



Zoning Text Amendment Granger Township

Meeting: June 3, 2015
Applicant: Granger Township Zoning Commission
Hearing: TBA (Zoning Commission)
Amendment: Article III, District Regulations, Section 307 PDD Planned Development District
Reviewer: Susan Hirsch

Proposed Amendments: The proposed amendment provides for revisions to Section 307 PDD Planned Development District of Article III District Regulations. This amendment proposed by the Granger Township Zoning Commission provides for changes to the Planned Development District including changes to the permitted uses, and more extensive design guidelines.

ARTICLE III

307 PDD Planned Development District

A. Purpose

The purpose of the Planned Development District (PDD) is to:

- 1. Encourage creative, high quality site design practices in the development of commercial, office, and industrial similar employment areas;**

It is not clear what is meant by “similar employment areas”. Number 6 below includes “industrial environments” and “light manufacturing, fabrication and assembly” is a permitted use in Table 307-1. Suggest using the term “light industrial”.

- 2. Promote harmony and integration with existing developments and protect adjoining properties from adverse impacts;**
- 3. Promote safe and efficient pedestrian and vehicular movement;**
- 4. Promote efficient use of infrastructure;**
- 5. Protect and enhance natural and historic resources;**
- 6. Create attractive retail, office, and industrial environments; and**
- 7. Provide opportunity for economic development.**

B. Establishment of Planned Developments

- 1. No Planned Development shall be established except subsequent to by petition by of the land owner(s) or their authorized agent and subsequent approval of the application pursuant to this section.**

2. No Planned Development shall be created unless a determination is made that such development is within the areas designated for ~~Planned Development District~~-PDD as shown on the Zoning Map of Granger Township.
3. ~~Each Planned development shall be served by an approved public water supply system and an approved public sanitary sewer system.~~
- 4.3. Each Planned Development shall have a minimum area of ~~not less than~~ fifty (50) contiguous acres, provided however, that after a Planned Development is established, additional contiguous areas of any size may be added as modifications and extensions of the original Planned Development.
- 5.4. Each Planned Development shall be developed in conformance with an approved development plan which has been reviewed and approved by the Township in accordance with the provisions set forth herein.
- 6.5. Until such time as a property owner applies for and receives approval for development of a Planned Development as provided herein, the provisions of the underlying zoning **district** shall apply.
- 7.6. Upon approval by the Township Trustees of a Planned Development application and **the related** plan, a notation shall be placed on the Zoning Map to reflect such approval and that provisions of the underlying zoning longer apply to land contained within the Planned Development.

C. Permitted Uses

1. Principal Uses

- a. Table 307-1 establishes the list of permitted uses allowed in a ~~Planned Development~~ **PDD as determined by the applicable underlying zoning district**. No building, structure ~~or~~, premises, ~~or portion thereof~~, shall be used, arranged to be used, or designed to be used, except ~~for the following uses as established below~~.
- b. **All uses in a PDD are subject to review and approval by the Zoning Commission and Trustees as part of the PDD review process. Those uses that are listed as permitted in Table 307-1 are uses that are allowed in the PDD but only with approval from the Zoning Commission and Trustees, who shall have the authority to approve or deny any use proposed in an application based on the proposed project and the purpose statement of the PDD. Permitted uses that require the approval of the Zoning Commission and the Trustees “based on the proposed project and the purpose statement of the PDD” are effectively conditional uses.**

<u>Table 307-1: Permitted Uses</u>		
<u>P = Permitted NA = Not Allowed</u>		
<u>Use</u>	<u>Underlying Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
<u>Banks and Financial Institutions</u>	<u>P</u>	<u>P</u>
<u>Bed and Breakfast Establishments</u>	<u>P</u>	<u>P</u>
<u>Day Care Centers</u>	<u>NA</u>	<u>P</u>
<u>Drive-Through Facilities</u>	<u>P</u>	<u>P</u>
<u>Hospitals</u>	<u>NA</u>	<u>P</u>
<u>Hotels and Motels</u>	<u>NA</u>	<u>P</u>
<u>Indoor Recreation Facilities</u>	<u>NA</u>	<u>P</u>
<u>Light Manufacturing, Fabrication and Assembly</u>	<u>NA</u>	<u>P</u>
<u>Medical Clinics and Hospitals</u>	<u>P</u>	<u>P</u>
<u>Personal Service Uses</u>	<u>P</u>	<u>P</u>
<u>Professional and Medical Offices</u>	<u>P</u>	<u>P</u>
<u>Restaurants</u>	<u>P</u>	<u>P</u>
<u>Retail Commercial Uses</u>	<u>P</u>	<u>P</u>

