

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
December 20, 2017

Item 17-68 **Arlington Ridge Townhomes**
(S. Harrold, Spire Development)
Location: 663-693 Moore Road
Site Plan Review
Zoning: R-2

PLANNING DEPARTMENT

Applicant is proposing a 46-unit apartment community on the north side of Moore Road, directly west of the recently-completed Reserve at Green Apartments. The site contains a total of 8.8286 acres of land, which is currently comprised of three existing parcels of land (each with a single-family residence) and a portion of an adjacent vacant parcel. All parcels are under common ownership at this time. A lot consolidation is required prior to final approval of the project (documents have been submitted for review). The proposed land use is permitted in the R-2 District. A portion of a fifth parcel is under consideration for rezoning from R-2 to R-1 at tonight's meeting.

This project is being developed as "workforce" housing, which is aimed at meeting the needs of working families by offering rents that are based on the Average Mean Income (AMI) of the area and is updated annually. To support this arrangement, the project has been awarded State of Ohio tax credits. Spire Development, with Fairfield Homes, would own the project and have responsibility for the tenant selection process.

The apartment community would consist of five (5) residential buildings and a community center. Residential buildings A-E would have a two-story townhouse appearance. Units would include one, two, and three-bedroom flats as well as two and three-bedroom townhomes. Units would range from 659 net square feet (one bedroom flat) to the three-bedroom townhome at 1,220 net square feet, which would exceed the minimum floor area requirement (500 SF + 150 SF for each bedroom minimum). The 16-unit Building D would have the largest footprint at 9,163 SF, which complies (10,000 SF maximum).

The community center would be a single-story building located on the east side of the access drive near the front portion of the site. The 2,170 SF center would feature business center/office space, fitness center, health clinic, and lounge/working space with kitchenette and fireplace.

The consolidated site would exceed the three (3) acre minimum for development of multi-family dwellings. Lot width and frontage would comply. Front building setbacks would meet the 40' minimum. Side and rear yard setbacks would exceed the 25' minimum and also meet requirements when additional setback is necessary due to building wall lengths per Sect. 1227.02(7)(A)(1) of the code.

Open space would be provided in accordance with code requirements. Proposed open space would total at least 2.4 acres as shown (28% of the gross acreage), which exceeds the 15% minimum requirement for development within the R-2 District (1.39 acre minimum for this site). The open space would provide a buffer area along the northern edge of the site (to Robins Gate Condominiums) and the single-family residences along Knofl Drive to the west. The open space would include preserved wooded areas, an existing pond/Riparian Setback area (as shown on City mapping), and the project's stormwater management basin. A proposed walking trail would also extend through this area. Overall density of the project would be 5.2 units per acre, which complies (8.5 units/acre maximum). Impervious surface ratio complies at 24% (70% maximum).

Required parking for this proposal is two spaces per dwelling unit or 92 spaces. Proposed parking would include 83 standard spaces and 9 ADA accessible spaces for a total of 92 spaces on medium and heavy-duty asphalt pavement. (Note: the community includes a total of six (6) ADA-accessible dwelling units.) All parking would be surface parking, with no garages proposed. All spaces would comply at 10' x 20' with 24' wide parking aisles (22' minimum). Parking setbacks would also comply.

Access to the site would be via a single two-way driveway on Moore Road. There would be no access to the site from Robins Trace. The access drive would be in the central portion of the site and approximately 200' west of the existing Green Village Nursing Home drive across the street, which should not cause a conflict. (Due to location, alignment with this drive is not possible). Drive width of 24' at the right-of-way line would comply (40' maximum). A sight-distance study has been provided for the new drive intersection at Moore Road and forwarded for Engineering review. Per site visit, there do not appear to be any sight-distance issues (see attached photos). A traffic engineer is currently evaluating the need for a traffic study for the project but it is anticipated that the additional traffic generated by the development will have minimal impact on adjacent roadways.

A series of 5' wide concrete sidewalks would allow pedestrian mobility through the site. Sidewalks would also extend to the proposed public sidewalk that would be installed by the developer across the frontage of the site. Since the existing right-of-way is irregular across this site, portions of the frontage will be dedicated to eliminate the need for easements. The new public sidewalk would connect with the existing sidewalk in front of the Reserve apartments to the east and coordinate with additional sidewalk that the City will continue to the west and terminate at Robins Trace. A mid-block crosswalk across Moore Road is also proposed to allow access to the Nursing Home site (possible employment destination for residents). The proper pavement marking/signage will be required. The on-site walking path would also connect with the sidewalk system.

Building elevations are provided. Buildings would average 22'-7" to roof mid-line, which complies (48' maximum). Buildings would feature a mix of materials and colors, as shown in the attached renderings. Materials would include reddish brick veneer, manufactured stone veneer, and vinyl siding in Prairie Wheat, Sandstone, and Khaki colors. The front facades would feature gabled and varying-height roof lines. Per code multi-story multi-family buildings must average at least 65% primary materials on principal facades (i.e. facing public/private roadways) and 50% on non-principal facades. A break-out is provided on the color renderings for each building that indicates compliance with this standard. Each unit would have its own private entrance that would be protected by a sloped roof overhang. All buildings except for Building E would have one-story "end-caps", which are part of the three-bedroom townhome layout. Roofs would be an asphalt shingle variety (Estate Gray). Windows on the front facades would be a mix of single and double-hung frames and shuttered/non-shuttered. The other facades would primarily have single-hung windows without shutters.

Elevations are also provided for the community center. The building would measure 16'-5" to roof mid-line, which also complies. The building would feature brick, stone, siding, roof, and windows to match the residential buildings and would exceed the primary material percentage standards.

