

**Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee**

September 20, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:30 p.m. Adam Miller was absent.

The minutes of the May 17, 2021, Planning & Zoning Committee and Public Hearing were approved as written.

Legislation Discussed:

Temp. Ord. B-65

Temp. Ord. B-66

Discussion:

Temp. Ord. B-65

An ordinance authorizing and approving the Final Subdivision Plat for Princeton Place on Parcel Nos. 35-00517 and 35-00402, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-65 to Council. The property owner, Princeton Crossroads Investment, LLC, has applied for a final plat on a 37.9-acre site located on the west side of Wyoga Lake Road approximately 2,000 feet north of Steels Corners (Parcels #3500517 & #3500402). The final plat creates two parcels: Sublot 1 (32.4 ac.) that will be used for the development of 150 multi-family dwelling units; and Sublot 2 (4.9 ac.) that will be reserved for commercial/office development. The residential component will include 32 buildings with between three (3) and five (5) rental dwelling units in each building. They will be accessed from a private street, and many of the units will front onto wetland/natural areas. The development will include a total of 15.8 acres of open space or 48% of the entire site. Previous Council approvals for this site are Rezoning from E-1 to MU-3 (May 2021) and the Preliminary Subdivision Plat (February 2021).

At the August 24, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Final Major Plat for parcels #3500402 & #3500517. The Planning Commission found that file FMP-21-00030 meets the Cuyahoga Falls General Development Code-Final Subdivision Plat approval criteria. The commission also recommends approval of the final plat subject to the following stipulations, required internal review and confirmation prior to recording of the plat:

1. The developer to work with the city on finished street requirements to a code-compliant standard and meet all other Title 2 Land Division requirements.
2. Private roadway pavement design cannot be used for public roadways for future conversion requests.

Planning & Zoning Committee
September 20, 2021 – Page 2

3. All housing finish materials be designed to meet or exceed Northampton Planning Area and residential design in Mixed-Use Districts through appropriate use of brick veneer, stone or cast stone, cement fiberboard or premium vinyl siding, and coach garage doors with windows.
4. That a \$600 fee in lieu of dedication be paid per dwelling per 1124.05 D.
5. Must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection and provision of a refundable cash landscape/site completion bond payable to the City of an amount no less than fifty percent (50%) of the cost of quantities specified in the plan.
6. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be provided for City review
7. Stipulation in the Declaration of Covenants, Restrictions and Reservation of Easements requiring Princeton Place to remain a rental project for the term of the TIF agreement.
8. Provide sufficient details and documentation to enable Electric Dept. review of development site
9. Conformance with Fire Dept. requirement that any dead-end street over 150 feet have a proper fire apparatus turn-around as described in the Ohio Fire Code and that streets must be a minimum 20 feet wide.
10. The developer to work with the City to provide access to the open space/wetland areas and improve safe access from the development to the bike path on the east side of Wyoga Lake Road.

Mr. Greg Modic and Mr. Danny Karam were present on behalf of Petros Homes and Princeton Crossroads Investment, LLC.

Mrs. Spinner thanked Mr. Modic for addressing questions from residents about storm water management. She stated that the 150 units were reduced from the original amount. Mr. Modic stated that they reduced their plan to provide the commercial space. He stated that, throughout construction, if residents have any questions or if they can do something to adapt after it goes under construction, they are open to dialogue.

Ms. Nichols-Rhodes asked if there will be a Homeowners Association since this is a private road. Mr. Modic stated that, in this instance, they will be the owner. It is one large parcel, and they will own everything in it. There are no full HOA documents, but they will be there to maintain it.

Ms. Nichols-Rhodes asked if they were designing something much different than a public road. Mr. Modic stated that it is asphalt with a concrete curb and gutter because it's a drive-out to get to units and provides more ADA accessibility. It is pavement similar to what was done on Sycamore, without having a curb.

