

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

May 19, 2021

Item 21-19

Vision Development Planned Development

(P. LaRose, Vision Acquisitions, LLC)

Location: 1541 E. Turkeyfoot Lake Road

Conceptual Site Plan Review

and Rezoning Request: 8.0 acres R-1 to PD

9.4 acres I-1 to PD

8.0 acres B-1 to PD

PLANNING DEPARTMENT

Applicant is presenting a Conceptual Site Plan for Vision Development, a planning firm that is proposing a residential planned development located at 1541 E. Turkeyfoot Lake Road, which is on the north side of the road and just west of Massillon Road. The rezoning request associated with this plan is for approximately 8 acres of land from R-1 (Single-Family Residential) to PD (Planned Development), 9.4 acres from I-1 (General Industrial) to PD, and 8 acres from B-1 (General Business) to PD for a total of approximately 25.4 acres being requested. The applicant is also the developer of The Boulevard at Green apartments at the east end of Burgess Drive.

The site is a single parcel of land that was formerly the Bates property and has been in a blighted condition for some time. It contains a vacant single-family residence with a storage building at the rear. The front half of the site (south of a small stream) was the “used” portion of the property in the past. The rear or northern portion is wooded and contains wetland areas. A wetland study has been conducted and a Jurisdictional Determination has been issued by the Army Corps of Engineers and is on file. The JD indicates nine (9) wetlands and three (3) streams on the property, some of which are considered waters of the United States. Proper permitting will be required for the disturbance of wetlands. A copy of the delineation is attached for reference. The small stream has an associated 50’ wide Riparian Setback, which is shown on the concept plan. The property abuts industrial land to the east and north (Ariel Corp and USF Holland Trucking), residential land to the north and west, and industrial land to the west (non-conforming single-family dwelling on a 6.85- acre property).

The concept plan proposes a total of 250 market rate apartment units distributed among 28 buildings. The building types offered would be similar to those in The Boulevard development and includes 11 two-story Carriage Homes with garages, nine (9) three-story Townhome buildings, and eight (8) three-story walk-ups in three different designs. Color conceptual renderings are provided for reference. Floor plans are being finalized and it is understood there would be a mix of efficiencies, one and two-bedroom flats, and three-bedroom Townhome units. Units must meet the minimum floor area requirements. The three-story buildings would have a height of approximately 40’, which complies (60’ maximum). The proposed density of 9.6 units/acre would comply (12 units/acre maximum in residential PD). The buildings would be arranged along the E. Turkeyfoot Lake Road frontage and within the same “used” area of the site. The northern portion would remain undeveloped.

The community would also include a clubhouse/leasing office, fitness building/mail kiosk, and trash/recycling area. Per PD District regulations, the 30’ building setback to E. Turkeyfoot Lake Road would comply (30’ minimum). All other building setbacks are established as part of the review process. Side/rear-yard setbacks range from 20’-50’.

Parking accommodations would include 415 surface parking spaces at 10’ x 18’ (which is permitted due to sufficient green space on site) and 66 garage spaces, which are associated with the Carriage Homes (11 buildings with 6 garages) for a total of 481 spaces or approximately 1.9 spaces per unit. Required parking for the project is a minimum of two spaces per unit or 500 spaces. Applicant would need to add 19 landbanked spaces or reduce the overall number of units to comply. Parking aisle widths and setbacks would comply. All parking spaces would be internal to the site and, therefore, not adjacent to E. Turkeyfoot Lake Road. Parking lot landscape islands would be provided to break up hard-surface areas, per code.

Access to the community would include a two-way boulevard entry that would align with Miller Park Road and a right-in/right-out only secondary drive to the west. A sight-distance study has been requested for the new drives. The City has determined that a full traffic study is not warranted at this time due to the new roundabout that will be in place at the E. Turkeyfoot Lake Rd./Massillon Rd. intersection. It was agreed that a turn lane analysis would be conducted primarily to determine the need for a left-turn lane at the main entrance drive. A public sidewalk would be installed across the frontage of the site per City standards. The sidewalk associated with the roundabout is not planned to extend to the west so that a connection can be made. Grading of the “gap” area to facilitate a future sidewalk connection will be considered as part of the roundabout project.

Open space would be provided per PD District requirements. An exhibit has been provided that illustrates the open space areas on site. Per code, a minimum of 18% of the gross acreage is required as open space. Total proposed open space is 15 acres or 58% of the gross acreage. The bulk of this area lies within the undisturbed northern portion of the site that includes the small stream, wetlands, and wooded areas. A proposed stormwater management pond with fountain would serve as an amenity within this area. A Conservation Easement will be required for preservation of the undisturbed portion of this area. The plan also shows required recreational open space in the amount of approximately 1.6 acres or 34% of the overall required open space, which complies (25% minimum). It consists of two distinct areas that contain the clubhouse/swimming pool/fitness center and an open lawn area with a sand volleyball court shown. Vision Development will own the project and will provide property management and maintenance.

The new community would be served via connections to the existing sanitary sewer and water services along E. Turkeyfoot Lake Road. All utilities will need to be placed underground.

The Planning & Zoning Commission is being asked to review the Conceptual Site 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.

ENGINEERING

Applicant has addressed general comments. Other comments will be addressed with the final site plan review process.

FIRE

Adequate turning radii will be required for emergency response vehicles.

ZONING

No comments requested.

STAFF RECOMMENDATION

This property has been in poor condition for a lengthy period and has been on the market for some time as well. The City has not received any interest in commercial or industrial development of the land during this time. The City's Land Use Plan acknowledges the advantages of PD development for its flexible site design criteria and higher densities associated with open space requirements. Per the Plan, the site lies within the I-77 and Arlington Road Planning Area, where high-density residential uses were determined to be appropriate (see attached). As such, Staff feels this plan would accomplish the goal of improving a blighted property with development that is appropriate for its location.

Staff, therefore, 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 8 acres of land from R-1 (Single-Family Residential) to PD (Planned Development), 9.4 acres from I-1 (General Industrial) to PD, and 8 acres from B-1 (General Business) to PD. This recommendation is made with the following considerations/caveats:

- 1. A total of 19 landbanked parking spaces would need to be added to meet the minimum requirement or the number of units would need to be reduced.*
- 2. All utilities must be placed underground.*
- 3. Dwelling units must meet minimum floor area requirements.*
- 4. Consider adding a walking trail with benches/deck overlooks around the stormwater retention pond. Add benches/gazebo, etc. within recreational open space areas to enhance/encourage use.*
- 5. Applicant will conduct the proper studies to ensure minimal impact to adjacent roadways, safe ingress/egress, and adequate turning movements for emergency response vehicles.*
- 6. Applicant will be responsible to meet all local, state, and federal regulations associated with the project, especially regarding the presence of water features on site.*

If approved, the project will need to return for DRB/PZC review of the final site plan.