

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 27, 1985

Mr. Tate called the meeting to order at 7:35 P.M.

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

Approval of minutes of August 13, 1985:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of August 13, 1985, as written. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

SETTING OF PUBLIC HEARINGS

The following items were set for public hearing for Tuesday, September 24, 1985, at 7:30 P.M., to be heard in the City Building:

Centerville Builders Supply - Variance of Front and Side Yard Setback Requirements
948 East Franklin Street

Bethany Lutheran Village - Rezoning from WT R-4 to EC
6451 Far Hills Avenue

PUBLIC HEARINGS

St. Elizabeth Retirement Center, Inc. - Rezoning from WT R-3 to E-C/Conditional Use

Mr. Schwab reviewed the rezoning request to rezone 57+ acres from WT R-3 to E-C for the purpose of constructing a retirement home for the St. Elizabeth Retirement Center, Inc. The proposed site for the facility is the northwest corner of Alex-Bell Road (SR 725) and Bigger Road which is adjacent to the Greenbrier Commons Condominiums along the west boundary line. Other surrounding land uses include the future Clyo Road extension and industrial land to the north, single-family residential to the south and east, as well as some agricultural to the east. Mr. Schwab stated that the acreage being considered for the rezoning would not involve any land north of future Clyo Road. The timetable for the completion of Clyo Road is approximately one (1) year. At a later date, Clyo Road will extend west across Bigger Road to Wilmington Pike.

The zoning history for this property dates back to 1965 when the property was zoned residential. In four (4) separate rezoning applications, rezonings were denied because they would have included some commercial zoning classifications.

Staff recommended approval of the rezoning application based on the following analysis:

1. The City Master Plan designates low density single-family residential land for the land west of the subject tract of land. However, this tract of land west of the subject tract of land was rezoned from single-family residential to E-C after the adoption of the Master Plan.
2. The City Master Plan designates low density single-family residential land use for this land. However, the existing E-C zoned land west and adjacent to this tract of land presently has an arbitrary and illogical eastern boundary line. The extension of the E-C eastern boundary line to Bigger Road is more logical.
3. This subject tract of land is relatively small in size for the development of a single-family neighborhood. Also, the land is bordered on three (3) sides by major highways (Alex-Bell Road, Bigger Road, and the Clys Road Extension).
4. The City Policy Plan directs the City to cooperate with administrator/owners of facilities providing for the special needs of elderly citizens. Monitor demographic trends to assure that the City will remain responsive to the needs of an increasing population of older residents.

Conditional Use

Mr. Schwab reviewed the conditional use application submitted by the St. Elizabeth Retirement Center, Inc., requesting the construction of a retirement center on the northwest corner of Alex-Bell Road (SR 725) and Bigger Road. The project proposes 345 elderly apartments, 26 garden homes, and 60+ bed nursing home as a part of the retirement center. The number of parking spaces shown on the plan is 371 spaces. As a concept only at this point, the plan shows a medical office directly on the corner of the property, however, it is not to be a part of this application.

Staff recommended approval of the conditional use application, provided the property is rezoned to E-C, with the following conditions:

1. Eliminate the Medical Office Building shown on the 4.54 acre corner tract of land and incorporate this acreage into the retirement complex. The City Master Plan designates residential use on each corner of the intersection of Alex-Bell Road and Bigger Road. The permission of an Office Building on this corner would probably result in increased pressure for at least office use on the other corners of this intersection. Over the years, both the City and the Township have denied all applications which would permit commercial uses to be located at this intersection.
2. 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.