- *According to the above Table 307-1 “Hospitals” are not allowed in the C-1 District but “Medical Clinics and Hospitals” are permitted. The definition of “Medical Clinics and Hospitals” (as later stated within the regulations) does distinguish “Hospitals” from “Medical Clinics and Hospitals”; however the confusion may be eliminated by deleting “Hospitals” from the above use “Medical Clinics ~~and Hospitals~~”.*
- *The purpose of the C-1 District, as stated in the Granger Township Zoning Resolution is to, “...provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale.” As such it appears that Day Care centers would be more appropriately located in the C-1 District .*

2. Accessory Uses

Accessory uses clearly incidental to and located on the same premises as a permitted principal use. Such uses must be identified on the development plans.

3. Similar uses ~~which~~ Uses

~~Uses that are similar to those permitted in Table 307-1 but are not specifically listed as a permitted use identified in the PDD District as determined by the Planning Commission and approved table may be permitted by the Township Trustees if the proposed use is similar in character and intensity as a permitted use.~~ No use shall be authorized as a similar use unless the Zoning Commission and Township Trustees make a positive finding that such use is similar, harmonious and compatible in nature and impacts to other uses specifically permitted in the PDD District and that such use complies with the stated purpose of the PDD District. The Zoning Commission and Township Trustees may attach such conditions, stipulations, or requirements to the approval of any use determined to be similar as deemed necessary to insure its compatibility.

D. Development Standards

1. Building and Parking Setbacks

- a. ~~The building following uses and activities shall be set back a minimum of 250 feet from any adjacent residential zoning district:~~
 - i. ~~Uses that operate 24 hours a day;~~
 - ii. ~~Uses that operate for any portion of time between 11:00 pm and 7:00 am;~~
 - iii. ~~All loading docks or spaces;~~
 - iv. ~~Dumpsters; and~~
 - v. ~~Any other similar uses and activities as determined by the Zoning Commission.~~
- b. ~~All other principal buildings or principal uses shall be set back a minimum of 150 feet from any adjacent residential zoning district if the underlying zoning district is C-2, or 50 feet if the underlying zoning district is C-1.~~
- c. ~~All parking areas, driveways, and similar paved areas shall be set back a minimum of 50 feet from all adjacent residential zoning districts.~~
- d. ~~The Zoning Commission may allow reduced setbacks if the applicant can demonstrate that the proposed landscaping and buffering will create an equal or better approach to mitigating any noise or lighting nuisances to adjacent properties.~~
- e. ~~Any building or parking setbacks not identified above shall be as established as part of the preliminary development plan approval.~~

2. Maximum Ground Coverage

The maximum area of any Planned Development covered by buildings, drives, parking areas, and/or other impervious surfaces will not exceed seventy percent (70%) of the total Planned Development.

3. Maximum Building Footprint

- a. The maximum footprint for a building with a C-1 underlying zoning district shall be 4,000 square feet.
- b. There shall be no maximum footprint for structures with an underlying C-2 zoning district.

4. Water and Sewer Service

- a. Each Planned Development shall be served by an approved public water supply system and an approved public sanitary sewer system. *Moved from 307 B-3.*
- b. Where public sanitary sewer service is not available, the proposed development shall comply with all applicable county and state health regulations.

3.5. Maximum Building Height

No structure shall exceed thirty-five feet in height.

4.6. Required Parking Spaces

- a. Physically challenged (handicapped) spaces shall comply with ADA (American with Disabilities Act) and any applicable state codes.
- b. Standard parking spaces shall be at least ten (10) feet wide by twenty (20) feet long, exclusive of access drives or aisles.
- c. All driveways, customer parking areas, and all non-customer parking areas shall be paved.
- d. Off-street parking areas for Planned Developments shall be one (1) parking space for each ~~250~~ 300 square feet of building area.

One parking space for each 300 square feet of building area may not be adequate for uses such as restaurants and professional/medical offices. Staff recommends retaining the current requirement of one space per 250 square feet of building area especially since there is a provision that permits land-banking parking if a reduced demand can be demonstrated.