Building separation would exceed the 50' minimum. Due to the configuration of buildings throughout the site, primary living areas would not directly face one another, which does not require separation to 85'. All units except for the ADA accessible one-bedroom flats in Building D would have a rear exit with access to a concrete patio. Privacy between patios would be provided via vinyl fence sections (detail provided). Utility meters would be screened by evergreen shrubs. HVAC units would be standard round-mount condensing units at the rear of each unit. Transformer locations adjacent to each building are shown.

Dumpsters would be provided for trash service with the development. The dumpsters would be situated in two locations against the slope on the east side of the site and placed within enclosures. Each enclosure would contain two dumpsters and screening would include 6' high brick veneer walls to match the buildings and vertical wood board gates. Enclosure setbacks would be at least 25' to the east property line, which complies (5' minimum). Mail would be delivered to a row of pedestal-style mailboxes at the community center.

The complex would also feature a rain garden on the east side of the site (which would also serve as a bioretention area), playground/community garden with seating and two-rail fence in the central portion of the site, and a transportation pick-up canopy location at the main access drive near the community center (detail provided).

The apartments would be served by central sanitary sewer and water services per code. Water services are existing along the south side of Moore Road, where the connection would be made. Boring under the roadway is recommended for this connection. The waterline would be placed within an easement through the site. Sanitary sewer would connect with the existing manhole northwest of the site and placed within an easement. The sewer flows to the existing pump-station within the Robins Trace allotment. Installation of the sewer line may impact the Riparian Setback area. Landscape enhancements would be required in the restoration process. (Note: per field inspection, there does not appear to be a defined waterway (continuous or intermittent) in this area, however.)

A freestanding identification sign location is shown on architectural plans. No details are provided at this time. Applicant will need to return at a later date for review, if proposed.

A site landscape plan is provided. The plan includes an arrangement of maple and other smaller trees around the site, evergreen trees to serve as a buffer to the adjacent apartment complex to the east, and foundation plantings. Specific plans for the rain garden, community center, and residential buildings is also provided. Existing wooded areas in the northern portion of the site would be preserved (site landscape demolition plan is provided for reference). Evergreen trees would be added at the edge of the woods behind Building D.

A site lighting plan is provided. Lighting would consist of decorative pole lights in front of all buildings and along sidewalks and wall pack light fixtures. A photometric plan is provided that indicates minimal light migration to adjacent properties and right-of-way. Pole lights would be residential-style fixtures on 12' poles, which meets the height maximum of 12' for non-cutoff style lights. Spec sheets are provided for exterior light fixtures.

Stormwater would be piped to a retention pond to be developed in the northwest corner of the site in an area that contains a small pond/wetland. The appropriate permits/approvals will be required for disturbance of this area. The stormwater pond would also treat for water quality (Note: the proposed rain garden is being developed as a site amenity and would provide additional stormwater quality). The pond would outlet to an existing storm sewer in the northwest corner of the site. This sewer outlets to an existing pond/stream north of the site (Note: this pond is part of the Robins Gate stormwater management system). Site drainage/stormwater management calculations have been submitted for Engineering review. A Stormwater Management Maintenance Agreement is required for this proposal.

A site grading plan is provided for the site which slopes down approximately 50' moving southeast to northwest. A modular split-face block retaining wall would be required near the corner of Building E to support the slope in that area. Wall calculations have been requested for Engineering review. A copy of the SWPPP is also provided and will need to be submitted to the Summit Soil & Water Conservation District for review/approval. A Land Disturbance permit is required prior to commencement of earthmoving activities on site.

All existing structures would be removed to accommodate this project, which will require demolition permits. Three existing concrete drive aprons would be removed along the frontage of the site. A Right-of-way permit is required for all work to be performed within the public right-of-way (i.e. drive apron, sidewalk, utility connections).

DESIGN REVIEW BOARD

Made the following recommendation to the Planning & Zoning Commission:

1. Verify that the stormwater basin will be developed as a retention pond to serve as a site amenity. **The project engineer has confirmed it will be a wet pond.**
2. Complete the walking path to provide a loop around the ponds or around Building D. Align the split-rail fence and staggered evergreen trees along the outer edge of the path as a barrier/enhancement. **These options were considered by the developer and it was determined that, with ADA issues due to site grades and proximity to neighbors to the north, the path would not be developed as such. Note that the path is not a code requirement for "active recreational open space" in the R-2 District. The two-rail fence, pine trees, and the portion of walking path between the playground area and northern parking lot are indicated on the plans.**
3. Change wainscot on front elevation of Building A from brick to stone for consistency with other units. **This has been addressed.**
4. Provide evergreen shrub screening of all transformers/utility cabinets. Assure screening of gas/electric meters, especially on the south side of the community center. **This has been addressed. Gas/electric meters would be located on the north and east elevations and screened with landscaping.**
5. Show footcandle values around all pole lights, as indicated on sheet E001, and wall-mount fixtures at the rear of buildings to assure no light migration from the site. Verify the 12' height of poles. **This has been addressed. Light migration would be minimal.**

ENGINEERING

Currently reviewing revised site improvement plans/stormwater calculations.

FIRE

Recommended elimination of two fire hydrants in front of Building D and replacement with a single hydrant near Building C, which would serve the northern portion of the site. Plans were found to be acceptable with that change. *(Note: this change has been made and will be forwarded to Green Fire for confirmation.)*

ZONING

No comments received. Demolition, Right-of-way, Sewer, Zoning, and Building permits are required.

STAFF RECOMMENDATION

Staff would recommend conditional approval of the proposed development contingent upon the following:

1. *Final Engineering approval of site improvement plans/stormwater calculations.*
2. *Execution of a lot split/consolidation to create the site (and parcel being considered for rezoning). This would also include the dedication of portions of the site frontage to create a consistent right-of-way width and allow construction of the public sidewalk without the need for an easement.*