

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
June 18, 2014

Item 14-28

The Grove/Greensburgh Manor

(C. Williams, Green Proj Develop./The Grove, LLC. & J. McCabe, The Woda Group)

Location: 3995-4015 Massillon Road/1970 Burgess Drive/
2020 Graybill Road

General Development Plan Amendment

Zoning: PD

PLANNING DEPARTMENT

Applicants are presenting a request to amend the approved general development plan for the existing Planned Development District currently known as “The Grove/The Grove Villas of Green”. The 23.42 acre district is located on the east side of Massillon Road, south of Graybill Road. This is not a request for rezoning.

The original general development plan for the district was reviewed by the Planning & Zoning Commission at the February 16, 2011 meeting and consisted of a mixed-use development of retail/office/restaurant space and townhomes. That project did not proceed and an amended general plan was presented at the January 15, 2014 PZC meeting when the original developer, Green Project Development, LLC joined forces with Foremost Development Co. That plan replaced the townhomes with a total of six (6) three-story apartment buildings with a total of 180 units (The Grove Villas of Green) and was subsequently approved by City Council. An amendment to this plan is now presented for review. A copy of the previously approved plan is attached for reference.

The general development plan under consideration at this time includes the same components of the current plan and adds a new component, a 50-unit senior apartment building to be known as the Greensburgh Manor and developed by The Woda Group, Inc. Units would be one-bedroom and rent is based on the Average Median Income (AMI) for the area, which is updated annually. Woda applied for State of Ohio tax credits for this project and an award was recently granted, permitting it to proceed. Regulations related to the tax credit require construction to be completed within two (2) years. It is understood that the developer desires to begin construction in the Spring of 2015, pending receipt of all required approvals and permits. The proposed use is permitted in the PD District.

The Manor would be situated within the current 11.5 acre western (commercial) half of the district (The Grove). Here, a new three (3) acre parcel would be created in the open space area between a proposed north-south public roadway and the eastern edge of The Grove. The Grove Villas of Green, on the eastern half of the district, would remain unchanged. Overall, the district would consist of 8.74 acres of commercial use, 3 acres of senior apartments, and 12.04 acres of apartments. The new three acre parcel would also have frontage on a new east-west public roadway that would serve as access to the site from Massillon Road.

The plan indicates the general footprint of buildings, parking areas, open spaces and amenities, and roadways. A conceptual rendering is also provided for the Manor, which is shown as a V-shaped, three-story building with a central entryway and drop-off canopy. Building setbacks would be appropriately 40’ to the right-of-way line of the north-south roadway, 15’ to the rear property line, and 45’ to the side property line. It would also be set back approximately 190’ from the east-west roadway. Due to the configuration of the building, setbacks are to the “corners” of the structure and setback dimensions would increase along the adjacent walls. Per code, front yard setbacks to non-arterial streets and side/rear yard setbacks are established as part of this review process. Density of approximately 17 units per acre would comply (20 units/acre maximum for senior restricted apartments).

The Grove would also be modified as a result of the addition of the Manor project. This includes the footprint reduction of the proposed three-story Building #3 from 42,000 SF to 30,000 SF and the elimination of future Building #4, which was previously planned as a three-story 28,000 SF building east of Building #3.

As referenced, the plan for The Grove Villas of Green would remain unchanged. It would feature six (6), three-story apartment buildings with a total of 180 units. The gated community would present a mix of approximately 75% one-bedroom and 25% two-bedroom units. The proposed density of 14.95 units per acre on the 12 acre site would meet the 15 units per acre maximum. Buildings would be arranged in groupings of three toward the center of the site and framing two open space areas. The plan also indicates an enclosed trash compactor, mail kiosk (with two parking spaces) and a small carport for car washing. A vacant landlocked parcel containing approximately 0.12 acres is also included in the overall plan for this development, as the developer is in the process of trying to acquire it. The plan will need to be revised if acquisition is unsuccessful.