3. The equivalent of one (1) lane of pavement widening shall be added to Alex-Bell Road across the front of the property. This widening shall include a left turn lane and a right turn deceleration lane into each entrance drive, curb, gutter, storm drainage, and sidewalk improvements in the public right-of-way along the north side of Alex-Bell Road. These plans shall be subject to the approval of the City Engineer.
4. The centerline of the driveway onto Bigger Road shall match the centerline of the driveway on the east side of Bigger Road approximately across from it. The median on Bigger Road shall be altered at this driveway to provide left-turn lanes to the driveways on each side of Bigger Road at this location.
5. The driveway accesses into the project shall be redesigned to reduce the possibility of "cut-through traffic".
6. The spacing between each driveway into the project and the intersection of the first internal street with that driveway shall be increased significantly.
7. Vehicular and pedestrian access to Norwich Lane shall be provided.
8. All four (4) way street intersections within the project shall be eliminated. Three (3) way "T" intersection shall be used exclusively.
9. A minimum ninety (90) foot in diameter turn-around shall be required for the roadway that dead-ends in the rear of the Commons building.
10. All proposed street names shall be approved by the Washington Township Fire Department.
11. 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.
12. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
13. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
14. The plan for all exterior lighting shall be subject to the approval of the City Planner.
15. Dumpster location and screening shall be subject to the approval of the City Planner.
16. A detailed landscape plan approved by the City Planner shall be submitted.

17. 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. Tom Beckett, President and Chief Executive Officer of St. Elizabeth Retirement Center, Inc., stated that this project arises out of a long time interest by St. Elizabeth in retirement living. He stated that over the past year, St. Elizabeth has been reviewing sites for this project with the aid of a consulting company. He stated that this project is consistent with their mission as well as the needs of the community.

Mr. Herbert Brown, 1173 Bournemouth Court, stated he and several residents of Greenbrier have three (3) major concerns with the development of this project:

1. Will the access from the Center to Alex-Bell Road be signalized?
2. What kind of buffer zone will be provided between Greenbrier and the Center?
3. Should Norwich Lane provide access from the Center, it will become a main traffic pattern. If this is the case, will Olde Greenbrier Lane be signalized at Alex-Bell Road?

Mr. Brown stated that they have no objections to the project, however, they would like some consideration given to these points.

Mr. Roger Schutte, Architect for the project, stated that they would prefer not to have a vehicular access to Norwich Lane and would like to limit it to a pedestrian access. He stated that the project proposed the smaller garden homes to be located along the west property line in order to maintain the residential character of the area. An intensively planted buffer strip will be located between these one (1) story garden homes and the Greenbrier project. He stated that the increase in traffic volume will be minimal since the residents' trips are limited and in most cases will occur during off peak hours.

Mr. Hall asked the building heights of the proposed three (3) story buildings.

Mr. Schutte stated that the buildings will be approximately 38 feet in height.

Mr. Vern Mott, President of Retirement Centers of America, stated that the function is to assist the project owners in the development, marketing, and management of continuing care retirement communities. The program that has been selected for the St. Elizabeth Retirement Center is a full care or life care concept which is one of the most marketable concepts available in retirement living.

Mr. Curt Gullig, Coordinator of Development with Retirement Centers of America, stated that they have done a thorough study of the area to determine major characteristics which affect the feasibility of this type of facility. He stated that the overall population of this area declined, however, the older population increased twenty (20) percent. Over the past twenty (20) years, the elderly population has increased 433%. He stated that the need for such facilities has been confirmed by various agencies throughout the area which offer housing and supportive services.

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

MOTION: Mrs. Simmons moved to recommend approval of the rezoning application submitted by the St. Elizabeth Retirement Center to rezone the 57+ acre tract from WT R-3 to E-C based on the four (4) points of the staff analysis. Mr. Hall seconded the motion. The motion was approved unanimously 6-0.

Mr. Hosfeld questioned Mr. Schutte as to the impact of the elimination of the medical office on the corner of the property.

Mr. Schutte stated that although they were aware of that staff recommendation, they did not have enough time to prepare a different site plan to change the layout of the facility.

Mr. Looper stated he would be opposed to providing a vehicular access to Norwich Lane.

