

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

June 15, 2022

Item 22-35

Kleckner Park Parking Lot

(M. Elkins, Parks Planning & Development Admin.)

Location: 4855 Thursby Road

Conditional Use Permit

Zoning: R-1

PLANNING DEPARTMENT

The applicant is proposing a parking lot for the City of Green's Kleckner Park located at 4855 Thursby Road. The 94 spaces proposed would serve the existing baseball fields and future uses of the park. The land is zoned R-1 single-family residential which permits parks and repaved parking lots as a conditional use. The contiguous property owners have been notified and a notification was published in the newspaper for the conditional use.

The proposal provides two access points to the parking lot where there are existing curb cuts. Access from the North via Greensburg Road would include one lane ingress and two lanes egress with right and left turn only lanes. On the east side of the site, there is one lane ingress and egress to Thursby Road. Additionally, this site is adjacent to the Green Local School District bus garage and buses will continue to utilize the new parking lot for egress only from their site.

The 94 parking spaces include 88 standard spaces and 6 ADA spaces. The code requires 20 spaces per ball field which this configuration greatly exceeds the present need of 40 spaces for the two fields. However, the applicant explains that the excess capacity is intentional for future uses to be developed within the park. The current plan depicts wheel stops. These are not necessary for the current configuration of the parking lot and will be removed from the plans.

This project includes landscaping within the parking lot with 6 landscaped islands on the ends of the parking aisles. Each island is shown with one ornamental tree. Additionally, the resurfaced asphalt access drive to Greensburg Road will be landscaped along the west side with shrubs. Per 1229.07(5)(C) of the land development code additional landscaping is needed to comply with the 94 parking spaces proposed.

A temporary 10' painted pedestrian walkway would extend south from the parking lot providing pedestrian access to the two existing ball fields. The proposed parking lot would include the placement of conduit. However, the parking lot does not include lighting at this time.

Future signage is indicated along Greensburg Road. This will be reviewed via a separate application at a later date.

Stormwater on the site sheet feeds to the east where it is collected by either the uncurbed landscape islands or bioswale. Both of which outfall to a storm sewer on Thursby Road. The site will be graded to provide the proper drainage. Excess dirt will be temporarily mounded just south of the parking lot.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

Right-of-way and land disturbance permits are required.

STAFF RECOMMENDATION

Staff recommends conditional approval of the site plan for issuance of a conditional use permit contingent upon the following:

- 1. Final Engineering approval.*
- 2. Removal of the wheel stops.*
- 3. Additional landscaping provided.*