

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 27, 1994

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Jack Kostak; Mr. Robert Hosfeld (where noted). Absent: Mr. Stanley Swartz; Mr. Peter McMahon. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Excuse absent members:

MOTION: Mr. Foland moved to excuse Mr. Swartz and Mr. McMahon as each gave the Planning Department notice prior to the meeting. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes of August 9, 1994:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 9, 1994, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes of August 30, 1994:

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of August 30, 1994, as written. Mr. Foland seconded the motion. The motion was approved 3-0-1 with Mr. Durham abstaining.

PUBLIC HEARINGS

Tamarron Corporation (Springbrook Condominiums) - Major Use Special Approval

Mr. Hosfeld arrived at this time.

Mr. Schwab reviewed the Major Use Special Approval application submitted by the Tamarron Corporation for Springbrook Condominiums to be located south of Alex-Bell Road (SR 725) and east of Pelbrook Farm Drive. The zoning on the 24.95 acre parcel is Residential Planned Development, R-PD, which allows a density of 6 dwelling units per acre. The applicant is requesting to construct a 150- unit condominium development with 114 attached units and 36 detached units.

Mr. Schwab stated that this application is not a rezoning application as the land is currently zoned for multi-family

residential development. This land has been zoned multi-family for a number of years and proceeds the development of sections of Pelbrook Farm that are adjacent to the single-family condo units proposed. This land was rezoned in the middle 1970's to permit multi-family zoning when the Pelbrook Farm neighborhood was developed.

Staff is recommending that money in-lieu-of the improvements to Alex-Bell Road by required as well as a fee in-lieu-of land dedication to satisfy the parkland required to be dedicated as a result of the development of this project.

Mr. Schwab stated that the Master Plan over the years since the 1960's has been to zone major intersections of major highways with commercial and then try to buffer those areas with a lesser intensity of development toward our single-family neighborhoods. This concept has been implemented in this area with the zonings that have been in place for many years, specifically, with Business Planned Development, B-PD, at the intersection, buffered by R-PD and then single-family zoning classifications.

Mr. Schwab stated that a plan was approved in the 1970's for the development of a shopping center in the business zoned area which proposed Wilmington Pike to be extended on the Centerville-Bellbrook side rather than the Sugarcreek side along with the extension of John Elwood Drive to this relocation of Wilmington Pike. Additionally, the Zoning Ordinance now requires a 100 ft. buffer strip between residential zoning and business zoning which was not a requirement during the approval process for the shopping center.

The plan now being considered for multi-family development will abut single-family residential to the south and west. The proposed plan shows a deciduous row of trees, 50 ft. on center, along the west property line at the rear of the single-family units. Small clusters of the 3-unit buildings are positioned towards the commercial zoned land. This development will have a single access point to Pelbrook Farm Drive which would then access to Alex-Bell Road. The clubhouse and pool area are to be located at the entrance to the development along Pelbrook Farm Drive and Alex-Bell Road.

Staff recommended to recommend approval of the Major Use Special Approval application subject to the following conditions:

1. The property owner shall dedicate to the City, at no cost to the City, 60 feet of roadway right-of-way from the centerline of Alex-Bell Road across the full width of property proposed to be developed in this application.

2. In lieu of adding an additional lane of pavement, curb, gutter, sidewalk and roadway stormwater drainage improvements to the south side of Alex-Bell Road, the applicant shall pay an amount of money to the City approved by the City Engineer that represents an estimate of the cost of the previously itemized improvements to Alex-Bell Road. This money shall be used by the City for the future improvement of Alex-Bell Road which is currently being designed by an engineering consultant hired by the City.
3. Pelbrook Farm Drive shall be improved by removing the presently constructed street approach across from LaChappel and rebuilding a raised curb and sidewalk across the removed street approach. The City Engineer shall approve the design of this improvement.
4. The access drive from the proposed Springbrook Condominiums Community Building parking lot to Pelbrook Farm Drive shall be eliminated with the revised plan to be approved by the City Planning Department.
5. All private streets shall be constructed to City Standards, excepting the width of the street as shown on the applicant's plans, subject to approval by the City Engineer.
6. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance. Particular attention shall be given to the design of the stormwater drainage by the applicant to minimize the impact of this development on the adjacent single family residential properties abutting this property.
7. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater detention/retention basins.
8. An easement shall be required to the retention basins to allow emergency access by the City.
9. The grading plan and stormwater drainage plan shall comply with the City Flood Prevention Ordinances as approved by the City Engineer.
10. A fee in lieu of the dedication of parkland shall be paid by the applicant in accordance with the City Parkland Ordinances.