Open space would be provided for each component of the PD District. In The Grove (8.74 acres), a total of 1.62 acres of proposed open space would exceed the required 1.31 acre minimum (15% of gross area). Of the 1.62 total acres, active recreational area of 0.85 acres would be provided, which exceeds code requirements (minimum 25% of the required open space). Open space areas would include outdoor plazas/seating areas, a retention pond water feature with fountain, and walking paths. Per code, the pond can be included as open space if it is treated as a site amenity. A detention basin in this area would not qualify as open space area.

On the proposed three acre Manor parcel, a total of 1.20 acres of open space would exceed the 15% (0.45 acres) minimum. Active recreational area of 0.41 acres would also exceed the requirements (0.113 acre minimum). Open space would consist of a retention pond water feature, gazebo, walking paths, a community garden, and dog run. A terrace overlooking the pond is also shown.

On the proposed 12 acre Grove Villas of Green site, a total of 2.58 acres of open space would exceed the 2.17 acre minimum (18% minimum). Active recreational area of 1.68 acres would exceed requirements (0.54 acre minimum). Open space would include a retention pond, swimming pool area with amenities, apple grove with pavilion, and a perimeter hike/bike trail. Total open space for the entire district would be 5.4 acres (22.7%), of which 2.94 acres would be active recreational uses, which exceeds minimum requirements (3.93 acres overall minimum and 0.98 acres active recreational minimum).

Use projections shown for The Grove would require a total of 417 parking spaces, when factoring out floor area used for storage. This includes Building #1 at 8,500 SF of restaurant space, Building #2, with 14,000 SF of restaurant and 28,000 SF of office, and Building #3, with 10,000 SF of retail and 20,000 SF of office (figures are gross floor areas). Total parking shown on the plan is 385, 10' x 20' spaces. While it appears there could be a deficiency in parking, the actual mix of uses will determine compliance and will be considered in the final site plan review phase. Also note that uses could have varying peak demands (i.e. restaurant and office) such that sufficient parking would be available.

The Manor portion of the project would require a total of 100 parking spaces (2 spaces per unit). Per the plan, a total of 69, 10' x 20' spaces are shown, reflecting the applicant's anticipated use of parking by the residents of this facility. A total of 31 landbanked spaces would also be provided on the perimeter. These spaces would remain green areas until such time that their use would be warranted. Such landbanking can be approved by the PZC, per code.

Parking accommodations for the Grove Villas at Green would remain the same. To recap, parking would include detached garages for a total of 140 vehicles, "tuck under" attached garages for 40 vehicles, 106 surface parking spaces, and 12 guest parking spaces, which total 298 spaces. Per code, two spaces per unit are required for development of multi-family dwellings, thus requiring a total of 360 spaces. The developer (Foremost) anticipates that the prevalence of one-bedroom units will result in a reduced need for parking, as indicated by the number of spaces provided, and has decided to landbank at least 62 spaces in order to meet the code requirement. All surface parking spaces are proposed at 10' x 18', which is permitted with the provision of additional green (pervious) space. The 180 surface/landbanked spaces would require 0.83 acres of additional green space, which accounted for given the dedicate open space and other impervious surface areas within the district. (Additional green space is 20 SF per 10' x 18' space proposed or $180 \times 20 = 3,600$ SF or 0.83 acres). The landbanked parking areas, which may need to be constructed in the future as need warrants, are not counted as part of the open space calculation, per code. The detached garages are generally located around the perimeter of the site, with an enhanced rear wall facing adjacent properties. Garages on the eastern end of the site would abut a new public right-of-way and which would thus place them in a front yard, which is not permitted. Significant landscape buffering would be recommended, as determined by the PZC at the January 15th meeting. Garages would vary in size to accommodate 4, 8, or 10 vehicles.

