

CENTERVILLE PLANNING COMMISSION
Workshop Session
February 10, 1977

Mr. Tate called the meeting to order at 6:00 p. m.

Attendance: Mr. James P. Hickey, Mr. Jeffrey T. Siler, Mr. Elmer C. Tate, Jr. Mr. George J. Schottmiller, Mr. Dennis Donnellan. Absent: Mr. Michael Thill, Mr. Roland McSherry. Also present: Mr. Garth Reynolds, City Planner; Mr. Charles McQueeney, City Commissioner, and Ms. Nora Lake, City Commissioner.

Mr. Reynolds reviewed the Pelbrook Commercial Property site plan , located on the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike. The plan shows the extension proposed for Wilmington Pike to four lanes.

Mr. Reynolds stated the plans call for construction of an open mall shopping center with stores on either side of the existing creek running through the property. The overall center would have approximately 170,000 square feet of commercial area consisting of various stores, with pedestrian walkways crossing the creek.

The access locations are on the western end of the property off Alex-Bell Road, another off Alex-Bell Road which is close to Wilmington and is a right-in, right-out design, and two access roads off Wilmington Pike, which will be in Bellbrook. Since property lies partly in Centerville and partly in Greene County, the Planning Commission can consider only the area under its jurisdiction but will have to work with the Greene County and Bellbrook officials, particularly in the area of the access and egress situations. The expansion of both streets of the intersection will necessitate consideration of turning lanes, control signals, and controlled exits at the property's entrances.

Mr. Reynolds continued with the other areas to be considered by the Planning Commission: pointed out the architecture of the proposed buildings would be of wood and use earth tones; design encourages preservation of trees; a portion of the property lies in the flood plain and drainage and run-off will have to be carefully examined; 930 parking spaces are shown, however, if using a strict interpretation of the zoning code for this type of project almost 1200 would be required, and the staff has been working on all of these areas.

Mr. Archdeacon, Woolpert Engineering, representing the developer, stated they are working on the run-off situation and their intent is to slow down the flow, but the existing culvert is too small and the area already has flood problems. They intend to deepen the channel of the stream so there will be water in it all the time.

He pointed out the main center will have 152,500 square feet of space and there will be an additional 28,000 square feet for a savings and loan located in a separate building.

About 9,000 square feet will be office space on the second floor with shops below.

973 parking spaces are located in Centerville for the main center. An additional 60 spaces are for the offices and smaller stores. Other spaces will be located in Bellbrook. Since the code usually bases parking on free standing facilities but this center has multiple uses we did not provide the total amount of spaces. Some of the commercial area will be for storage and not for shops, which would also affect the number of spaces.

Mr. Archdeacon added the developer requested the workshop in order to present the plan and then get some idea from the Commission of what would be required for approval so they could proceed with finalizing the drainage, etc. One other proposal the developer was making was to put a landscaped mound along the property line to slope on both sides so one-half belongs to the multi-family buildings who would be responsible for maintaining it, and the other half would be the center's responsibility.

Comments from the Commission:

Mr. Tate stated his main concern was the right-in and right-out access at Alex-Bell Road. Mr. Reynolds said he felt the traffic engineer and TCC should work on the situation.

Mr. Hickey asked if the sanitary sewer is in yet and how it will affect the creek. Mr. Archdeacon said it was not in yet but planned to put it in this summer in such a way that it won't disrupt the creek.

Mr. Hickey asked if any other areas of the present site plan are to be changed, except possibly the access road on Alex-Bell Road. Mr. Archdeacon said no, except possibly the bank's location, which is in Greene County, but it should be all right as it is designed to have three bays, which should provide adequate service.

Mr. Reynolds asked about the location of storage areas, loading docks and covered dock areas. Mr. Archdeacon said storage areas are marked by an "S" on the site plan and the loading docks will be under the roof line.

Ms. Lake asked who would be responsible for maintenance of area, such as trash removal and snow removal. Mr. Archdeacon said it would be handled by an outside contractor.

Mr. Reynolds asked about the schedule for various phases to be put in. Mr. Archdeacon Phase I will probably be the department store, hardware store, and food center and some small gift shops, or approximately 65,000 square feet.

Mr. Tate asked when the grading would be completed. Mr. Archdeacon said the site grading, creek area and roads would be done with the first phase. Parking would be provided near the completed phase.

Mr. Archdeacon commented the type of lighting proposed for the parking areas will be the soft lighting of a style in keeping with the architecture which will not be disturbing to the neighboring residents. The mound would also block much of the lighting.

Mr. Reynolds said he would like to see the run-off plan before the final plan is presented and also some idea of what type demands the developer can foresee for traffic signals at the access points of the property.

Mr. Tate noted there is a lot of landscaping shown on the plan. Mr. Archdeacon said it is to attempt to break up the parking lot areas.

Mr. Reynolds asked if there would be a model available to the Commission. Mr. Archdeacon said it is possible to make a model available as the plans develop, if necessary.

Mr. Hickey asked if there is sufficient population in the area to support such a large shopping center. Mr. Lapp, the developer, said a feasibility study indicated there would be. Mr. Lapp said they expect the department store to draw people from farther than the 2.5 mile range usually considered for a convenience super market, and hope to bring people in from Bellbrook, the Wilmington Pike area, Black Oak and Centerville.

Mr. Donnellan said he could see the traffic problems at this center being the same as at the Dayton Mall. Mr. Reynolds said the potential of Wilmington Pike being widened is more likely than Rt. 725 being widened and the Greene County Planner is trying to set up a meeting with Bellbrook and the city to work out solution for the roads.

Mr. Tate announced the next regular meeting will be February 22, 1977.

Mr. Donnellan moved to adjourn the meeting. Seconded by Mr. Schottmiller. Approved.

Elmer Tate