- e. An applicant for a Planned Development may submit information which projects the parking demand for a proposed use and may request approval for construction of parking which is less than required by the Granger Township Zoning Resolution. The request shall include a detailed drawing of a complete parking layout and identifying those areas proposed for immediate construction and those to be temporarily retained in landscaped open space. Such land-banked parking plans shall be reviewed by the Zoning Commission and Township Trustees as part of the Development Plan approval. The Zoning Commission and Township Trustees may approve a total parking layout which permits a portion of the required parking spaces to be reserved and temporarily retained in landscaped open space where the Zoning Commission and Township Trustees determine such arrangement to be appropriate. Prior to approval of the Development Plan, the applicant shall make written commitment to construct the additional parking at such time as the Zoning Inspector determines that the land-banked parking is necessary for the operation of the use.

5.7. Access and Street Requirements

- a. All Planned Developments shall be designed to provide common access and parking for proposed uses internally within the development and to minimize access points onto existing public streets. ~~No permitted use which is part of a Planned Development shall have a separate driveway access directly onto an existing public street.~~
- b. Planned Developments shall be designed to permit adequate access by emergency vehicles, promote the safety of motorists and pedestrians, minimize traffic conflicts and congestion, and promote the safe, efficient flow of vehicular traffic.
- c. Traffic control devices where warranted shall be provided and installed by the developer in accordance with the standards of the Medina County Highway Engineer and the Ohio Department of Transportation for such devices.

6.8. Landscaping and Buffers

- a. A detailed landscape plan ~~including that includes the proposed~~ screening and buffering shall be approved as determined by the Zoning Commission and Township Trustees as part of ~~final~~ preliminary development plan approval.
- b. Buffers shall be required within setbacks from adjoining residential properties where the Zoning Commission and Township Trustees determine that such screening is necessary to mitigate anticipated visual or auditory impacts.

- c. Said landscape improvements may include mounding and/or screen walls or fences if approved as part of the landscape plan.

7.9. Building Design Guidelines

~~Building design shall be in accordance with Section 304.F~~

a. General Provisions

- i. Architectural style is not restricted, but the evaluation of the project's appearance shall be based on the quality of its design and its relationship to the prevailing design characteristics of the surrounding area. Buildings shall be designed to reflect the nature and purpose of the district and the rural character of the Township.
- ii. Applicants are encouraged to incorporate the elements of the Georgian, Federal, and Greek Revival architectural styles, or other architectural styles that are predominant in the township and in other areas of northern Ohio associated with the Western Reserve. Examples of architectural forms typical in the Western Reserve are provided in Figure 1 on the following page.
- iii. PDD applications that contain buildings designated for light industrial uses are encouraged to incorporate elements of the architectural styles outlined above but the Zoning Commission and Township Trustees can waive any of the building design guidelines in this subsection for such uses.
- iv. All activities related to the principal use, with the exception of parking and truck loading/unloading, shall take place within an enclosed building.
- v. Supplemental architectural features, such as colonnades, columns, windows, awnings, pilasters, and/or cornices shall be on all walls that can be viewed from public or private rights-of-way or circulation areas.
- vi. Monotony of design in multiple building projects shall be avoided. Variation in detail shall be used to provide visual interest.
- vii. Buildings shall generally be parallel to the street they front unless an alternate orientation is consistent with existing adjacent development and is approved by the Zoning Commission
- viii. The primary entrances of buildings shall be oriented:
 - a) Towards a street along the perimeter of the development or towards a public space, if located adjacent to the proposed project; or

b) Towards streets in the interior of the development if none of the building's facades has frontage on a public street; or

c) As approved by the Zoning Commission.

b. Building Facades

i. Blank building walls visible from public or private streets (including alleys adjacent to residential or mixed use buildings) are prohibited. These requirements shall not apply to those walls that are not visible from a street or are completely hidden due to topography or natural features preserved as open space.





Figure 1: The above images represent some examples of architectural styles found in the Western Reserve areas of Ohio.

- ii. Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway, an adjacent building, or a waterway shall incorporate architectural detailing on all facades that is consistent with the front façade.