Primary access to the district would be from Massillon Road and Graybill Road. On Massillon Rd., the referenced east-west public roadway would replace Burgess Drive, an existing private road. Access points along the south side of the new public road would be provided for The Grove and Greensburgh Manor as well as continued access to the Evans Insurance Agency

and an existing residence to the east. There would be no direct access points from Massillon Rd. into the district. The public road would also extend to the east to also provide access to The Grove Villas. The previously referenced north-south public road would separate the Greensburgh Manor and Grove Villas sites. This roadway would have a temporary turnaround at the south end for future extension and connection to Town Park Blvd. On the east side of the district, the intersection of a new north-south public roadway at Graybill Road indicates a roundabout, which also incorporates the intersection of the future road extension into the Heritage Crossings of Green development to the north. This road would also have a temporary turnaround at the south end for future extension to Town Park Blvd. As previously, the roundabout feature is not within the scope of this project and will require additional evaluation to determine feasibility/design. Coordination of access to Heritage Crossings is crucial in providing the interconnectivity needed to serve the current and future development in this area. All roadways are currently shown as 60' wide rights-of-way. Within the district, connection points would be provided between The Grove and Carp Cosmetic Surgery Center to the south and between The Grove and Greensburgh Manor. Sidewalks are shown along all public roadways, per code. Street lighting and street trees will also be required during the platting process.

The site has no apparent wetland areas and there are no Riparian setbacks, per City mapping.

Central sanitary sewer and water services would be provided. It is anticipated that The Grove and Greensburgh Manor would access existing utility lines on Massillon Rd. and The Grove Villas from Heritage Crossings or Town Park Blvd. All utilities (including gas, electric, etc.) would be underground.

The Planning & Zoning Commission is being asked to review the amended general development plan, which would serve as the proposed restrictions 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. If approved, a final development plan must be submitted for Design Review Board, Planning & Zoning Commission, and City Council review. The final plan must include details of proposed buildings, stormwater management, and all site improvements. The platting of the proposed roadways will require PZC and City Council review as well as administrative review of all construction plans.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

1. Make sure cul-de-sacs at the south end of the roadway are temporary turn-around to allow for future extension of the street. Place a reservation strip where the 60' R/W meets the south property line.
2. Provide a traffic study for the intersection of the new roadway at Massillon Rd.

FIRE

The amended plan has been submitted to the Fire Dept. for review.

For the Grove Villas, applicant has previously discussed the plan with the Fire Dept. and has included Knox Box locations on the plans. Applicant will continue to work with Fire regarding placement of fire hydrants and assuring the proper turning radii for the navigation of fire apparatus.

ZONING

No comments received.

STAFF RECOMMENDATION

Upon review of the amended general development plan, the 50-unit Greensburgh Manor appears to be a good fit within this Planned Development District and this component will serve a growing need in the City. Staff would therefore recommend a favorable recommendation by the Planning & Zoning Commission to City Council for the plan. This also includes a recommendation to the PZC for approval of the landbanked parking, as presented. The following items, however, will need to be addressed in conjunction with development of the final site plan for the district (or a specific portion of the district):

1. Provide a traffic study that takes into account the components of the district and the possible impacts to Massillon and Graybill Roads. **(This item was discussed at the January 15th meeting and was agreed upon by the developer. This was a condition of approval at that meeting)**
2. Submit a revised general plan in the event that the referenced 0.12 acre vacant parcel cannot be acquired. **(This impacts the Grove Villas site)**
3. Relocate the 2-car garage on the west side of the Grove Villas site, as it would not allow for proper access to the landbanked parking area, if needed. **(Developer agreed to relocate the garage at the January 15th meeting. This was a condition of approval at that meeting)**
4. Enhance the rear elevations of all garages and provide significant landscaping to buffer the three garages that are in front-yard locations on the east side of the Green Villas site. **(This item was discussed at the January 15th meeting and buffering was thought to be a better option than removing the garages in favor of surface parking. This was a condition of approval at that meeting)**
5. Within The Grove, the majority of parking spaces are east of Building #3. Given the use projections that have been provided, consider shifting Building #3 to the east to allow more parking spaces to be in closer proximity to the more intense restaurant uses in Buildings #1 and #2. This should be considered as actual users are being identified.
6. Any comments from the Fire Dept. will also need to be addressed