Mr. Tate stated that although the extension of Clyo Road will relieve the traffic volume of Alex-Bell Road, should access from the retirement center be provided by Norwich Lane, perhaps a signal could be placed at Olde Greenbrier Lane and Alex-Bell Road.

Mr. Schwab stated that although the spacing of traffic signals between Bigger Road and Clyo Road might allow a signal at Olde Greenbrier Lane, the traffic volumes would have to warrant a traffic signal since Alex-Bell Road is a State Route.

Mr. Hall stated that should a traffic signal be warranted at Olde Greenbrier Lane, access should be given to the retirement center at Norwich Lane.

Mr. Schutte stated that the only condition for approval that would cause problems would be providing a 90 foot radius for a turnaround as requested by the Washington Township Fire Department. He stated that the remainder of the conditions could be worked out with the assistance of the staff. He pointed out that a turnaround is actually provided in a "T" configuration which has been used in their other centers.

Mr. Schwab stated that the turnaround shown on the site plan seems to satisfy the Fire Department's request.

MOTION: Mr. Looper moved to recommend approval of the conditional use application submitted by the St. Elizabeth Retirement Center, Inc., subject to the staff recommendations with the exception of providing a 90 foot radius turnaround. Mrs. Simmons seconded the motion.

Mr. Chappell asked if the motion would be approved, would the Planning Commission be delegating responsibility to the staff to incorporate these changes into the plan.

Mr. Schwab stated that would be the case and staff would feel uncomfortable with approving an increase in the number of units on the four (4) acre parcel with the elimination of the medical office.

Mr. Looper withdrew his motion and Mrs. Simmons her second.

The members of Planning Commission stated that they would be uncomfortable in approving the conditional use with the significant amount of changes that will be incorporated into the plan.

MOTION: Mr. Hall moved to table the conditional use/site plan application submitted by St. Elizabeth Retirement Center, Inc. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Rocky Rococo Pizza - Conditional Use/Site Plan

Mr. Schwab reviewed the revised plan for Rocky Rococo Pizza to be located in the Cross Pointe Centre at SR 48 (North Main Street) and SR 725 (Alex-Bell Road). He stated at the last meeting there was a question as to whether the proper setback from the right-of-way was used in the layout of the site plan. Mr. Schwab stated it has been determined that the setback from the right-of-way was correct, however, the error was made at the rear of the property. He stated that this revised plan has redesigned the layout in order to address this error. Mr. Schwab stated that staff is concerned about the inadequacy of parking for this intensive use and is making recommendations to address this concern.

Staff recommended approval of the revised site plan subject to the following conditions:

1. A revised site plan shall be submitted to staff, subject to staff approval, incorporating the following changes:
 - A. The four (4) northernmost parking spaces along the entrance drive (two (2) on each side) shall be eliminated and replaced with planting islands.
 - B. A ten (10) foot wide landscape island shall be installed along the access drive and located behind the raised curb.
 - C. An additional sixteen (16) parking spaces shall be added to the eastern portion of the site and shall be angle parking.
 - D. A raised curb shall be installed around the perimeter of the parking area.

- E. The parking areas located on the eastern, western and southern, portions of the site shall have a minimum width of forty-three (43) feet measured from the back of the curb to the edge of the sidewalk around the building. This requirement includes a thirty-one (31) foot parking and maneuvering area and a twelve (12) foot drive-thru lane.
- F. The dumpster shall be screened including gates.
- G. All signs shall be in conformance to the provisions and requirements of the sign ordinance.
- H. Elevations of the menu board shall be submitted.
- I. Fire hydrants be approved by the Washington Township Fire Department.
- J. A fifteen (15) foot radius minimum on turns approaching and leaving the menu board.

Mr. Looper stated that he was getting the distinct impression that the Planning Commission was being asked to "jam" something into a lot that is too small.

