

PLANNING COMMISSION MEETING MINUTES MARCH 22, 2021

Due to the Governor's orders on limited size of meetings Clayton's Planning Commission conducted its scheduled meeting on Monday March 22, 2021 via the Zoom meeting format.

I. OPENING OF MEETING

President Bills opened the Clayton Planning Commission meeting, convening at 7:00 pm on Monday, March 22, 2021 virtually on the Zoom platform.

Call to Order: Present were Ms. Pritchett, Mr. Robinson, Mr. Powless, and Mr. Bills. Mr. Garner was not present this evening.

II. MEETING PROCEDURE AND OATH

Mr. Bills explained the meeting procedures and administered the Oath to members of the public who wished to speak this evening.

III. MINUTES OF THE PREVIOUS MEETINGS

Mr. Bills stated the motion to approve the minutes of February 22, 2021 will be moved to the next Planning Commission meeting due to not having quorum of members in attendance at that meeting.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Mr. Bills introduced Case# PC21-02: Parcel ID # M60 03102 0016, Grand Traditions LLC request to review a Preliminary Plan for Parcel M60 03102 0016 for a single-story apartment home community. The request was made by Grand Traditions, LLC (applicant)

Mr. Dorman, City Planner/Zoning Administrator, stated this case is for a preliminary development plan submitted by Grand Traditions LLC and consists of parcel M60 03102 0016 and is currently zoned PD-3. The parcel has a total area of 25.29 acres and the proposed development will utilize 15 acres. The proposed development is an apartment home community with 108 market rate apartments. The apartments would be single-story, ranch style homes with attached garages, and would consist of 1, 2 or 3 bedroom units. Access for the development would be from Hoke Road. Dorman then showed an aerial map identifying the surrounding area and the subject property. He then displaced a preliminary site plan of the proposed development. Dorman then explained the analysis of the request and the guiding documents used by city. In the analysis of this request Chapter 1169, Planned Development was used. The construction proposed for this project is two phases over two years. The Final Development Plan will be submitted if the Preliminary Development Plan is approved. This plan will fully address utilities, stormwater run-off, landscaping, architecture and erosion control. Parking for the units include attached garages and spaces for guests in between the

buildings and a few spaces at the Activity Center located at the front of the development. Chapter 1171, Clayton Improvement District #1 which states the existing zoning is appropriate for this proposed use, and the proposed density is 7.2 units per acre which is defined as Medium Residential Density in the Zoning Code. This density can be approved through the development plan approval process. Also used was Chapter 1187, Supplemental District Regulations. The proposed buildings will be finished with a combination of vinyl siding in three styles and some of the entrances will include a stone water table detail to further help in breaking up the building massing. The analysis of the request verifies that the subject property is located in a planned area called "Northmont Village" and the PLAN Clayton envisions any combination of single-family attached, single-family detached or parks. In PLAN Clayton "single-family attached" is defined as "single-family row houses, townhomes or apartments". Staff after review of the application and the guiding documents recommends that the Planning Commission make a motion to recommend approval of the Preliminary Development Plan with the following condition: the applicant, if approved for the Preliminary Development Plan, work closely with staff to improve the walkability of the proposed apartment community and provide a multi-use path along the Hoke Road frontage for use by the residents of the proposed apartment community and for use by the greater Clayton community as part of a planned multi-use patch along Hoke Road.

Mr. Bills asked the applicant if they have anything to add.

Mr. Jimenez introduced himself, advising Grand Traditions has been developing residential communities for over 30 years. We are land developers, builders and property managers. We build custom homes, patio homes, condominiums and apartments. He then listed the various developments they have worked on in the Columbus and Cincinnati areas.

Mr. Bills asked if any of the Commissioners have any questions for either staff or the applicant. None were heard.

Mr. Bills asked for a motion to open the floor to public comments. Motion by Mr. Robinson to open the floor for public comments, motion was seconded by Mr. Powless. Voting: Ms. Pritchett-yes, Mr. Robinson, Mr. Powless, and Mr. Bills-yes. Motion was approved 4-0. Mr. Bills reminded residents they have a three minute limit and asked that they not repeat comments already presented by another resident.

John Luntz of Molunet Lane stated he has concerns with possible run-off with the creek behind their home and possible flooding concerns. However, my biggest concern is with traffic with potentially hundreds of residents with this development in addition to the hundreds of potential residents with the Windsor development, that will be a large increase of traffic on Hoke Road which is only a two-lane road. I hope the City will address and will recommend a traffic study.