Mr. Stams asked how they will accomplish having more green space after they are done. Mr. Modic stated that it is unique to the site. The property was used for storage of things such as gravel, asphalt and stockpiled wood. There was not a lot of grass there. By creating roads, green

Planning & Zoning Committee
September 20, 2021 – Page 3

space between and around the units, and planting trees along the roadway backyards and perimeters, it will allow for an overall greener area than was previously there.

Ms. Diana Colavecchio, Community Development Director, stated that they will soon be bringing forward a TIF ordinance on this project. It is going to generate TIF projects that are going to be involved in this development with respect to covering the cost of the public infrastructure in this complex that will generate the necessity of TIF funds for traffic improvement.

Mr. Iula moved to bring out Temp. Ordinance B-65 with a favorable recommendation, second by Mrs. Spinner. Motion passed (2-0).

Temp. Ord. B-66

An ordinance accepting the Planning Commission recommendation for the construction of a 3-story building that will include 10 townhome units that are between 1,400-1,500 sq. ft. in area on Parcel No. 02-19799 (adjacent to 1239 Bailey Road) and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-66 to Council. MPG Architects, on behalf of the property owner, 74 M, LLC, is proposing to construct a three-story townhome structure on a 0.71 acre site located on the west side of Bailey Road, 475 feet north of the Howe Avenue intersection. The proposed structure contains 10 units which will be between 1,500 and 1,600 square feet in area. The property is zoned R-5 Mixed Density Residential. The proposed development will utilize an existing curb cut that serves an existing townhome development.

At the August 24, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Major Site Plan for Parcel #0219799 per the Findings of Fact as detailed in their report and to include the following stipulations:

1. Section 1142.02 B Multi-family Family -- Walls/Roofs: Fifty (50) percent of the front façade shall be brick veneer, stone, or cast stone.
2. Section 1142.03 Access and Circulation: It is not feasible to construct rear lanes to access garages or side load garages due to site conditions and placement of existing, frontloading units on site. Therefore a modification of this standard is appropriate (Section 1141.03). The modification shall be allowed with the addition of coach garage doors with windows.
3. Engineering Dept. Stormwater management, site grading, and site access plans to be reviewed by the Engineering Department prior to permitting.
4. That a refundable cash landscape/site completion bond payable to the City of no less than fifty percent (50%) of the cost of quantities and installation specified in the plan be provided prior to permitting. The bond shall be held for one year from installation to ensure a full, healthy growing season has been achieved before release.

Planning & Zoning Committee
September 20, 2021 – Page 4

Mr. Randy Parsons, on behalf of Mann Parsons Gray Architects, and Mr. Joseph Iemma, on behalf of 74 M, LLC, were present at the meeting.

Mrs. Spinner stated that there were several things that were adjusted and asked Mr. Parsons to go over some of those. Mr. Parsons stated that one of the things was more masonry on the front, a minimum over 50 percent. They are over 50 percent brick on the front. The layout of the City does not allow for rear entry garages, so they agreed to provide carriage doors with glass to make them look nicer. They have addressed the Engineering Department's concerns about storm water management. Instead of having water rushing down the back and collecting in a large basin, they brought the basin forward and regraded the lot to be lower in order to allow not much change to the grade. They are willing to provide the landscape deposit.

Mr. Kurtz stated that the Planning Commission asked them to add a door on the back on the garage. Mrs. Spinner stated that that will provide access underneath their balcony from the garage in order to access the back of their unit.

Ms. Nichols-Rhodes stated that, under Number 3, the Engineering Department will look over the storm water management. This isn't the first time this has happened. She asked if the Engineering Department expects any issues. Mr. Tony Demasi, City Engineer, stated that the map in the ordinance where it shows the storm water management next to the apartment is the correct one. This is probably the third or fourth time he has seen this. They have made some revisions and some comments and will continue to do so before construction begin.

Mr. Iula moved to bring out Temp. Ordinance B-66 with a favorable recommendation, second by Mrs. Spinner. Motion passed (2-0).

The meeting adjourned at 6:53 p.m.