Figure 2: This figure shows two methods of using architectural features to create wall surface relief on wall elevations that are not the primary elevation.

c. Building Materials

- i. A combination of materials, textures, colors, and finishes shall be utilized to create visual interest.
- ii. All rooftop equipment shall match the color of the structure or be visually compatible with the structure.

d. Façade Massing

- i. Facades that are visible from a public street and that are 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet. See Figure 3.
- ii. The following alternatives can be used in place of the required front façade offsets:
 - a) Façade material changes following the same dimensional standards as the offset requirements; or
 - b) Pilasters having a minimum depth of one foot, minimum width of one foot, and a minimum height of 80 percent of the facades height; or
 - c) Alternative facades, as approved by the Zoning Commission.



Figure 3: Illustration of façade treatments such as pilasters, projections, and material changes to provide a visual façade offset.

e. Wall Openings (Doors and Windows)

- i. Blank walls, those devoid of openings such as windows and transparent doors, shall be prohibited on the front facade of any building. In no case shall a building have blank walls parallel to a public street.
- ii. Doors and windows should be positioned to create a uniform pattern or visual rhythm along the building elevation.

f. Roof and Roof Lines

- i. Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.

- ii. When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.



Figure 4: Roofline changes shall be aligned with corresponding wall offsets and/or material or color changes.

- iii. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal the flat roofs. Figure 4 illustrates a cornice treatment along on a parapet wall that conceals the flat roof and mechanical equipment.
- iv. Thin parapet walls that extend more than two feet above the roof are (See Figure 5) are prohibited.



Figure 5: Parapet walls with cornice treatments are used to disguise flat roofs. The image on the right illustrates a tall, thin parapet wall that is prohibited.

v. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings provided the criteria for flat roofs in paragraph iii above are met. See Figure 6 for an example of a building with a dynamic roof form.



Figure 6: These images show two different buildings with asymmetrical rooflines.

g. Accessory Buildings

Accessory buildings shall be constructed to match and/or compliment the principal building in architectural style, finish treatment, materials, and colors.

h. Mechanical Equipment

- i. Wall mounted mechanical, electrical, communication equipment, downspouts, gutters, service doors, and other building-mounted utility fixtures, shall be painted and maintained to match the building or be screened from view.
- ii. All mechanical equipment, including both ground-mounted and roof-mounted equipment, shall be screened from view from adjacent public and private rights-of-way, as well as from all property zoned or used for residential purposes.
- iii. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, parapets or enclosures constructed of the same materials used on the majority of the principal structure or any combination or as otherwise approved or required during the preliminary development plan review.
- iv. Large mechanical equipment, cabinets, transformers, or similar equipment shall be located to the rear or side of the lots to the maximum extent feasible.
- v. If the applicant demonstrates to the Zoning Commission that the equipment or structure can only be located in a front yard, the structure shall be landscaped in a manner that will allow access to the unit but otherwise buffer the view of the structure from a public right-of-way. The applicant shall be required to provide a landscaping plan as part of the subject application.

10. Site Signage

A coordinated sign package [shall be] approved as part of final development plan approval and architectural approval.

11. Site Lighting

- a. ~~Building facades may be illuminated~~ A lighting plan shall be submitted as part of the final development plan that includes information on the location and height of each lighting fixture and a photometric plan showing the proposed intensity levels of the lighting throughout the site in foot-candles.
 - i. The lighting plan shall indicate the minimum, maximum, and average intensity/illumination for the site; and

- iii. Lighting that is attached to a building shall not be restricted in height except that it shall not extend above the roofline of the building.
- iv. The maximum height of lighting shall be measured from the natural grade at the base of the fixture to the highest point on the fixture or lighting structure.
- i. Illumination
 - i. Exterior lighting shall be designed and located with a maximum illumination of 0.5 foot-candles at the property line.
 - ii. Lighting for parking areas and where security lighting is needed shall have a minimum of 0.5 foot-candles.
 - iii. The maximum illumination of any single area shown on the photometric plan shall be 10 foot-candles. *Enforcement of lighting regulations will require training and equipment for current personnel or the hiring of an outside expert.*
- j. Exemptions
 - i. All exterior lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps are exempt from the requirements of this section.
 - ii. All temporary emergency lighting needed by the police, fire department, other emergency service vehicles, and public service vehicles, as well as all vehicular luminaries, shall be exempt from the requirements of this section including flashing or blinking lights.
 - iii. Street lights shall be exempt from the provisions of this section.
- k. Prohibited Lights

Search lights, beacons, laser source lights, or any similar high-intensity or flashing light shall be prohibited, except in emergencies by police and/or fire department personnel.

