

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, February 23, 2016

Mr. Clark convened the meeting in the Law Library about 6:30 p.m.

ATTENDANCE

Present: Jim Briggs, Jim Durham, Kevin Von Handorf, Robert Muzechuk, Amy Korenyi-Both, Bill Eton and Paul Clark. Also present: City Planner Andrew Rodney, Planner Mark Yandrick, Municipal Attorney Scott Liberman, City Engineer Jim Brinegar, City Manager Greg Horn, and Assistant Clerk of Council Julie Weaver.

Also present were Robert Hall and Chris Conley of Cornerstone Developers and Stephen Dronen of The Fortus Group.

Mr. Rodney announced the purpose of the meeting was to give input to the developers for Phase IV of Cornerstone North, about twelve acres of the north central quadrant where the developer was proposing three-story apartment buildings. The main questions related to density, zoning, and an appropriate buffer for the owner-occupied housing to the east.

Mr. Robert Hall introduced Mr. Stephen Dronen, who described the general plan for up to 300 Class A upscale rental units of 700 to 1300 square feet each. The apartments would have amenities such as hardwood floors, granite countertops, stainless steel appliances, a clubhouse, a firepit and a pool. The apartment buildings would be centered around the four corners of the major intersection where access from Brown Road joined Cornerstone North Boulevard, the interior ring road for the development. Hoping to mimic the feel of a walkable downtown, the design would be pedestrian-friendly with the buildings set close to the street and parking in the rear.

In discussing the appropriate zoning, the developers stated the need for a mixed-use zoning that would allow for retail, restaurant, residential and hospitality uses, and the possibility of some professional offices. The designers were considering a B-PD zoning district with a Neighborhood Center overlay. It was not their intent to put shops in the lower level of the buildings to the east that would abut owner-occupied housing.

Mr. Dronen pointed out the challenge of the 100 foot buffer required at the northeastern property line where the mixed-use zoning district met the residential zoning district. He asked for input from Planning Commission with regard to a variance, since the uses would both be residential. He showed a variety of layout options and noted it would be difficult to move the entry street, because the utilities were already in place, and the roadway lined up with the driveway of the business across Brown Road. Planning Commission seemed open to a buffer less than 100 feet, but felt that 25 feet was too narrow. The members felt using buffer from both sides of the property line might be possible, or reducing the buffer to 50 feet might be feasible, if adequate landscaping could be maintained.

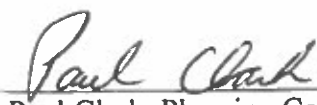
Mr. Rodney said the scenarios presented showed the challenges of the site. All of the options shown could meet the requirements of a Preliminary Development Plan. He said the developers wanted the reaction and the guidance of the Planning Commission before proceeding with the cost of additional engineering and architectural work.

Mr. Etson began a discussion of the density of the project. He tried to clarify the acreage that would be utilized and the density allowed by various zoning options. When Mr. Clark asked if Planning Commission could limit density, Mr. Liberman stated that B-PD with the overlay had no maximum allowable density per the UDO. Mr. Rodney stated that density was generally constrained by the other items required, such as parking and buffers. In exchange for the increased density, the UDO allowed the City to demand architectural upgrades and other quality features. Following further discussion about density, Mr. Durham asked if Council had information on the density requested here and what the Councilmembers thought about having an area with greater density than allowed elsewhere in the City. He felt Council should see the plan and give its input on density before further work was done on the project. Planning Commission members agreed they would like direction from Council.

When Mr. Rodney said Council would also be looking for direction from Planning Commission, the members verified the current zoning of the various phases of Cornerstone North. Ms. Korenyi-Both stated Centerville needed housing that would attract younger people and this project had that potential. She suggested omitting the covered parking from the lots. Mr. Durham summarized the position of the Planning Commission. He said the diverse uses were desirable; the design of the buildings around the intersection was interesting; the walkability of the area was good. In general, concentrating high quality units was helpful, since it left more green space. However, without direction on density, the layout of the buildings and consideration of a plan for buffers were premature. Everyone needed to know how much density Council favored, or the planning efforts could be wasted. The estimated density was 22 units per acre and up.

Discussion returned to the possibilities for the buffer along the northeast property line. One option for increasing the buffer was to reorient the owner-occupied housing by reshaping Sub-Area G and keeping the same total acreage. Mr. Horn encouraged everyone to respect the homeowners in Brown's Run as much as possible. Mr. Rodney stated mounding, landscaping and hiker-biker trails would be required in front of the owner-occupied area. Mr. Etson and Mr. Durham agreed Planning Commission was probably open to a variance for the buffer along the northeast property line, maybe not 25 feet, but possibly 50 feet. The option of reconfiguring the owner-occupied housing area slightly east and south could also be considered.

Because of time constraints for the regular meeting starting at 7:30 p.m. in the Council Chambers, Mr. Clark closed the work session.



Paul Clark, Planning Commission Chair