

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, August 16, 2016

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

ATTENDANCE

Present: Jim Durham, Kevin Von Handorf, Robert Muzechuk, Amy Korenyi-Both, and Paul Clark. Also present: City Planner Andrew Rodney, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Julie Weaver. Absent: Bill Etson. A Chardonay Drive Resident, Jerry Jackson, arrived about 6:45 p.m.

Mr. Rodney stated the purpose of the meeting was to preview a development concept proposed by Hallmark Campus Communities for a 506 unit resort-style apartment complex on about thirty-three acres east of Loop Road and north of Alex-Bell Road. Target residents would be young professionals and active adults. Access for the complex would be via Chardonay Drive and Versailles Drive. Mr. Rodney stated the Hallmark team was preparing a traffic study for intersections in the area. He introduced contacts Rick Kirk, Ryan Pearson and Pat McGuire, who were present for the meeting.

Mr. Kirk, President and CEO of Hallmark Communities, gave a synopsis of the depth of experience of his team; the company had been in business since the 1980's. He noted the company dealt in the top end of the market and pointed out that Hallmark intended to maintain ownership of the complex for the long-term. He stated company representatives met earlier in the evening with the condo owners of Chardonay Drive, before describing the elements of several typical developments and showing photos of completed apartment projects. He stressed the company's experience working with difficult infill projects.

Mr. Kirk shared some details of the proposal for the current condo owners. He stated they wanted protection of property values, privacy and help with maintenance of the roadways, the pond and landscaping. The current plan was to share the Chardonay Drive entrance from Alex-Bell Road and to create a gated enclave community for the homeowners. His company would help with maintenance of the pond, stormwater management, and repair of the roads. He said the condo owners would be allowed use of the pool, clubhouse and common areas of the apartment complex. The current residents had asked that the developers place the garages above and directly behind the current homes rather than the three-story apartment buildings with walkout basements. The shift would put the apartment buildings on the west side of the upper street and cut the number of units by sixteen. Mr. Kirk stated he hoped to be able to purchase the vacant lots intermingled with the current homes and donate them to the HOA.

Mr. Durham pointed out that condo documents had been problematic in the past, creating contention between the condo residents and developers and leading to stalemates.

Mr. Ryan Pearson, a principal with EDGE Planning, Landscape Architecture, & Urban Design, stated the area was an infill site ripe for development. He said the parcel did not lend itself to retail use or offices, because of the minimal frontage and steep topography.

For visibility and marketing purposes, the leasing office and community center with its pool and outdoor gathering areas needed to be at the Chardonnay Drive entrance. This created difficulty with the requirement of the Neighborhood Residential Overlay zoning that community centers must be within ¼ mile of all residents.

Mr. Pearson described work being done by the company to create a French vineyard theme for the complex, using traditional styling and country colors in keeping with the Chardonnay Drive name. He said signage, architectural details and aesthetics were still in the infancy stage of the company's planning process. The team envisioned 2-story townhouses stepping up along Alex-Bell, matching the elevation changes. He mentioned amenities such as a multi-use trail, a dog park, and a fire pit, and he noted the company was determining what areas of the parcel were wetlands. He shared the layout of the complex, as it was currently mapped.

Mr. Rodney noted that the Neighborhood Residential Overlay was a zoning district not previously used within the City of Centerville, so some interpretations and adjustments might need to be made. He said the expectation was for mixed residential and retail uses, while this development would be strictly a residential neighborhood. However, Cross Pointe Center was within reasonable walking or biking distance. There was discussion of the distance and elevation change from the community center to far end of Versailles Drive. Mr. Kirk stated the condo owners did not want the clubhouse in the center of the development, and the company wanted it at the main entrance.

Ms. Korenyi-Both asked for a description of the garages. Mr. Pearson said there would be about 100 garage spaces, generally in buildings with six garage doors each. Some would have storage areas too. The garages would break up large areas of asphalt. The definition of any wetlands would determine potential parking areas and also the location of an additional pond to handle the runoff from the new development.

Mr. Muzechuk asked about the rental rates. Mr. Kirk responded that the rule of thumb was \$1.50 per square foot per month with residents paying utilities (other than trash service) for the all-electric apartments. Mr. Kirk added that he contracted with Peak Campus Management, a company with agents who live on-site and do an excellent job with maintenance and repairs. He noted a 70-30 mix of 1 and 2 bedroom units.

Mr. Durham made several comments. He noted this concept was a radical departure from anything approved in Centerville. The approval of apartments had been rare and nothing over six units per acre had moved forward in the past 20 years. He felt the community center was located properly, but the distance was an issue. He suggested a trail along the eastern lot line as a shortcut for the apartment dwellers on Versailles Drive. He felt the overall plan looked to be of high quality and should hold its value over time. Because of the barracks-style buildings in some of the areas, he said Planning Commission would be looking for architectural relief in quality details.

Mr. Von Handorf suggested coordinating with ODOT in locating the potential multi-use trail, because of discussions about a bike trail crossing over/under I-675.

Ms. Korenyi-Both stated she was a proponent of the need for upscale housing geared to young professionals. Because Centerville was an aging community, she felt the City should meet the needs of young adults who could relocate elsewhere in Centerville over the long-term. She also asked the developers to deliver the quality presented at this initial meeting. In her experience, too often, the quality of the plans changed significantly prior to the review and vote by Planning Commission.

Mr. Kirk, Mr. Pearson, Mr. McGuire and Mr. Jackson left at this time, about 7:30 p.m.

Mr. Durham stated his reactions to the presentation. He said important factors were Council's acceptance of and direction concerning the density, the cooperation of the condo association and the ability of the developer to add a path to the community center from the east. He felt, if Council was willing to approve the density and if the connectivity to the community center was possible amid the wetlands, then Planning Commission oversight could concentrate on architecture, buffers, and landscaping details.

Planning Commission briefly reviewed the list of other potential new apartment complexes within the City, before Mr. Rodney gave his perspective. He felt the concept stretched the intent and requirements of the Neighborhood Residential Overlay, but it did not fit any other zoning district either. Meeting the Unified Development Ordinance could be problematic. In addition, he preferred that the apartments to the north and east be pulled up to the roadway, creating a streetscape. Parking spaces could be located behind the buildings. He noted the representatives of Hallmark Communities would be invited to make a presentation to Council at an upcoming work session, possibly on August 22, 2016.

Mr. Rodney summarized the items for the Planning Commission agenda on August 30, 2016, before Mr. Clark adjourned the meeting at about 8:15 p.m.



Paul Clark
Paul Clark, Planning Commission Chair