

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

April 16, 2025

Item 25-13

PD Concept Plan Amendment

(D. Pelligra, Pelligra Architects, Inc.)

Location: 4005 & 4015 Massillon Road

Conceptual Site Plan Amendment

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting a proposal to amend the conceptual site plan of the existing Planned Development District that is also known as The Boulevard Subdivision. The 23.42-acre District is located on the southeast corner of Massillon Road and Burgess Drive.

The original concept plan for the District was reviewed by the Planning & Zoning Commission in 2011 that consisted of a mixed-use development of retail/office/restaurant space and townhomes. That project did not proceed and amended plans were reviewed in 2014 that replaced the townhomes with market rate apartments and a senior living facility was added. To date, the residential portion of the District has been developed as the 192-unit Boulevard at Green apartments and 50-unit Greensburgh Manor senior apartments (see attached previous plans). The applicant is now proposing to develop part of the front portion of the District into a newly-configured commercial project.

The front portion of the District totals approximately 6.6 acres within three separate parcels; a 1.7-acre northernmost parcel fronting Massillon Road and Burgess Drive as well as 2.5-acre and 2.4-acre parcels contiguous to the south fronting on Massillon Road (approximately 280' total frontage at 4005 & 4015 Massillon Road). Each of the parcels currently have single-family dwellings. The concept plan incorporates the two southernmost parcels totaling approximately 4.9 acres (see attached aerial), which have common ownership. The northern parcel is under separate ownership and is not included in the plan at this time.

The plan is being initiated by the owners of the Dairy Queen franchise located within the Town Park Center plaza at 1840 Town Park Blvd. The lease on this space ends in 2027 and they have opted to develop a free-standing facility for future operations. This 2,815 SF facility would be constructed within the District and it is shown in the northwest corner of the site on the amended concept plan being presented. To the south of the DQ site, a 1,796 SF footprint of a commercial facility with drive-through is shown. At the rear of the site (eastern half), a commercial multi-tenant building is shown (17,680 SF total). These spaces may be used for retail, service uses, or offices and could be further divided or combined as determined by need. The existing property line is also shown through the center of the site as well as a proposed north-south property line creating three separate lots (A, B, & C). Any proposed subdivision of the site would need to meet City standards (i.e. the rear Lot C would have no frontage and is not permitted). Building setbacks shown would exceed standard B-1 regulations and would be acceptable.

Parking associated with the proposed and potential uses is shown. The 31 parking spaces shown for the DQ site would be substandard (34 required when factoring out 20% of the floor area used for storage). This will need to be confirmed/addressed at the time of site plan review. Parking for the future uses would be compliant as shown. Overall, parking is laid out to meet the PD standard of a maximum of one double bay of stalls in a front yard.

Access to the development would be via a centrally-located driveway from Massillon Road straight back to the retail plaza with access points to the DQ/commercial facility off this main driveway. The drive would have separate right/left turn egress lanes and full ingress (there is a left-turn lane within Massillon Road in this area) and would closely align with the existing driveway across Massillon Road. A drive connection to Burgess Drive through the parcel to the north is indicated for future development. An internal sidewalk with crosswalks would be provided for pedestrians. This sidewalk would extend from the existing Massillon Road sidewalk along the south side of the main access drive and southern edge of the multi-tenant facility parking area to the rear property line.

Required open space is currently provided for the two existing projects within the District. For this portion of the District, the 4.9-acre gross area would require 0.88 acres of open space and 25% of that (0.22 acres) would be required as active open space area. The plan indicates three open space areas at the front, middle, and rear portions of the site that total 0.95 acres (as indicated by flag notes 19-21) plus a section of the internal sidewalk extension at 0.13 acres for an overall total of 1.08 acres, which complies. The front space would include a 50' radius patio with City of Green logo, flagpole, and benches located in front of the future commercial facility. An open space with a stormwater retention basin would be situated at the rear of the commercial facility site and would feature a section of the internal sidewalk and a looped aggregate path around the pond with benches. The walk would also connect to the circular patio. A second retention basin would be situated at the rear of the retail center to include a short aggregate path and benches. The two stormwater features will need to be designed as retention basins (as they are labeled) and treated as site amenities in order to be counted toward the open space calculation. Fountains are also planned within each pond. Pedestrian connections would be made to the senior apartment facility to the east and Direction Home/Carp Cosmetic sites to the south.

The project would be served by central sewer and water facilities.

The proposed Dairy Queen would have an appearance similar to a facility that was recently constructed in Cuyahoga Falls (see attached color rendering). If approved, this would proceed to the site plan review process and the building would need to meet the City's material standards among other items prior to final approval (applicant is aware of this). This would hold true for the other building sites shown on the concept plan. Identification signage would also require formal review.

The Planning & Zoning Commission is being asked to review the amended concept plan, which would serve as a guide for future development, and make a recommendation to City Council. No substantial change in or deviation from an approved plan shall be made without prior review and recommendation by the PZC. This includes the possible future inclusion of the adjacent parcel to the north into the plan. If approved, a final site plan will be required as cited above.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested. Final site improvement plans/stormwater calculations will be reviewed in the next review phase.

FIRE

No comments.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for the amended concept plan with the following considerations:

- A. Final site plan review is required for all projects.*
- B. Provisions must be made for perpetual access to and maintenance of the open space areas and features, including stormwater basins.*
- C. The future subdivision of land within the District must meet City code requirements.*
- D. A traffic study may be required in conjunction with the build-out of this project.*