

CITY OF GREEN  
**Planning Department Review**  
PLANNING & ZONING COMMISSION  
*January 21, 2015*

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**Item 14-51      Green Family Funzone**  
(K. Noble, Scheeser Buckley Mayfield LLC.)  
Location: 4800 Massillon Road  
Site Plan Review  
*Zoning: B-3*

**PLANNING DEPARTMENT**

Applicant is proposing to utilize property at 4800 Massillon Road to develop the Green Family Funzone. The project involves the construction of an 18-hole miniature golf course, go-cart track, spin-zone arena with attached pavilion, and a future batting cage. The project would also utilize the existing 29'x 80' (2,320 SF) vacant building to house a refreshment stand, arcade machines, and a small party room. (This building formerly housed the Theatre Dance Center operation). The proposed use would fall into the "Active Parks, Playgrounds, and Recreational Facilities" land use category, which is permitted within the B-3 District.

The 3.73 acre property is located on the west side of Massillon Road, south of Greensburg Road, and is the result of a recent lot consolidation that combined six (6) individual parcels. The site meets requirements for lot area, width, and frontage. The existing building has a non-conforming rear setback of 7.8' (25' minimum). Building setbacks of the proposed buildings would comply. Building coverage of the lot would comply at 5% (25% maximum) and impervious surface ratio of 39% would also comply (65% maximum). The proposal would meet all applicable use-specific regulations stipulated in Sect. 1226.02(1) of the Land Development Code.

A new parking lot would be constructed along the north property line. The lot would provide a total of 46 spaces (including 2 handicap) on concrete pavement. Spaces would comply at 10'x 20' and parking aisle width/parking setbacks would meet requirements. Required parking for the proposed use is 36 spaces for the miniature golf course (2 spaces per tee). The parking standard for the balance of the park is one space per 10,000 SF of park/playground area, as there is no specific standard for the proposed uses. This would require an additional six (6) spaces for the approximately 60,000 SF of useable area of the park (not including the stormwater management and parking areas) for a total of 42 spaces required. Curbing would be provided around the perimeter of the parking lot except the area of 10 spaces in the southeast corner that would abut a proposed retaining wall. Concrete wheel stops would be provided in these spaces.

The existing single-lane access drive would be removed and replaced by a two-way drive along the northern frontage of the site. The new drive would be situated approximately 200' south of the Greensburg/Massillon Road intersection. A sight-distance study has been submitted for Engineering review. Drive width would comply at 40' (40' maximum). A connection to the existing Burch Alley would be made on the north side of the parking lot. Due to the narrow width of the 16' wide public right-of-way, which extends approximately 150' between Greensburg Road and the north property line of the site, the applicant proposes to limit this connection point to ingress only. The alley is currently used for ingress/egress by one single-family residence to the north.

The existing building primarily consists of a tan color painted concrete block and a portion of the north elevation is painted T-111 siding. Gable ends are a horizontal wood siding. It also has a small front porch with canopy that appears to have been added to the building. There is no gutter/downspout system (see attached photos). The exterior of the building is in need of enhancement and the applicant is proposing to cover the skin of the building with an Autumn Tan color hardie-plank lap siding. The existing asphalt shingle roof would remain and gutters would be added. New doorways would be added to the south (2) and north (1) elevations. An existing wooden walkway connection to the former church building and a gas meter would be removed. Per the demolition plan, two other structures on site would be removed. This includes a garage near Massillon Road and a shed that is north and east of the existing building (permit required).

Building elevations and floor plans are provided for the “Go-Karts” arena and “Spin-Zone” arena/pavilion. The Go-Karts arena would measure 50’x 50’ (2,500 SF) and would be situated directly east of the existing building. Overall building height would be 17’-11”, which complies (36’ maximum). Drawings indicate the use of Dark Buff color split-face block on three sides and tan color vertical metal siding on the north elevation, which includes a possible future building expansion. Gable ends on the east and west elevations would also be tan color metal siding. The 4/12 pitch roof would be a metal roofing system that would match the color of the metal siding. A gutter/downspout system is proposed that would connect to the underground storm sewer system. The east, west, and south elevations would each feature three (3) Sandy Brown color overhead garage doors, which would serve as entrance/exit points for racers. Per applicant, multiple garage doors are necessary and typical for this type of use. All doors would feature a decorative window pattern. The go-karts (dynamos) would be battery powered (electric) to reduce noise levels. The dynamos would be arranged in four (4) lanes within the building with each lane have a capacity of six (6) dynamos (24 total available). The building would be situated on the high side of the site and the track would extend down the grade and back up to the building. The 20’ wide track would be concrete pavement furnished and installed by the go-kart vendor. The track would have a plastic safety rail system along its entire length (details are provided).

