

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

November 18, 2020

Item 20-29

Woodland Reserve

(G. Sevek, Grant Land LLC)

Location: East side of S. Arlington Rd., South of Boettler Rd.

Conceptual Site Plan Review- 9.78 Acres

Rezoning: 9.78 Acres R-1 to PD

PLANNING DEPARTMENT

Applicant is presenting a conceptual site plan for Woodland Reserve, a proposed residential planned development located on the east side of S. Arlington Road, south of Boettler Road. The rezoning request associated with this plan is for 9.78 acres of land from R-1, Single-Family Residential to PD, Planned Development.

The vacant site consists of two 4.89 acre parcels of land that are under common ownership. The property owner also owns the contiguous 5.37 acre property to the south, which currently contains a single-family residence. To the north, two contiguous parcels containing single-family residences front on Boettler Road. The two parcels will need to be consolidated prior to final site plan approval. Areas further south and along the west side of S. Arlington Road are also developed as single-family residential. The Brier Creek residential community, which contains a mix of independent living apartments, duplex apartments, and cluster housing (now under construction), is contiguous to the east.

The mostly wooded site is characterized by wetlands and a gas line easement that reduce its developable area. A Preliminary Jurisdictional Determination has been submitted indicating Wetlands A & B totaling 3.79 acres. Wetland A extends north-south near the front of the site and the larger Wetland B occupies the rear portion of the site. A permit to disturb a portion of Wetland A (approximately 0.43 acres) is being sought. There is no proposed disturbance of Wetland B. The gas easement, which contains two separate Sunoco gas lines, cuts across the southern portion of the site, as shown. There are no plans to alter/relocate these lines.

The concept plan proposes a total of 29, two-story townhomes within 11 separate buildings (seven 3-unit and four 2-unit). The applicant is working with Weaver Custom Homes, which has constructed at least three residential communities in Ohio, to develop this product. Overall density of the development at full build-out would be 3 units/acre, which is below the maximum densities permitted in the PD District (range is from 6-20 units/acre). Units would be individually-owned condominiums and, therefore, no fee simple lots are proposed. Conceptual building elevations/floor plans have been provided for reference. Each unit would have its own patio at the rear and a privacy fence.

Access to the community would be via a single private roadway that would extend east to a T-turnaround at the rear. The northern leg of the turnaround would stub at the north property line for possible future extension to Boettler Rd. (providing a second means of ingress/egress). The drive would be contained within a 50' wide access/utility easement. A street name will need to be presented for review to avoid duplication. A study will be required for the new intersection at S. Arlington Rd. to verify sight distance (project engineer is currently reviewing). As this portion of the roadway is relatively flat and straight, this should not be an issue. The roadway would be built to City standards and includes sidewalk on both sides, as required, and maintained by an HOA to be formed. Sidewalk would also be provided along the S. Arlington Rd. frontage of the site. The site topography allows for a slight curve in the roadway and offsetting of some of the units, which improves overall appearance.

The plan shows a possible multi-phase development of the site. Phase I would include a single three-unit building fronting on S. Arlington Road and a portion of the access roadway, as shown. The balance of the project would be developed in a future phase or phases. Building setbacks are indicated and include a 30' front setback to S. Arlington Rd. and a 30' setback along the private roadway (measured to edge of pavement). The easternmost units would have a 12' setback to the stub portion of the roadway. The building in Phase I would have a side-yard setback of 24' (to north property line) and rear-yard setbacks for units on the north side of the roadway in future phases would range from 40'-

70'. Per the plan, these units would sit lower than the adjacent properties. Per PD District regulations, the 30' setback to S. Arlington Rd. would comply (30' minimum). All other building setbacks are established as part of the development plan review process (setbacks are generally less than those in a traditional development).

The new community would be served via connections to the existing sanitary sewer and water services along S. Arlington Rd. A sanitary pump station is needed at the east end of the project to serve future phases due to topography. All other utilities will be underground, per code.

A previous plan indicated a trash compactor facility on site. Applicant has decided to remove that feature, as trash collection will occur at individual units.

The plan indicates 5.2 acres of open space, which exceeds the 18% minimum (1.8 acres). The open space area includes the preserved wetland area and gas easement along the southern edge of the site and preserved wetland at the east end. The proposed stormwater management feature would be a retention pond with fountain located in the southeast corner and, as a site amenity, will be part of the open space area. The plan also provides a walking trail around the pond with benches as part of the 0.5 acre active recreational open space area (0.45 acre minimum for this project). A Conservation Easement will be required for the preserved wetland areas. HOA documents will need to be submitted prior to final approval to assure perpetual maintenance of the open space areas (and private drive).

The Planning & Zoning Commission is being asked to review the concept plan and make a recommendation to City Council for acceptance. If the plan (and rezoning to PD) is approved by Council, the applicant will need to return for final site plan review before the Design Review Board/Planning & Zoning Commission.

DESIGN REVIEW BOARD

No review required at this time.

ENGINEERING

General comments were forwarded to applicant for use in development of final improvement plans. A sight-distance study will need to be provided for the new intersection at S. Arlington Rd.

FIRE

Reviewed with the following comment:

1. Fire hydrant locations will need to be shown on final site plan.

ZONING

No comments at this time.

STAFF RECOMMENDATION

The City's Land Use Plan acknowledges the advantages of PD development for its flexible site design criteria and somewhat higher densities associated with open space requirements. One of the areas called out in the plan as appropriate for medium-density residential uses (3-5 units/acre) is the west side of S. Arlington Road, between Caston Rd. and Southwood Dr., which is the area across the street from the site. The current site has the same access to sanitary sewer and water services and could serve as a buffer between single-family land use to the south and any future commercial development north of Boettler Rd. The site also lends itself to open space and preservation of wetland areas. This section of S. Arlington Rd. has seen some new single-family home development in recent years and significant traffic impacts are not anticipated as a result of the proposed development. An outlet onto Boettler Rd. is also a future possibility, which would divert traffic from S. Arlington Rd.

As such, Staff would recommend a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the proposed conceptual site plan and rezoning of approximately 9.78 acres of land from R-1, Single-Family Residential to PD, Planned Development. If approved, the project will need to return for DRB/PZC review of the final site plan for each phase. Per code, a performance bond will also be required for construction of the roadway.

The comments/concerns of contiguous property owners or others should be considered in the review of this proposal.

Homeowners Association documents will need to be submitted for review prior to final site plan approval. Documents will need to ensure perpetual maintenance of all open space areas/private roadways and preservation of wetland areas (Conservation Easement).

A consolidation of the two parcels will be required prior to final site plan approval.

The applicant/developer will be responsible to meet all local, state, and federal regulations associated with the project.