While it is not mandatory for a Township to create an Architectural Review Board, as stated in Section 519.171 of the Ohio Revised Code, evaluation of the complexity of these design guidelines may be better served by an Architectural Review Board.

12. Utilities

All utilities shall be located underground.

13. Drainage

Planned Developments shall provide for storm water management and erosion and sedimentation control in accordance with the provisions of

the Medina County Stormwater Management and Erosion Control Regulations. Plans for storm water management and erosion and sedimentation control shall be subject to review and approval of the Medina County Highway Engineer’s Office in addition to the Township.

14. Fire Protection

All Planned Developments shall make provisions for fire protection, which shall be in accordance with the applicable State Fire Code regulations and approved by the Granger Township Fire Chief.

15. Solid Waste Enclosures

Dumpsters and other solid waste receptacles shall be screened from view with an enclosure constructed of materials which match the principal building. Such enclosures shall be a minimum of six (6) feet in height and have a gated opening. Solid waste enclosures shall be approved by the Township as part of the development plan approval.

16. Noise Regulations

- a. The maximum allowable hourly average sound level, emitted from any stationary sound source, auditory device, or sound amplification system shall not exceed the limits set forth in Table 307-2 for the respective categories of receiving land use. The actual sound level shall be determined during any measurement period, which shall not be less than sixty (60) consecutive minutes, and shall be measured at the property boundary affected by the sound.
- b. The sound levels established in Table 307-2 shall be for a receiving land use that may be located within any area of the Township and is not restricted to the Planned Development.

<u>Table 307-2</u>		
<u>Receiving Land Use</u>	<u>Time</u>	<u>One Hour Average Sound Level</u>
<u>Public, Institutional, or Residential Uses</u>	<u>10 p.m. to 7 a.m.</u>	<u>60 decibels</u>
	<u>7 a.m. to 10 p.m.</u>	<u>65 decibels</u>
<u>Commercial and Office Uses</u>	<u>10 p.m. to 7 a.m.</u>	<u>65 decibels</u>
	<u>7 a.m. to 10 p.m.</u>	<u>70 decibels</u>
<u>Industrial Uses</u>	<u>10 p.m. to 7 a.m.</u>	<u>75 decibels</u>
	<u>7 a.m. to 10 p.m.</u>	<u>80 decibels</u>

Enforcement of noise regulations will require training and equipment for current personnel or the hiring of an outside expert.

- c. As part of the Planned Development review, adequate control measures may be recommended to mitigate the impact of those identified noise sources to effect compliance with these regulations.
- d. No person or use shall make any unreasonably loud and/or raucous noise in such a manner or at such a volume as to disturb the quiet, comfort, or repose of a person of ordinary sensibilities.
- e. Exemptions

The provisions of this section shall not apply to the following:

- i. The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work;
 - ii. Warning devices necessary for the protection of public safety;
 - iii. Outdoor gatherings, public dances, shows, and sporting and entertainment events, provided these events are conducted pursuant to a permit or license issued by the Township.
 - iv. Public works projects as authorized by the Township, State and/or other political subdivisions.
 - v. The emission of sound from property zoned residential that is periodically generated by activities required to maintain the property in compliance with housing, building, zoning, fire, safety, health or sanitation codes and which occurs between the hours of 7 a.m. to 10 p.m.
- f. Inspection
 - i. The appropriate authority may inspect upon consent, at any reasonable time and in a reasonable manner, any device or mechanism, which creates any disturbing noise, including but not limited to the premises where such device or mechanism is used.
 - ii. If entry to the premises is denied or refused, the appropriate authority shall obtain an inspection warrant from a court of competent jurisdiction.

E. Application Requirements and Procedures

Property owners who wish to develop their land as a Planned Development shall make application for approval pursuant to the provisions set forth herein. Applications to subject land to these Planned Development regulations shall be heard and action taken by the Zoning Commission and

the Township Trustees in accordance with the procedures and provisions set forth.

1. Pre-Application Meeting

Prior to the submission of an application and development plan for a Planned Development, applicants shall notify the Zoning Inspector of their intent to file an application and request to be scheduled on the next available meeting agenda for the Zoning Commission. The applicant shall appear before the Zoning Commission and may present a preliminary sketch or concept plan of his proposed Planned Development. The purpose of this pre-application meeting is to discuss the criteria and standards contained herein, to familiarize the applicant with the PDD process, and to review the applicant's proposed general approach to development of the site. As part of the pre-application discussion, the Zoning Commission may make comments, suggestions, recommendations, and observations regarding the applicant's sketch plan and development concept, however no action shall be taken by the Zoning Commission, and their comments, suggestions, recommendations, and observations shall not be relied upon by the applicant as indicative of any subsequent approval or denial.

