

CITY OF GREEN
PLANNING DEPARTMENT REVIEW

PLANNING & ZONING COMMISSION

June 20, 2012

ITEM 12- 26 CONWAY REZONING

(J. Wojtila, Zaremba Group, LLC)

Location: 3733 Massillon Road

Rezoning Request: 1.98 acres from I-1 to B-1 (*applicant initiated*)

0.06 acres from PD to B-1 (*applicant initiated*)

1.07 acres from I-1 to B-1 (*staff initiated*)

PLANNING DEPARTMENT

Applicant is proposing to amend the City of Green Zoning Map and District by rezoning approximately 1.98 acres of land from I-1, General Industrial to B-1, General Business and 0.06 acres of land from PD, Planned Development to B-1, General Business. The land is located on the east side of Massillon Road, north of Franks Parkway (Heritage Crossings).

The applicant is a representative of the Zaremba Group, which is seeking to pursue the development of a CVS Pharmacy at this location. An approximately 2.04 acre site has been identified by the developer, which is the basis of the area being requested for the zoning amendment. The site is currently split between the I-1 District (1.98 acres) and a small remainder parcel of land that is currently part of the Heritage Crossings PD District (0.06 acres). The site occupies the southwest corner of the existing 11 acre Conway Central Express tract, which has two frontages on Massillon Road (north and south of the Conrad's property). A representative of Conway has signed the application form, acknowledging their agreement with this proposal.

The current I-1 zoning classification of the property permits the projected retail use of the land, however, a drive-thru facility would not be permitted. Rezoning to B-1 would permit the retail use and conditionally permit the drive-thru use. If rezoned, this would allow the developer to proceed with site plan review of the CVS facility. Staff, in consideration of this request, would also recommend that the adjacent 1.07 acre Conrad's property, which is also currently zoned I-1, be included in the rezoning request to B-1. The retail/automotive repair and service uses of the Tire Express facility, which is currently under construction, would be permitted in the B-1 District (as they currently are in the I-1 District). The property owner has no objection to this recommendation, per the attached letter. The total applicant/staff-initiated rezoning request would therefore be approximately 3.05 acres from I-1 to B-1 and 0.06 acres from PD to B-1..

If rezoned, the 2.04 acre area would need to be split-off from the Conway tract to create the CVS site. The L-shaped site is currently a grassy/wooded area that is not being utilized by Conway. The future parcel would have frontage of approximately 158' on Massillon Road (south of Conrad's) and 300' on Franks Parkway, which is currently under construction. Lot area, width, and frontage would comply. The remaining Conway tract would retain existing Massillon Road frontage (north of Conrad's) and a small portion of frontage on Franks Parkway.

A new public roadway is also being considered in conjunction with the CVS project. This roadway would extend north from Franks Parkway along the eastern edge of the area to be rezoned and would likely outlet onto Massillon Road at the existing Conway access drive. This roadway would allow a second access point to the Conway site and provide a preferred option for truck routing, as it would eliminate the need for left-turn movements to/from Massillon Road. This roadway would also provide additional access points to the CVS and Conrad's sites. The exact location/alignment of this roadway is currently being studied.

The Planning & Zoning Commission is being asked to review the request for rezoning and make a recommendation to City Council. Contiguous property owners have been notified of the Planning & Zoning Commission meeting as a courtesy. Code requires the Clerk of Council to notify affected and contiguous property owners of Council's required public hearing.

Summary of Area	Adjacent Zoning	Adjacent Land Use
North	B-1	Medical Office Building
South (across Franks Pkwy.)	PD	Currently vacant
East	I-1	Conway truck terminal
West (across Massillon Rd.)	B-1	Fifth Third Bank site (currently vacant)

The rezoning of the land from I-1/PD to B-1 would permit the uses shown on the attached Table 1226-1.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments received.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for the rezoning of a total of approximately 3.05 acres of land from I-1, General Industrial to B-1, General Business and 0.06 acres of land from PD, Planned Development to B-1, General Business. The rezoning of the land would permit uses that are characteristic of existing development within this section of the Massillon Road corridor. The rezoning, however, would not guarantee approval of a CVS facility at this location, as the proposal will need to proceed through the development review process and items such as trip generation and access management will factor in.

A map of the area to be rezoned and list of contiguous property owners are on file.