Mr. Harry Misel, Architect for the project, stated that the conditions for approval could be worked out with the exception of the additional parking. He stated that the other prospective tenant, Firestone, is not willing to give up any of the width of their lot to Rocky Rococo Pizza. Mr. Misel stated that the representatives from Rocky Rococo's had been surveying the area throughout the day reviewing seating capacities and the number of parking spaces for each facility. He stated that his clients feel that 38 parking spaces are adequate to meet the needs of the restaurant with employee parking being in the shopping center area itself.

Mr. Schwab stated that the Zoning Ordinance does provide a parking requirement for a restaurant in a B-1 zoning classification; however, there is a separate category for a drive-thru restaurant in a B-2 district. In cases of this type, there is a section in the parking table which states that the parking requirements shall be determined by the Planning Commission. Mr. Schwab stated in observing the parking at many fast-food restaurants in the area, one (1) space per two (2) seats is not unreasonable.

Mr. Kuntz, Rocky Rococo Pizza, stated that they have three (3) segments to their operation--counter service, drive-thru service, and delivery service. He stated that they feel the parking is adequate because they do approximately 10% of their business in deliveries and 20% through the drive-thru.

Mr. Tate asked why the facility needs 90 seats in that case.

Mr. Kuntz stated that this is the smallest facility they would have.

Mr. Hosfeld stated that no one seems to want to address the recommendation regarding an additional row of parking along the east property line. He asked if that was a moot issue.

Mr. Jeff Tulloch, Linclay Corporation, stated that the lot to the east of Rocky Rococo's site is under contract with Firestone pending a review of that facility with the City. He stated when the contracts were being drawn up, the Linclay Corporation looked at the parking requirements, etc., in order to determine if the layouts would work. Based on these studies, the lots were split to adequately support each use in the opinions of their researchers. Mr. Tulloch stated that their interest is maintaining the quality of the entire project.

Mr. Hosfeld stated in his opinion, nothing has significantly happened since the last meeting. He stated that we are still working within inches of trying to fit this building on this lot. Mr. Hosfeld stated that perhaps both Rocky Rococo's and Firestone should submit a joint application in order to make the site work.

Mr. Tate stated that the concern is that the lot is too narrow for the business.

MOTION: Mr. Chappell moved to deny the conditional use/site plan for Rocky Rococo Pizza. Mr. Hosfeld seconded the motion.

Mr. Misel asked if the motion could be reconsidered to be approved to include all of the staff's recommendations and give them a chance to work out the details.

Based on the comments of Mr. Misel, Mr. Chappell withdrew his motion and Mr. Hosfeld his second.

MOTION: Mrs. Simmons moved to recommend approval of the conditional use/site plan for Rocky Rococo Pizza subject to the following conditions:

1. A revised site plan shall be submitted to staff, subject to staff approval, incorporating the following changes:
 - A. The four (4) northernmost parking spaces along the entrance drive (two (2) on each side) shall be eliminated and replaced with planting islands.
 - B. A ten (10) foot wide landscape island shall be installed along the access drive and located behind the raised curb.
 - C. An additional sixteen (16) parking spaces shall be added to the eastern portion of the site and shall be angle parking.
 - D. A raised curb shall be installed around the perimeter of the parking area.

- E. The parking areas located on the eastern, western and southern portions of the site shall have a minimum width of forty-three (43) feet measured from the back of the curb to the edge of the sidewalk around the building. This requirement includes a thirty-one (31) foot parking and maneuvering area and a twelve (12) foot drive-thru lane.
- F. The dumpster shall be screened including gates.
- G. Elevations of the menu board shall be submitted.
- H. Fire hydrants be approved by the Washington Township Fire Department.
- I. A fifteen (15) foot radius minimum on turns approaching and leaving the menu board.

Mr. Chappell seconded the motion. The motion was approved 4-1-1 with Mr. Hall voting no and Mr. Looper abstaining.

There being no further business, the meeting was adjourned.

9/24/85

Elmer Tate