2. Application and Preliminary Development Plan Submission

- a.** A Preliminary Development Plan conforming to the requirements of Section 307.F.2. of this Zoning Resolution.
- b.** Information regarding the nature, distribution, and volume of vehicular traffic projected to be generated by the proposed development and the capacity of the existing roadways to accommodate that traffic.
- c.** Evidence from the appropriate Medina County agency that public water and sanitary sewer facilities are adequate to handle the proposed development.
- d.** Fees and deposits in conformance with the provisions of Section 307.I.

3. Processing of Preliminary Development Plans

Once the application is determined to be complete and is officially accepted by the Zoning Inspector, the Zoning Inspector shall forward copies to the Zoning Commission and such other officials or advisors as the Township may designate. The Zoning Commission shall schedule the application to be heard at their next general meeting occurring at least ten (10) days subsequent to filing of the complete application at which time the applicant shall be provided an opportunity to present the proposed Planned Development.

4. Review Criteria for Preliminary Development Plans

- a. The comprehensive nature and design of the Preliminary Development Plan, including appropriate design of the physical, aesthetic, and economic relationships among its parts;
- b. The anticipated effects of the proposed development upon the Township and upon adjoining and proximate neighbors and properties, including the impacts of traffic, storm water, noise, lighting, utilities, aesthetic values and other impacts;
- c. The adequacy of existing and planned roads, drives, and parking areas to meet the projected demand for such facilities and to integrate with existing and planned facilities in the Township;
- d. The relationships of the architectural and site design characteristics among the areas of the development and with surrounding properties;
- e. The nature and extent of proposed landscaping, existing vegetation and landform to be retained, and of proposed screening and buffering, particularly perimeter buffer;
- f. The suitability of the proposed separations between buildings, including any proposed setbacks or yards;
- g. The suitability of the total acreage and total floor area proposed for each building, and the number and bulk of buildings proposed; and
- h. The ability of each proposed phase of the development, or of any group of developed phases, to meet the standards established in this Zoning Resolution.

5. Approval of Preliminary Development Plans

The Zoning Commission shall act upon Preliminary Development Plans within sixty (60) days of the date the application was officially accepted by the Zoning Inspector. The Zoning Commission may recommend approval, approval with modifications and/or stipulations, or denial of the Preliminary Development Plan to the Township Trustees. The Township Trustees shall act upon the Preliminary Development Plan within forty-five (45) days of receipt of the recommendation of the Zoning Commission.

6. Submission of Final Development Plans

Final Development Plans conforming to the requirements of Section 3.7.6C submitted to the Zoning Commission for review shall be based on a previously approved Preliminary Development Plan and may be for portion or phases of the entire project. Final Development Plans shall be submitted at least ten (10) working days prior to the meeting at which said plans will be reviewed by the Zoning Commission. A minimum of twelve (12) copies shall be submitted. Submission shall include fees and deposits as established by the Township Trustees.

7. Approval of Final Development Plans

Planned Developments intended to include individual building lots with fee simple ownership, shall make concurrent application for approval of such subdivision by Medina County.

The Zoning Commission shall review each Final Development Plan and shall make a recommendation to the Township Trustees regarding same within forty-five (45) days of the date at which said Final Development Plan is first heard by the Zoning

Commission unless such time is extended with the consent of the applicant. The Zoning Commission may suggest, and the Township Trustees may attach, such conditions to the approval of a Final Development Plan as may be reasonably required by the public health, safety and welfare and deemed appropriate to carry out the purposes and intent of this Zoning Resolution. The Township Trustees shall act upon each Final Development Plan referred by the Zoning Commission within forty-five (45) days of receipt of the Zoning Commission's recommendation provided, however, that said time period may be extended by the Township Trustees with the consent of the applicant.

8. Compliance Required

Subsequent to the approval of a Planned Development plan, all site plans, building permits, Zoning Certificates, and other plans for improvements and any development or construction within the PDD shall be in substantial compliance with the approved Final Development Plan and any conditions of such approval adopted by the Township in approving the Planned Development. Any departure from the approved Final Development Plan and any conditions or development agreements attached thereto, shall be deemed to be a violation of this Zoning Resolution. When the Zoning Inspector determines that a proposed plan, request for Zoning Certificate, development or construction may not be in compliance with the Final Development Plan, he shall take appropriate action as authorized by this Zoning Resolution to compel compliance.