Mr. Haid responded for Grand Traditions, we hear your concerns and we will look at the creek with our certified engineer and will include comments with the final plan. Regarding traffic, we have looked at our residents and demographic, empty-nesters, and believe our clients will have little impact on traffic.

Scott Frasure of Steineman Street stated he is the President of the North Clayton Home Owner's Association. We welcome this project and appears high quality. I do have a question about how this will work with Windsor's plan and access off Hoke Road.

Mr. Bills hearing no further residents who wished to speak on this case, asked for a motion and a second to close the floor to public comment. Motion by Mr. Robinson to close the public comment portion of this meeting, motion was seconded by Mr. Powless. Voting: Ms. Pritchett-yes, Mr. Robinson, Mr. Powless-yes, and Mr. Bills-yes. Motion was approved 4-0.

Mr. Bills asked the applicant if they would like to respond to any of the comments we received from the public. None were heard.

Mr. Jimenez responded that as of now we have not heard from Windsor on their plans, but we are open to coordinating traffic issues with Windsor.

Mr. Robinson asked if you will be leasing units before the completion of the complex.

Mr. Jimenez stated we are still working on this however this will be a two-phased project, and we will most likely lease some units before phase two is completed. That is an internal decision that we have not made at this time.

Mr. Robinson asked about landscaping, as you phase in the units will you landscape in phases or wait until the complex is built out?

Mr. Jimenez advised they will have landscaping done in the first phase and along the front entry way.

Mr. Kuntz stated from the staff's perspective we have had conversations with Windsor throughout this project and Windsor has been communicating with Grand Traditions and they will coordinate with them in any way they need to make sure both projects are successful. They did not see any issues with working Grand Traditions and all their conversations have been positive at this point. From staffs perspective in talking with Windsor they are happy with where Grand Traditions is at and where their conservations have been with coordination.

Mr. Bills asked about zoning and is the project keeping with our current zoning?

Mr. Dorman stated yes.

Mr. Bills asked about the location of Grand Traditions and Windsor's projects in relation to North Clayton, and when is the appropriate time for a traffic study.

Mr. Dorman identified the various locations on the surrounding area map. The appropriate time for the traffic study is when the final development plan is submitted and will be done by a professional engineer and reviewed by the city's engineer.

Mr. Robinson asked about future development and road projects.

Mr. Dorman explained the city's long term road projects and Hoke Road.

Mr. Bills asked if any of the Commissioners have any more questions of staff or the applicant before we proceed to make a motion on this application. None were heard.

Mr. Bills asked for a motion and a second to make a recommendation of approval, approval with conditions or to disapprove the Zoning District Change. Motion by Mr. Robinson to recommend approval of the request as presented with no conditions. Motion was second by Mr. Powless. Voting: Ms. Pritchett-yes, Mr. Robinson-yes, Mr. Powless-yes, and Mr. Bills-yes. Motion was approved 4-0.

Ms. Pritchett stated she believes the Grand Traditions community fits in with Clayton, residential properties and single-family homes. We're presently losing demographics, senior citizens or couples that are downsizing are moving out of the community, going south and southeast because we don't have this type of housing, this is an economic loss to the city and to the area. Also professionals are choosing not to own property at this time and are looking for high-end rental properties, and we don't want to lose them to our neighboring communities. I also believe this aligns with PLAN Clayton.

Mr. Bills announced the next item on the agenda this evening is the review of the Zoning Code Update. Mr. Dorman asked at this time we would like to table the review of the Zoning Code Update. Motion by Mr. Robinson to table the review of the Zoning Code Updates, motion was second by Mr. Powless. Voting: Ms. Pritchett-yes, Mr. Robinson, Mr. Powless, and Mr. Bills-yes. Motion was approved 4-0.

VI. NEXT MEETING

To be determined.

VII. END OF MEETING

Having no further business Mr. Bills asked for a motion to adjourn the meeting. Motion by Mr. Robinson to adjourn the meeting; motion was seconded by Mr. Powless. Voting: Ms. Pritchett-yes, Mr. Robinson-yes, Mr. Powless-yes, and Mr. Bills-yes. Motion passed 4-0. The meeting adjourned at 7:58 PM.



Mr. Dave Bills, *President*

4-26-21

Date



Ms. Barbara Seim, *Secretary*

4-26-21

Date