

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Tuesday, July 16, 1985

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

Attendance: Mr. Elmer C. Tate, Jr.; Mrs. Marian Simmons; Mr. David Hall; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Robert Chappell.  
Absent: Mr. Brian Bergsten. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of May 28, 1985:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of May 28, 1985, as written. Mr. Looper seconded the motion. The motion was approved unanimously.

Approval of the minutes of June 25, 1985:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of June 25, 1985, as written. Mrs. Simmons seconded the motion. The motion was approved 4-0-2, with Mr. Chappell and Mr. Hall abstaining.

Approval of the minutes of July 1, 1985:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of July 1, 1985, as written. Mr. Chappell seconded the motion. The motion was approved unanimously.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, July 30, 1985, at 7:30 P.M., to be heard in the City Building:

Fischrupp, John R. - Variance of Rear Yard Setback Requirement  
Location: 7121 Fallenoak Trace

PUBLIC HEARINGS

Oxford Development Enterprises, Inc. - Rezoning from I-1 to E-C/Conditional Use

Mr. Schwab stated that both the rezoning application submitted by the Oxford Development Enterprises, Inc., and the conditional use application for Steeplechase would be presented and reviewed together since they were dealing with the same project.

Mr. Schwab reviewed the applications for the 67.77 acre tract located north of Alex-Bell Road and west of future Clyo Road which is the subject of the rezoning and conditional use requests. He pointed out that the City's Master Plan, adopted in 1969, marks the area to be zoned industrial primarily due to the fact that it was adjacent to the railroad. The surrounding land uses are multi-family to the east and south, single-family to the west which has been converted to a business, and the I-675 corridor to the north. A stream valley flows through the area which

flows to the southeast. This area is heavily wooded and has steep slopes which is not really conducive to industrial type development. Mr. Schwab pointed out that an area with 2% to 5% slope is suitable for industrial development. The area in question has some slopes in the 20% range.

Staff recommended approval of the rezoning based on the following points:

1. The steep slopes and wooded areas covering a large portion of this land severely limit the potential of this land to be developed industrially.
2. The adjacent railroad has been abandoned which was a major factor in the industrial zoning of this land.
3. Large tracts of vacant industrially zoned land exist within the City.
4. The Entrance Corridor zoning classification would permit more flexibility and control in the development of this unique parcel of land.

Mr. Schwab stated that the conditional use request is contingent on the proper zoning being obtained. The proposed use for 44.75 acres of the parcel is to construct 358 apartment units. The number of parking spaces proposed for the complex is 736 which meets the requirements of the City. No road widening improvements are being proposed as a part of this project. Mr. Schwab stated that the conditional use request is for the 358 apartment units only. As a part of a concept plan, the developers have added two additional phases, both of which are conceptual at this time and no approvals would be granted for these phases at this time. At the present time, Phase 2 would be 90 condominium units and Phase 3 would be some type of office buildings. As a part of the apartment construction phase, a man-made lake would be located to the north of the apartment buildings which would also be used as a detention area. The proposed density for this project is 8.0 dwelling units per acre.

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

1. Sixty (60) feet of right-of-way from the centerline of Alex-Bell Road across the front of the property shall be dedicated to the City.
2. The main entrance drive from Clyo Road to the turnaround adjacent to Alex-Bell Road shall be a public dedicated street with sidewalks on both sides of the street and built in accordance with the City Subdivision Regulations.
3. Walkways shall be added to both sides of the main entrance drive to the apartment complex and shall link together all the internal sidewalks within the complex. The design of these additional walkways shall be subject to the approval of the City Planner.

4. Landscape screening shall be required along the east property line north of Clyo Road adjacent to the industrially zoned land. The design for this screening shall be subject to the approval of the City Planner.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Hall asked where the entrance to the project would be located.

Mr. Schwab stated it would be located off of future Clyo Road approximately 1,000 to 1,500 feet north of Alex-Bell Road. He explained that the City is entering into a contract for the final engineering drawings for the Clyo Road Extension.