11. Approval of this plan is contingent on a review by the City finding no conflict between any portion of this land proposed to be developed and any land potentially designated as a landmark under the City Landmark Preservation Ordinance of the Henry Opdyke-Eliezer Williamson House and Farm located on this land at 7155 Wilmington Pike.
12. Exterior lighting shall be approved by the City Planning Department.
13. All street names shall be approved by the City Planning Department.
14. The screening plan shown between this multi-family residential zoned property and the adjacent single family zoned residential properties to the west and south of the subject property does not meet the City screening requirements. A revised plan that complies with the City Screening requirements must be submitted to and approved by the City Planning Commission.
15. No signage submitted with this application is considered to be approved as part of this application.
16. The design of any roadway bridge shown on the plans be subject to the approval of the City Engineer even if located on a private street.
17. The parking areas and driveways between the street and parking in front of the garages shown on the plans be a minimum of 18 feet wide and 20 feet long. Any 90 degree single loaded parking space and access drive must be at least 42 feet wide and any doubled spaces must be at least 60 feet wide. The location of building numbers 1&2, 2&3, 7&8, 17&18, 20&21, 27&28, and 71&72 must be adjusted to allow separate access to each parking apron in front of the garage. Plans incorporating all the above changes must be approved by the City Planning Department.
18. No fence heights in the front yard in excess of four (4) feet shall be approved as part of this plan with the exception of that fencing around the pool area proposed in the front yard of this project which shall meet those fencing requirements outlined in the Zoning Ordinance.

Mr. Stone opened the public hearing.

Mr. Tom Peebles, Tamarron Corporation, stated that the single family units will range in price from \$120,000 to \$150,000. The 3-unit buildings will range from \$100,000 to \$130,000 per unit. He stated that the conditions recommended by staff will require additional work, however, they are acceptable and workable.

Mr. Gary Weaver, architect for the project, reviewed the layout of the site stating that the swimming pool facility was placed at the front of the project to allow more green space through the project.

Ms. Janet Daly Bednarek, resident of James Bradford Drive, was present to represent citizens of Cheltenham, Black Oak and Pelbrook Farm. She stated that the open space in the community is disappearing and there is a risk of the community losing its historic character. She stated that developments that were generated towards Centerville in the past continue to move to other communities such as Springboro.

She stated that as little as 4 years ago, Centerville had a plan that promoted single family development and questioned where that plan had gone. Ms. Bednarek pointed out that the good will of those residents should be protected as others considering annexing to the City will look at the City's actions. She stated that Centerville should be viewed as a community where minimums are not enough, as this plan only meets the minimum standards. She stated that the residents realize that something will be built on this property in question, however, in the interest of the entire community, we should demand better.

Mr. Lonnie Holloway, 7511 John Elwood Drive, stated that their main concern is that this development seems to be clustered, overcrowded and overpopulated area. He presented the Planning Commission with a petition signed by over 200 persons outlining their concerns with the development of this property. Concerns included construction, layout, buffer, traffic property values, drainage and finance. He stated that the space between housing units will not be compatible to the area as well as the size of these units. He stated that there is concern as to the building materials that will in fact direct the price range of these units and will enhance and compliment the existing neighborhood. Another question raised was the time frame and how long this project will take to complete. Mr. Holloway stated that further concerns are that of safety in conjunction with the project of this magnitude having only one (1) entrance. He stated that the increase in the population will affect the number of students in the schools which will result in more taxes. If this development does not enhance the existing community, it will devalue that community. He requested that other examples of this developer be made available in order to evaluate what type of problems those projects has experienced.

Mr. R. C. Herman, 1990 Mapleton Drive, stated that when he moved to the area, he was aware of the multi-family zoning. He stated that the 6 dwelling units per acre is not a requirement, but a maximum.

He stated that a concern is the appearance that the maximum number of units are being packed onto a parcel when for the benefit of the surrounding neighborhood, the density should be reduced and the size of the individual units should be increased. Mr. Herman stated that they like the concept of buffering with the single-family units, however, would like that concept continued along the southern portion of the project along with the landscaping in this area as well. He stated that they would prefer parkland dedication rather than a fee to allow activity areas in the project and additional open space. Mr. Herman stated that allowing this project to develop with only one (1) access point is bad planning and we should never under any circumstance accept that anywhere in the City. He stated that the City should insist that another access point be tied to Wilmington Pike. He stated that relating to drainage, they wanted no additional impact on the neighborhood as drainage problems do currently exist.

