

Minutes of Meeting

CENTERVILLE PLANNING COMMISSION

Date: August 13, 1968

Time: 8:00 P.M.

Members Present: Hoy, Taylor, Purdin, Butler

The minutes of the meeting of June 25, 1968 and July 30, 1968 were approved.

This special meeting had been called to consider Rezoning Application Z-3-68. This is the 75+ acre Thomas property on the south side of East Franklin Street for which rezoning from R-2 to B-1 has been requested for the stated purpose of providing for a planned community development of multi-family residences.

The major items discussed were:

- proposed layout and type of units
- traffic
- adjoining area to the south
- potential tax return
- potential pupil load
- number of units

The commission was in agreement that the concept and type of units were generally satisfactory. It was agreed that the potential tax return and the potential pupil load would be more favorable than if developed as single family units. This would be particularly true if income taxes became involved. Messrs. Dickey and Conneighton, owners of homes on the south edge of the area involved in the rezoning request, were concerned about the proposed multi-family units adjacent to their large lots. The developers indicated that only 2 or 3 family units would be constructed in this area with a total of three such units adjoining the residential area to the south. Mr. R. Archdeacon pointed out that current zoning would allow as many as eleven lots abutting this area. The developers promise sufficient landscaping to screen the multi-family (two story) from the residences to the south.

Butler voiced concern over the traffic load such a development in this location would impose. The two outlets would be to Franklin Street north and Archer to the south. Mr. R. Archdeacon stated that Franklin Street, when widened and improved as certainly will be required in the near future, should be able to handle the traffic load imposed.

The number of units proposed is approximately 1200. Butler felt this density is too high. Initial estimates of the number of units was 900.

Hoy moved that approval of this rezoning be recommended to council contingent on binding restrictions being implemented to:

1. Limit the number of family units to 1200.
2. Landscaping plans to be approved by the Planning Commission.
3. A 5-acre donation and 5-acre sale at cost for school site.
4. Completion of access road (Judson) to Concept.
5. No commercial or business uses in area.

Purdin seconded the motion and Taylor voted yes. Butler voted no on the basis of traffic problems in this area and too high a density.

The next meeting, regularly scheduled for August 27, was rescheduled for September 3rd at 7:30 P.M.

Respectfully submitted,

John Mann Butler, Secretary

*Sept 24/1968  
approved Taylor  
Butler  
Purdin  
JMB*