The “Spin-Zone” arena/pavilion building would have an overall footprint of 30’x 70’ (2,100 SF) and would be situated southwest of the Go-Karts arena. The Spin-Zone arena would occupy the 30’x 40’ eastern portion of the building. Overall height of 14’-10” would comply. The building and roof material/color scheme and proposed overhead garage doors would match the Go-Karts arena.

A dumpster enclosure would be situated along the south edge of the parking lot. The enclosure would consist of 6’ high split face block walls in sandy brown color to match the new buildings with two rows of dark brown block as an accent band. Gates would be galvanized metal painted to match the block color.

The location of a freestanding identification sign is shown along the Massillon Road frontage (setback would be 15’ per code). No sign details are provided at this time. Applicant will return at a later date for review. The sign will need to meet the code requirements of the Greensburg Area Special Sign District.

A site landscape plan is provided. The plan indicates small landscape beds with a variety of shrubs and grasses along the main access drive, adjacent to the parking lot, along walking paths, and around the future identification sign. A row of various shrubs and grasses is proposed along the frontage of the site and the north property line. Fencing is also proposed around the perimeter of the site. This includes a 36” high 2-rail white vinyl fence along the frontage of the site (height complies at the proposed 21’ setback from the right-of-way) and along the area north of the miniature golf course, a 6’ high black vinyl clad chain link fence along the southern edge of the site, and a 6’ high solid white vinyl fence along the eastern edge of the woods to provide required screening to the adjacent R-1 property to the west and along the north and west sides of the parking lot. A row of arborvitae would be planted on the outside edge of the chain link fence and along the south edge of the detention basin for buffering.

Site topography would require the use of retaining walls. This includes a versa-lok type wall along the southern edge of the go-kart track and a cast-in-place wall between the southern edge of the parking lot and the go-kart track. A 4’ high solid vinyl fence would be placed atop the cast-in-place wall. Approximately 2’ of the wall would be visible above the grade of the track. The wall would be sandy brown to match the color of the building.

A site electrical plan indicates the location of exterior site lighting. This primarily involves the installation of pole lights around the perimeters of the Go-Karts track, miniature golf course, and parking lot. Cut-off style LED fixture details are provided and poles are proposed at 20’ in height, which complies (20’ maximum). A site photometric plan has been provided that indicates minimal light migration onto adjacent residential properties.

Stormwater would be routed via storm sewer to a stormwater management/water quality basin near the south property line, which is the low area of the site. Stormwater management calculations have been submitted for Engineering review. The plan also indicates a 12” storm sewer that would extend across the adjacent Gisbrecht property to the south, which would require an easement. (Per applicant, the property owner has been consulted on the location of the storm sewer line/easement) A Stormwater Management Maintenance Agreement is required for this site, per EPA requirements.

An overall site grading plan is provided. Earthwork would be required to construct the stormwater management/water quality basin and to accommodate the various features within the park. A site SWPPP has also been submitted and copy has been sent to the Summit Soil & Water Conservation District for review. A Land Disturbance permit is required prior to the commencement of earthmoving activities on site.

The site would be served by central sanitary sewer and water services. The existing septic system will be removed per Health Dept. requirements.

### **DESIGN REVIEW BOARD**

Made the following recommendations to the PZC:

1. Provide revised plans to reflect the following items:
  - a. Use of black vinyl chain link fence instead of dark green.
  - b. Hardie board on existing building shall be Autumn Tan in color.
  - c. Metal roofs shall be tan in color.
  - d. Split-face block shall be Dark Buff in color.
  - e. Garage doors shall be Sandy Brown in color and windows shall be rectangular instead of arched.
  - f. Trim shall be monochromatic.  
*(Note: these items have been addressed)*
  
2. Submit a sample board to the Planning Department showing the color scheme. *(This item is forthcoming)*

### **ENGINEERING**

Currently reviewing revised site improvement plans and stormwater management report.

### **FIRE**

Acceptable.

### **ZONING**

No comments received. Sewer, zoning and building permits are required. Demolition and Right-of-way permits are required. A Certificate of Use & Compliance is required prior to operation of the facility.

### **STAFF RECOMMENDATION**

*Staff recommends conditional approval of the proposal contingent upon the following:*

1. *Final Engineering approval of the site improvement plans/stormwater calculations.*
2. *Execution and recording of a storm sewer easement across the adjacent property to the south.*