns which were not deep, and nine (9) were totally in favor of the design.

The President of the St. Leonards Residents Association stated that the community is recognized for the excellence of their schools. This facility would allow families to live near one another in beautiful surroundings without sacrificing education.

Mr. Bill Hagan, 7006 Cherbourg Place, stated that at the time it was established, he was the President of the St. Leonards Advisory Committee which had the task of finding a suitable use for the property. He stated it took two (2) years to formulate something that would become a part of this community, not an isolated piece of it, and to actually serve this part of Ohio. He stated that this proposal is right on track with the hopes of the Committee and further endorses this project.

Ms. Priscilla Yeager, employee of the Centerville City School system, stated that her multi-handicapped students have been serving the Center in the Housekeeping Department by doing laundry for the residents for the past three (3) years. During that period of time, she stated it has been her privilege to watch the first phase of St. Leonards. The spirit encountered there has been one of positive cooperation. Compassion for and enjoyment of the elderly people is evident in the decisions are made and policy is implemented.

Mr. Robert Miller, 7808 Capital Hill Lane and Real Estate Developer, urged the Planning Commission to approve the applications in order to permit the development of this facility. The variety of the mix of facilities for the elderly is very



desirable. He stated further that the argument that property values will decrease because of the development is not the issue for property values. A strong affect on market value is the desirability of the community and the neighborhood. As one of the developers for the Village South subdivision, their project backed up to 37 acres of E-C zoned land. There was no concession made on price for any of the houses located immediately adjacent to the E-C zoned land and there was no negative affect of property values at the time the Villager Apartments were built.

Mr. Evenson stated that they were not opposed to the development of St. Leonards, however, they were opposed to the commitment of making a rezoning to E-C without a complete concept plan. The problem is they E-C allows way too much when planned development zoning will be forthcoming in the new Zoning Ordinance.

Mr. Ross Cousins, 1280 Seminary View Drive, suggested that the buffer zone screening be planted prior to the beginning of additional construction in order to cut down on some of the noise and dust.

Mr. Ed Marholton, 1301 Centerville Station Road, stated that his concern was the increase in traffic volume along Centerville Station Road especially created by the business proposed to serve the Center.

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

Mrs. Simmons asked what type of offices were being proposed for the northwest corner of the site.

Dr. Forschner stated that they would be health related offices in order to serve the residents of the community.

Mr. Hall asked if the planting of the screening along the eastern property line prior to the development of the first phase would crease a problem.

Mr. Beckett stated that the only problem would possibly be in relation to the budget.

Mrs. Barbara Evenson, 1310 Carrilon Woods Drive, stated that they would like the apartment building wing turned to the north and setback 390 feet from the property line as suggested by staff. Further she suggested that the proposed cottages be situated in a design to allow more space between the buildings.

Mr. Looper asked about the streets being constructed to City specifications. He suggested that this be added to the conditions for approval.

MOTION: Mr. Hall moved to recommend approval to Council of the Rezoning from R-1 to E-C as requested by St. Leonards Center/St. Elizabeth Corp., excluding the area shown south of the Development Line which is to remain R-1. Mrs. Simmons seconded the motion. The motion was approved 6-0.

MOTION: Mr. Hall moved to recommend approval to Council of the Conditional Use as requested by St. Leonards Center/St. Elizabeth Corp. subject to the following conditions:

1. That the property be rezoned to the Entrance Corridor zoning district.
2. Forty-three (43) feet of right-of-way from the centerline of Centerville Station Road across the entire front of the property shall be dedicated to the City.
3. Forty-three (43) feet of right-of-way from the centerline of Clio Road across the entire front of the property shall be dedicated to the City, with the exception that the intersection of Clio Road and Centerville Station Road the dedication shall increase to sixty-six (66) feet in width from the old centerline of Clio Road tapering to the forty-three (43) foot width at a point 700 feet south of the intersection.
4. All boulevard roadways shall be constructed as two-lane roadways east of the drive to the existing cottage development as a part of Phase I and shall be completed in their entirety as a part of Phase II.
5. The northeast drive that intersects with the main boulevard roadway accessing the Phase II Commons building from Centerville Station Road shall be a boulevard for a short section that tapers from the intersection to the shown two-lane roadway.
6. A minimum 90 foot in diameter turn-around shall be required in the roadway at the back of the Phase I Independent Living Rental Apartments and at the roadway at the back of the Phase II Commons building.
7. Vehicular turning radii at all intersections shall be a minimum of 45 feet.
8. All proposed street names shall be approved by the City Planning Department.
9. Pedestrian access to Seminary View Drive shall be provided.

10. A revised plan of sidewalk locations shall be approved by the City Planner which more completely ties together both the internal sidewalk network and links this internal sidewalk network to the public sidewalks adjacent to the project area.
11. The northeast three-story wing of the Phase III development housing 51 life care apartments shall be located no closer than 390 feet from the eastern property line abutting the existing single-family residential properties. Redesign of the wing to extend a portion of it to north shall be an acceptable site plan change to satisfy this condition.
12. A detailed landscape plan approved by the City Planner shall be submitted. This plan shall include evergreen screening in the landscape buffer (75 foot building setback area) along the east side of the property adjacent to the existing single-family residences. The existing evergreen trees along the south side of Centerville Station Road shall remain with the exception of the roadway access areas to the property. Consideration should be given to developing the eastern buffer line prior to development if possible and to work with the developer on that issue.
13. Any courtyard which will be totally enclosed must be made accessible by at least a three (3) foot wide gate.
14. Final building elevations of all buildings shall be approved by the City Planning Department.
15. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
16. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City ENgineer.
17. The plan for all exterior lighting shall be subject to the approval of the City Planner.
18. Dumpster location and screening shall be subject to the approval of the City Planner.
19. A revised plan for the retirement community shall be approved by the City Planner which incorporates all the above requirements.
20. The streets within the development shall be required to be constructed to City specifications except in roadway width.

Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

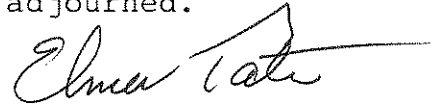
Mr. Hall extended his appreciation to those people in attendance of the meeting for their information and input they shared during the review of this project.

Linclay Corporation - Temporary Sign

Mr. David Elzey, Marketing Manager for the Linclay Corporation, was present to request a temporary sign for Phase II of the Cross Pointe Centre development. The proposal is to place two (2) 7 foot by 10 foot signs in a "v" configuration to the east of the main entrance to the shopping center for a period of 90 days. This temporary sign will be replaced by leasing signs in the windows upon completion of the building.

MOTION: Mr. Looper moved to approve the request by the Linclay Corporation for the temporary signs not to exceed 90 days as presented. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Elma Tate", with a long horizontal flourish extending to the right.