

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
June 19, 2019

Item 19-34

New Seasons Planned Development

(M. Schmahl, Great Development, LLC)

Location: Southeast corner of Massillon/Wise Roads

Conceptual Site Plan Review - 20.5 Acres

Rezoning: Total of 20.05 Acres R-1/B-1/B-3 to PD

13.6 Acres R-1 to PD

5.1 Acres B-1 to PD

1.8 Acres B-3 to PD

PLANNING DEPARTMENT

Applicant is presenting a conceptual site plan for The Courtyards at New Seasons, a proposed Planned Development on approximately 20.5 acres of land at the southeast corner of Massillon and Wise Roads. The plan proposes a residential cluster home development consisting of 74 fee-simple lots. The rezoning request associated with this conceptual plan is for 20.5 acres from R-1/B-1/B-3 to PD, Planned Development. The site would exceed the five (5) acre minimum for the creation of this type of Planned Development.

The site consists of six (6) parcels of land with four (4) separate owners. These parcels are currently under option to Great Development LLC, developer of the project. The site includes an 8.7 acre property fronting on Wise Road that contains a vacant single-family residence (zoned R-1), a 6.75 acre single-family residential property abutting to the south that fronts on Massillon Road (zoned R-1/B-1), a contiguous 3.6 acre Massillon Road property to the south that is split-zoned between B-3 (front half) and R-1 (rear), and the three parcels that comprise the former Green Farms market/greenhouse operation on Massillon Road (zoned B-1). The site is bounded by the Greensburg Heights Allotment to the east, Pancho's Southwestern Grille to the north, and additional single-family residential along Wise Road and to the south along Massillon Road. Other than a small drainage ditch, there are no significant bodies of water or waterways on site. Per preliminary mapping, four small wetlands are indicated. All are in areas that would cause their disturbance/mitigation, which will require the appropriate approvals/permits.

The developer has obtained a franchise for an Epcon Community, which are maintenance-free/lifestyle-oriented communities. The Epcon operation was founded in Dublin, Ohio and has expanded in the Columbus area and beyond over the years. A signature element of these communities are zero-lot-line dwellings that form private courtyard areas between units (see attached diagrams). Fee-simple lots, as shown, would range from 6,466 SF to 19,818 SF, which exceeds the 5,000 SF minimum lot area requirement. All lots would meet the 40' minimum width requirement. Overall density within the District would comply at 3.61 units per acre (8 units/acre maximum).

The new community would feature an internal network of private roadways with access from both Massillon and Wise Roads and stub roads to adjacent land to the south and west for possible future extension. Private streets, which would be 50' wide access easements, must comply with the design standards and bonding requirements of Chapter 1229 of the Land Development Code. No gated entry points are proposed. Suggested street names have been provided and will need final approval prior to platting. A traffic analysis has been requested to assess the impact of the new community upon the adjacent roadways and the need for off-site improvements. A sight-distance study has been conducted for the new roadway intersections at Massillon and Wise Roads and Auto-turn analysis has been run on the internal roadways. Both items have been forwarded for Engineering review.

Pedestrian facilities would include sidewalks on both sides of the private roadways (per code), a walking path connection to the Pancho's site on the west side, and an easement to accommodate a walkway along the Massillon and Wise Road frontages of the site. This easement would allow for public access and possible future connections/extensions.

The plan indicates a three (3) phase development of the site (see attached phasing plan). As presented, Phase I would include 32 lots in the area along the Massillon Road frontage. Phase II would consist of 22 lots in the central portion of the site and Phase III would have 20 lots along the Wise Road frontage. Lot numbering will need to be revised during the platting process so they are in consecutive order.

None of the proposed dwelling units would be situated on lots fronting an arterial street (i.e. Massillon Road) and the minimum front building setback of 30' would not apply. Per code, all other building setbacks would be established as part of the planned development review process.

Open space areas are provided within the new development per code requirement. Open space areas would total 3.21 acres (16% of gross acreage), which complies (15% minimum or 3.1 acres). This includes the 1.92 acre Open Space A along the Massillon Road frontage in the vicinity of the Green Farms facility. This area would contain the site's stormwater management/water quality pond, which would be developed as a site amenity, and the referenced walking path to Pancho's. Open Space B would be internal to the site at 0.62 acres and includes a community clubhouse and associated parking area. Smaller open space areas would be located as a buffer along Wise Road (C & D) and Massillon Road (E). Active recreational open space area would include the improved pond/walking path and the clubhouse, which would exceed the minimum requirement (25% of the required 3.1 acres = 0.78 acres). Open Space A and the portion of Open Space B containing the clubhouse would be included in Phase I development. Alphabetical references to open space areas will likely change due to the platting of phases. All open space/common elements and roadways would be owned and maintained by an HOA to be created. Association documents will need to be submitted for review at the time of final site plan review.

Conceptual renderings and floor plans have been submitted for the cluster homes and the clubhouse. Dwellings would come in a variety of styles and building material combinations and the clubhouse is shown with a stone façade. Units would be in the 1,800 – 2,000 SF range. Each unit would have a 2.5 car attached garage. As single-family units, they would not be subject to Design Review Board review.

Mail service would feature attached mailboxes at the clubhouse (a photo or catalogue image of the mailboxes has been requested). Trash would be picked up via a typical residential collection system.

The new community would be served via connection to existing central sanitary sewer and water facilities within Massillon and Wise Roads, which is required by code. All other utilities will be underground.

The PZC is being asked to review the conceptual site plan and make a recommendation to City Council. If the plan (and rezoning to PD) is ultimately approved by City Council, the applicant will need to return for final site plan review of the project.

DESIGN REVIEW BOARD

No review required at this time.

ENGINEERING

Comments have been returned to applicant for revision/future consideration.

FIRE

Reviewed with no comments. Waterline drawings and hydrant locations will need to be provided prior to final approval of the project.

ZONING

No comments.

STAFF RECOMMENDATION

The new residential community would achieve the following goals, as stated in the City's 2014 Land Use Plan update:

- 1. It provides another housing option within the City.*
- 2. It provides clustering and the preservation of open space along one of the City's arterial roadways.*
- 3. It eliminates curb cuts along Massillon Road and adds no residential lots fronting on Massillon Road.*
- 4. It is located in an area identified as "Mixed-Use General", which calls for a mix of retail and office uses. The proposed residential community would be a less intensive alternative to commercial uses and would thus serve as a transition to the more intensive commercial area directly north. (See attached diagram.)*

As such, Staff would recommend a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the conceptual site plan and rezoning request, as stated. This recommendation is given provided that the following items are addressed:

- 1. Assure that the four parking spaces at the clubhouse are adequate, given its intended use.*
- 2. Clarify the street names in the "box" area at the center of the site.*

The following items will need to be addressed in conjunction with final site plan review/platting of the project:

- 1. Completion of a traffic study and addressing of infrastructure improvements identified by the study.*
- 2. Submission of a wetland delineation report and appropriate approvals/permits for wetland disturbance.*
- 3. Provision of HOA documents that address ownership and perpetual maintenance of open space areas/common elements and private roadways.*
- 4. Addressing of all Fire Dept. comments.*
- 5. Bonding requirements of Chapter 1229.*

Final approval of all street names is required prior to platting.

If this Planned Development District is approved, all final site plans/platting would be reviewed by the Planning & Zoning Commission and City Council. Identification signage will require Design Review Board/Planning & Zoning Commission review.

The developer will be required to meet all local, state, and federal requirements associated with this project.