9. Amendments to Development Plans

The owner of an approved Planned Development may submit plans for amendment of the approved Development Plan. The Zoning Commission and Township Trustees shall review such amended plan and may approve the amendment if it is determined that the amendment complies with the standards and criteria set forth herein.

F. Development Plan Requirements

1. Development Plans Required

Submission of development plans is required for all Planned Development projects. A Preliminary Development Plan for the entire project shall be submitted. If the Preliminary Development Plan is approved, subsequent development of the property shall be made only in substantial conformance to said approved Preliminary Development Plan. After a Preliminary Development Plan has been approved for the entire project, the applicant shall submit a Final Development Plan for review and approval.

2. Preliminary Development Plan Requirements

- a. The name of the development, the name of the owner or developer, north arrow, date and scale;
- b. The owners and zoning classification of adjoining parcels;
- c. A boundary survey;
- d. Existing topography and proposed finished grade with a maximum two foot (2') contour interval;
- e. Proposed building locations and setbacks;
- f. Vehicular and pedestrian circulation plans;
- g. All off-street parking areas and landbank parking areas indicating the number of parking spaces provided and the number required;
- h. A storm drainage plan; including preliminary arrangements for storm detention facilities.
- i. All existing and proposed water facilities including the location and sizes of water mains, and the location of fire hydrants;
- j. All existing and proposed sanitary sewer facilities;
- k. General concept plans for landscaping and buffering;
- l. Architectural plans of proposed buildings and structures;
- m. Typical sections for all access drives and parking areas;
- n. Proposed phases if the project is to be developed in stages; and
- o. Proposed development standards for building and parking setbacks and separations.

3. Final Development Plan Requirements

Final Development Plans shall be prepared by persons professionally qualified to do such work. Final Development Plans shall be certified by an architect, engineer or land surveyor duly registered by the State of Ohio. Final Development Plans shall be prepared at an appropriate

scale, but not less than one inch equals one hundred feet (1" = 100'). Profiles must be submitted on standard plan profile sheets.

Final Development Plans shall include detailed design information for all of the items contained on Preliminary Development Plans but shall also include detailed construction drawings for proposed improvements including such items as:

- a. Detailed improvement plans including proposed traffic control provisions such as signage, pavement markings, and signalization;
- b. Detailed utility improvement plans including all pipe sizes, types, grades, and invert elevations, and the location of manholes for sanitary and storm sewers, and the location and sizes of water mains, and the location of fire hydrants;
- c. A detailed landscaping and buffering plan including a listing of all plant material by type, size, and number;
- d. Provisions for the adequate control of erosion and sedimentation;
- e. The location, type, size and height of all fencing, screening, and retaining walls;
- f. The location, width, size and intended purpose of all easements and rights-of-way and whether they are to be publicly or privately maintained;
- g. A site lighting plan;
- h. A site signage plan; and
- i. Detailed site grading and drainage plans including storm detention calculations and pipe sizing analyses.

G. Professional Assistance

The extent and complexity of certain applications for Planned Developments shall require that the Zoning Commission and/or Township Trustees obtain review assistance, statements of opinion, and reports from qualified professionals such as civil engineers, planners, appraisers, architects, and attorneys. The Zoning Commission and/or Township Trustees shall determine when such studies or expert advice are necessary to evaluate a proposed Planned Development relative to the requirements of this Section. The Zoning Commission and/or Township Trustees shall advise the applicant if such studies are required and provide an estimate of whether the anticipated costs of such studies will exceed the base deposit set forth in Section 307.I. The applicant shall immediately upon such notification deposit with the Township sufficient funds to pay for such studies or review assistance.

H. Construction Inspection or Certification

During construction of a Planned Development, the Township's representatives shall be afforded adequate opportunity to inspect the development to confirm proper installation of improvements and compliance with the provisions of this Zoning Resolution, the approved standards and conditions for the Planned Development, and such other regulations as may be applicable. In lieu of Township inspections, the applicant may choose, or the Township Trustees may require, that inspections be performed under the supervision of an engineer, licensed and registered in the State of Ohio and approved by the Township Trustees, who shall provide a certification to the Township Trustees that all improvements have been properly installed in accordance with applicable Township and County standards and with the approved plans.