Mr. Koverman, attorney for Oxford Development Enterprises, stated that his clients were willing to meet the six (6) conditions for approval as reviewed by staff.

Mr. Jeff Ferns, Oxford Development Enterprises, made a slide presentation of other existing apartment projects done by his company. Oxford Development Enterprises is a full service development company that provides sales, financing, complete construction, and then manages these properties after their completion.

Mr. Joe Thiel, architect for the project, reviewed the style of the buildings to be constructed. Some buildings will have two (2) stories on the ends and three (3) stories in the middle. Other buildings will appear to be two (2) stories from the front elevation and three (3) stories to the rear which will face the wooded areas. The design to be used will be traditional and construction materials will be a combination of brick and siding. The color scheme will have some basic colors, however, each building will not be exactly the same.

Mr. Hall asked what the height of the building would be.

Mr. Thiel stated that the maximum height will be 34 ft. to 35 ft.

Mrs. Simmons inquired as to the monthly rents each unit will bring.

Mr. Ferns stated that the amounts will be determined by the different premiums each particular unit offers such as view, location, fireplaces, etc., however the prices should range between \$400 and \$500 per month.

Mr. Looper asked how many full-time employees would be hired to operate the complex once it would be in operation.

Mr. Ferns stated that a full-time sales staff, a resident manager, and maintenance people would amount to approximately six (6) full-time positions.

Mr. Tate opened the public hearing.

Mr. Bob Wolf, resident of Black Oak Forest, inquired as to whether there would be a buffer strip to the east of the project.

Mr. Schwab stated that staff had recommended as a condition of approval that additional screening be placed along the east property line in order to buffer the complex from any development that may occur to the east.

Mr. Koverman again stated that they would agree to that condition and provide additional screening in that area.

Mr. Wolf asked what price range the condominium units in the second phase would be.

Mr. Koverman stated that at this point in time, the other phases were only a concept and they would have no idea as to what the price range would be, however, it would be substantial.

Mr. Schwab pointed out that should the developer decide to proceed with Phase 2 and Phase 3, it would require conditional use approval and a public hearing would be heard.

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

Mrs. Simmons stated that she was impressed with staff's analysis of industrial land and felt that the rezoning was justified.

Mr. Looper pointed out that even though the railroad no longer existed and was the primary reason for zoning it industrial, I-675 takes the place of the railroad.

Mr. Chappell and Mr. Tate agreed that the slope of the area did not make it suitable for industrial development.

Mr. Looper stated that the Policy Plan recently adopted states that as a matter of policy, no existing industrial land should be rezoned.

Mr. Hall stated that even if the area is rezoned to E-C, it could still develop as industrial.

MOTION: Mr. Hall moved to recommend approval of the rezoning application submitted by Oxford Development Enterprises, Inc., to rezone the 67.77 acres north of Alex-Bell Road and west of future Clyo Road from I-1 to E-C. Mrs. Simmons seconded the motion. The motion was approved unanimously.

MOTION: Mrs. Simmons moved to recommend approval of the conditional use application which includes Phase "A" only for Steeplechase with the following conditions:

1. Sixty (60) feet of right-of-way from the centerline of Alex-Bell Road across the front of the property shall be dedicated to the City.

2. The main entrance drive from Clyo Road to the turnaround adjacent to Alex-Bell Road shall be a public dedicated street with sidewalks on both sides of the street and built in accordance with the City Subdivision Regulations.
3. Walkways shall be added to both sides of the main entrance drive to the apartment complex and shall link together all the internal sidewalks within the complex. The design of these additional walkways shall be subject to the approval of the City Planner.
4. Landscape screening shall be required along the east property line north of Clyo Road adjacent to the industrially zoned land. The design for this screening shall be subject to the approval of the City Planner.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Chappell seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

*Chappell* 7/30/85