Further, he stated they are requesting a performance bond be posted that would repair any problems that may be complicated as a result of this project. In summary, Mr. Herman stated that their neighborhood is not asking for anything different than what each member of the Planning Commission would expect should property develop in their own neighborhood. They simply want a project that will make them continue to be proud of their neighborhood and their City.

Mr. Holloway had one additional question which was if any of this project would be government subsidized.

Mr. Peebles responded that no government money will be used in this project now or in the future.

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

Mr. Stone thanked those persons present for allowing a selected number of residents voice their concerns in a very organized manner.

Mr. Kostak asked what type of exterior building materials were to be used on this project.

Mr. Peebles stated that the building materials will be a combination of vinyl siding, cedar and brick.

Mr. Stone asked if privacy fence is to be constructed rather than mounding.

Mr. Peebles stated that they were wanting to avoid mounding as it can create drainage problem. Further, because the maintenance of the project is turned over to the homeowners association, a fence is easier to maintain.

Mr. Stone asked if an additional access point could be considered for this project.

Mr. Schwab stated that over the years, it was planned to extend John Elwood Drive to Wilmington Pike through the multi-family zoned property as well as the commercial property. There are, however, many projects within the City which include Willowcreek, Hunters Glen and Carriage Trace, with only one access.

Mr. Durham stated that the proposed project, with one access point, will forever block the extension of John Elwood Drive to Wilmington Pike. He stated that the zoning on this property has been in place for many years and it is not possible legally to downsize the zoning. This particular plan is being presented by a local builder with his product in the area rather than someone from out of the area that has no interest in the community. He asked what could be done to make the project better than what is being proposed.

Mr. Foland and Mr. Hosfeld reminded the Commission that the public hearing was closed.

Mr. Stone stated that he wanted Mr. Holloway to respond to the question.

Mr. Holloway stated that they are aware that Mr. Peebles builds quality homes, however, those \$300,000 homes cannot compare to a \$70,000 to \$80,000 unit. Some of the same quality can be put into those units, but again the size of the units are a concern.

Mr. Stone asked how long the project is expected to last.

Mr. Peebles indicated it will be phased in over the next 5 years in approximately 4 phases.

Mr. Stone asked if the single-family units could be extended along the southern boundary of the property.

Mr. Weaver stated that the multi-family units were arranged in that way to cluster them, however, they could look at it again.

Mr. Peebles indicated they would make that concession.

Mr. Durham asked if the additional single-family units could have the same breaks to eliminate the appearance of "row houses".

Mr. Weaver stated that would be difficult because of the topography on the site.

Mr. Stone asked about the historic house on the site.

Mr. Schwab stated that a consultant has been hired by the City to make a recommendation of that site.

Mr. Hosfeld stated that he felt that the proposed plan is not a unique piece of property. He stated that he did not feel that the layout is as creative as what we have become accustomed to and that it should more than just meet the minimum requirements. He stated that he did not feel that the project fits with the surrounding community and would not support it going forward to Council with affirmative recommendation.

Mr. Stone asked if other layouts of this project had been considered.

Mr. Weaver stated that the proposed plan is the third of fourth generation plan reviewed by the Planning Department. He stated that the building types proposed are the most compatible to the surrounding neighborhood with a mix of single-family and multi-family primarily to be sensitive to the existing housing. The original layout was more of a straight street with a connection to John Elwood Drive. With a straight street pattern, it pushed the buildings closer to the existing neighborhood. They felt that it would be more compatible to the neighborhood to layout the plan as proposed and use more ranch style units rather than the 2-story units. Mr. Weaver stated that as far as the access to the project in case of an emergency, bubbles of pavement have been created so that there will be a way around equipment.

Mr. Stone stated that it is his observation that with commercial land east of this site, a project of this type is basically what can be marketable.

Ms. Bednarek stated that a Columbia Gas easement runs along the southern portion of this site and asked what type of buffering would be available as this easement limits the buffering opportunities.

Mr. Peebles indicated it will most likely have to be some type of fencing with the trees set back closer to the condo units.

Ms. Bednarek asked when the buffering would be installed.

Mr. Peebles indicated it would be done during each phase of the project.

MOTION: Mr. Foland moved to recommend approval of the Major Use Special Approval application submitted by the Tamarron Corporation for Springbrook Condominiums, subject to the following conditions:

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19. Only single-family detached units shall be built along areas where they abut single-family zoning and the buffering and screening will extend along all areas where the site abuts single-family zoned land.

Mr. Kostak seconded the motion. The motion was approved 4-1 with Mr. Hosfeld voting no.

There being no other business, the meeting was adjourned.