I. Fees and Deposits

1. All applications for development plan review and approval shall be accompanied by a non-refundable fee in an amount as set forth in the fee schedule as established by the Township Trustees.
2. All applications for development plan review and approval shall also be accompanied by a cash deposit for professional consultant services in an amount as set forth in the fee schedule as established from time to time by the Township Trustees. Any balance of unused funds shall be refunded to the applicant within sixty (60) days of the Township's final action on the application.
3. Prior to commencement of construction, the developer of a Planned Development shall deposit with the Township Clerk an amount based upon the estimated cost of construction of inspection services as determined by the Township's consultants, which funds shall be used by the Township to pay for project inspections during construction as provided in Section 307.H. Where inspections are to be performed by an independent engineer responsible for certifying proper construction of required improvements as provided in Section 307.H., the developer shall be solely responsible for the cost of such engineering and inspection services.

Definitions: *Suggest placing these definitions in Article XI - Definitions.*

The following are definitions of terms used in the application of this section on planned developments:

1. Banks and Financial Institutions are any building, property or activity where the principal use or purpose of which is the provision of financial services including, but not limited to, banks, credit unions, financial advisor services, stock brokerages, savings and loan institutions, and mortgage companies. This term shall not include a short-term loan establishment.
2. Bed and Breakfast Establishments are a resident-managed and resident-occupied residential structure used as a lodging establishment where up to five rooms are rented on a nightly basis and in which breakfast is the only meal and is included as part of the basic compensation.
3. Day Care Centers are facilities that provided care, on a regular basis, for adults or children, outside of the home. Furthermore, a child day care center is as defined and regulated in Chapter 5104 of the Ohio Revised Code.
4. Final Development Plan is a series of detailed maps and site plans that demonstrates complete compliance with this section and with the approved preliminary development plan that was previously approved for the site.
5. Hotels and Motels are buildings or portion thereof used for providing lodging for transient guests and operated for profit which may provide additional services such as restaurants, meeting rooms and recreational facilities. *“Hotel or motel” is currently defined in Article XI (Definitions) as, “A building in which lodging is provided and offered to the public for compensation and which is open to transient guests, as distinguished from a boarding house or lodging house.” The proposed definition provides for additional services. The difference in the two definitions could cause confusion.*
6. Indoor Recreation Facilities are facilities operated as a business and which are open to the general public for a fee that includes, but is not limited to: theaters, billiard parlors, ice skating rinks, indoor swimming pools, bingo parlors, and other similar businesses.
7. Light Manufacturing, Fabrication and Assembly are uses defined in Article XI (Definitions).

8. Medical Clinics and Hospitals are establishments where patient care is administered on an in- or out-patient basis by one or more licensed physicians and/or dentists and their professional associates. Such use may also include 24-hour outpatient urgent care practices when such uses operate out of an office or clinic type setting. *Since there are differences in the application of “hospitals” versus “medical clinics and hospitals”, Staff suggests deleting “and Hospitals” from this term to eliminate confusion.*
9. Personal Service Uses are establishments that are primarily engaged in providing services generally involving the care of the person or person’s possessions. Personal service uses may include, but are not limited to, barber shops, beauty salons, health and fitness studios, informational and instructional services, tanning salons, and portrait studios.
10. Preliminary Development Plan is a series of maps and site plans, with sufficient annotation, as to demonstrate the proposed development in a sufficient manner as to demonstrate compliance with this section including, but not limited, the proposed location and types of land uses, the general location of parking areas and driveways, landscaped areas, open spaces, and other elements of the plan for a planned development. See also the definition for “Final Development Plan.”
11. Professional and Medical Offices are establishments providing executive, management, administrative, medical, or professional services including, but not limited to, real estate, architecture, legal, travel, medical or dental (out-patient), employment, advertising, design, engineering, accounting, and similar uses.
12. Restaurants are establishments whose principal business is the selling of food and beverages to the customer in a ready to consume state, in individual servings.
13. Retail Commercial Uses are establishments primarily engaged in the sale of goods and materials to the general public. Retail commercial uses may include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, and other similar uses.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed Text Amendment for Article III, District Regulations, Section 307 PDD Planned Development District of the Granger Township Zoning Resolution subject to Staff Comments.