

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
October 15, 2025

Item 25-38

Greensburg Meadow Planned Development

(G. Sommers, Sommers Development Group)

Location: Winning Way, North Side of Greensburg Road

Conceptual Site Plan Review/

Rezoning Request: 30.5 Acres R-1 to PD

PLANNING DEPARTMENT

Applicant is returning for review of an amended concept plan and rezoning request for the creation of a residential community along Greensburg Road and Winning Way. This project was reviewed by the Commission in October 2021 as a discussion item and a revised plan was presented as a review item at the March 16, 2022 meeting, at which time it was given a favorable recommendation to City Council. That plan consisted of 104 lots on 30.5 acres of land but did not proceed through Council (see attached). The applicant then considered a new plan for discussion that included additional properties and totaled 44 acres. During this period, the applicant was working through utility issues that were not resolved and due diligence since that time has brought the project back to the table as follows:

The current project involves the same 30.5 acres that comprised the 2022 plan that was recommended. The site is located on Greensburg Road and along the northern section of Winning Way, which is directly east of I-77. It consists of six (6) parcels of land (with three different owners) totaling 29.5 acres and contains single-family dwellings and the former “horse farm” complex that is still visible along I-77 (see attached aerial). It also consists of approximately one (1) acre of the existing Winning Way right-of-way (adjacent to I-77) that would be vacated and incorporated into the site. The site lies slightly north/west of the approach to Runway 5 of the Akron Canton Airport and between the flightpath of this runway and the north/south runway. The current zoning is R-1 (Single-Family Residential) and the land would need to be rezoned to PD (Planned Development) in order for further development of the project to proceed. The site would exceed the five (5) acre minimum to create the residential PD.

The concept plan shows the roadway system, walking trail, individual fee-simple lots (101), and open space areas. Street “A” would be the access point for the development and would replace Winning Way. This roadway would loop around at the north end and extend south along the I-77 frontage back to an intersection with itself and a stub at the eastern allotment line (no turnaround required due to length). Street “B” would be a stub road at the north end that would also stub to the east (with temporary T-turnaround). Both stubs would provide for possible extension and connection to Mayfair Road in the future. Roadways would be 60’ wide public rights-of-way with a standard 12’ wide utility easement. Street name selections have been provided for review and are attached with a brief explanation. A third street name was necessary due to the looping nature of the roadway (also see attached color illustration).

The meandering street pattern has been designed for traffic calming purposes. However, it should be noted that the looped curve at the north end is tighter than the minimum 300’ radius, per code, but this could be found to be acceptable by the PZC given the low-speed roadways. It is also understood that the applicant will conduct an Autoturn analysis to check the paths of larger vehicles through the allotment (which includes Green Fire response vehicles).

Proposed lot areas would range overall from 5,308 SF to 12,938 SF with many in the 6,000 SF to 9,000 SF range, which exceeds the 5,000 SF minimum. The varying lot sizes/shapes would offer a variety of building envelopes that would have a minimum 30' front setback, some with a 35' setback, and lots fronting the northern loop with a 60' front setback, which complies. Three of the four corner lots would have a smaller front setback, but this would be to the side of these homes with no driveway involved. The typical side yard setback would be 5'. Lots on the northern loop would have the shortest rear setback (approximately 16') and, once verified, can be used as the minimum rear setback for the allotment. The minimum lot frontage shown is 40' and all lots would exceed the 40' minimum width at the building line. The overall density of the development would be 3.3 units/acre, which complies (8 units/acre maximum).

The proposal would also provide open space areas that are required by code in the PD District. This includes a total of five (5) areas distributed around the allotment as follows: 1) Open Space "A" at 0.11 acre and located at the entryway on the east side of proposed Street "A"; 2) Open Space B at 5.5 acres, located along the north and west perimeter of the allotment and containing three stormwater management basins; 3) Open Space C at 0.55 acres located at the south end of the inner loop area; 4) Open Space D at 0.83 acres located near the northeast corner of the allotment and containing one stormwater basin, and Open Space E at 0.65 acres located at the north end of the inner loop area. Open Spaces "C" and "E" would be the primary recreational open space areas accessible to residents that would include lawn areas, a playground, bocce court, and outdoor sitting areas. Open Space B would include additional passive recreational use in the form of a 6' wide walking path around the northwest stormwater basin with a stub to the north for a possible future connection to Ariss Park (with an easement needed from CAK to cross one of its parcels in between). Access to this open space area via pathway would be between proposed lots 45 & 46. Proposed buffering along I-77 would be situated here as well to include shaped berms, layered evergreens, and fencing to mitigate views and sound.

Required open space for the development would be a minimum of 15% of the gross acreage or 4.57 acres. Open space area provided would total 7.79 acres or 25.5%, which complies. Also, a minimum of 25% of the required open space area must be developed for recreational use, or 1.14 acres per this plan. The plan calls for a total of 2.5 acres, which complies. Per code, stormwater management features must be in the form of retention ponds that provide a site amenity in order to be included in the open space calculation.

Conceptual architectural renderings/elevations from KHovnanian Homes have been provided as samples of what may be featured within the allotment. The applicant has previously indicated a tentative three phased build-out of the project and this should be confirmed and phases shown on the plan. A color masterplan is also provided showing different viewsheds of the development and open space areas.

The development would be served by central sewer and water facilities, per code, and previous issues appear to have been worked out by the developer in the interim.

The applicant also included a trip generation study for the proposed development and a copy is attached for reference. As indicated, the peak AM traffic is estimated at 81 total trip ends, while the PM peak is estimated at 108 total trip ends.

The Planning & Zoning Commission is being asked to review the Conceptual Site Plan and make a recommendation to City Council. If approved, the applicant will need to return to the PZC and Council for final plat review of each phase.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Currently reviewing plans.

FIRE

Will review fire hydrant spacing once improvement plans are developed. Autoturn analysis should be provided to ensure safe accessibility.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff is supportive of the rezoning of the property and the conceptual site plan for the proposed Planned Development District. The applicant's proposal exceeds code minimums and the design elements break up monotony while providing local recreational activities and possible connection to Ariss Park. Additionally, the proposal would develop uniquely situated and challenging property to provide additional housing options for the City (and in an area that has not seen substantial residential development) and possible future expansion.

As such, Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the conceptual site plan and rezoning of approximately 30.5 acres of land from R-1 (Single-Family Residential) to PD (Planned Development). This recommendation is made with the following conditions/caveats:

- 1. Provision of phase boundaries within the development, as applicable.*
- 2. Provision of an Autoturn analysis using the largest Green Fire Dept. apparatus to ensure safe navigation through the allotment.*
- 3. Provision of a lot consolidation to assemble the site once common ownership is achieved.*
- 4. City Council vacation of the existing Winning Way, which would become part of the site.*
- 5. Ensure that stormwater management features will be designed as retention ponds that provide a site amenity.*
- 6. Confirm the minimum rear yard setback dimension to be utilized within the allotment.*
- 7. Street name selections appear to be acceptable and the City will confirm.*
- 8. The PZC should recognize that a curve radius fall below standard (300' minimum). Although adjustments may be needed upon review of the Autoturn, approval of the curve radius should be considered in the final plan approval by the Commission.*
- 9. HOA documents must be submitted for review at the time of platting and shall ensure long-term maintenance of all open space areas, especially stormwater management features.*

If approved, the project will need to return to the PZC and City Council for final plat review/approval of each phase (as applicable).