

COPLEY TOWNSHIP ROTHROCK ROAD MUCD FINAL DEVELOPMENT PLAN PHASE 1 MAJOR SITE PLAN STAFF REPORT

February 3, 2022



APPLICANT SUMMARY FINAL DEVELOPMENT PLAN

ORIGINAL SUBMISSION: August 5, 2019; AMENDED SUBMISSION JULY 6, 2021-Project Boundaries, Project Acreage, Building Design and Architecture, Total Investment; UPDATED 7/7/2021 ARB Recommendations; UPDATED 7/26/2021 Density, Permitted Overall Height, Phase 2 & 3 Details, Development Regulation Approval; UPDATED 1/19/2022 Masterplan, Landscape Plan Phase 1; UPDATED 2/2/2022 Final Development Plan Submission; Major Site Plan Submission Phase 1

PROJECT: Rothrock Road Mixed Use Compact Development (MUCD) District PPN: 1504432-506 Rothrock Road PPN: 1501804-444 Rothrock Road	APPLICATION TYPE: General Development Plan; Final Development Plan APPROVED: Request to include an additional 15 acres in the MUCD General Development Plan for a total of 21 acres.
APPLICANT/LANDOWNER	APPLICANT: Matthew J. Birch LANDOWNER: One Hundred Three LLC (Parcel 1504432); East Montrose LTD (Parcel 1501804)
COMPANY PERFORMING WORK REQUESTED	Birch Group, LLC/TBD
INVESTMENT	\$176,400,000
APPLICATION SUMMARY	Applicant and Landowner, Matthew J. Birch, is requesting approval of a Mixed Use Compact Development (MUCD) District comprised of 21.25 acres consisting of Parcels 1504432 and 1501804. The project is a 3 Phase Planned Approach to the development of 21.25 acres. The Rock-Phase 1: 7 Story Mixed Use (80 apartments; 15,707 square feet of restaurant/retail): 6.7 Acres The Ridge-Phase 2A: Residential (28 Attached Single Family Townhomes); 3.5 Acres The Woodlands-Phase 2B: Residential Townhomes: (19 Detached Single Family); 4.75 Acres Copley Point at Montrose-Phase 3: 76 Apartments; 173,750 square feet of Retail/Community Services; 5,000 square feet of Government Services; 6.3 Acres Open Space: 7.5 Acres All Phases: 210 Dwelling Units; 200,000 square feet

	<p>Commercial</p> <p>The site will be serviced with the following utilities:</p> <ul style="list-style-type: none"> • City of Akron Water-IN PROGRESS; NO OBJECTIONS • City of Akron Sewer-IN PROGRESS; NO OBJECTIONS • First Energy Electric-CONFIRMED • Dominion East Gas-CONFIRMED <p>Agencies or jurisdictions which will review and provide comments and/or services include:</p> <ul style="list-style-type: none"> • Copley Fire-NO OBJECTIONS • Copley Service Dept.-NO OBJECTIONS • Copley Police Dept.-NO OBJECTIONS • Copley Dept. of Community & Economic Development-RECOMMEND APPROVAL • Summit County Soil and Water Conservation-IN PROGRESS • Summit County Engineer-IN PROGRESS • City of Akron-NO OBJECTIONS
REVIEW REQUIRED	<p>Architectural Review Board-Approval of Final Development Plan and Development Plan Requirements</p> <p>Board of Zoning Appeals-There are no known variances required for this project.</p> <p>Zoning Commission-Map Amendment-APPLICATION SUBMITTED 2/1/2022</p> <p>Summit County Planning Commission-Map Amendment</p> <p>Board of Trustees-Map Amendment</p> <p>Traffic Questionnaire-Submitted to SCE</p> <p>Storm Water Plan-Calculations for Phase 1 Submitted to SCE/SSWCD</p>
ARCHITECTURAL REVIEW BOARD	<p>July 6, 2021, ARB motioned to approve the inclusion of Parcel 15018045 into the Development Plan for the proposed Rothrock Mixed Use Compact Development District. The ARB denied the use of a roof-top obelisk. The ARB recommended continuation of review of the proposed sign package.</p> <p>August 2, 2021 ARB motioned to approve the overall building height proposed for Phase 1 multi-story 116' conditioned upon approval of the Final Development Plan.</p>
INITIATED BY	Applicant
DECISION TYPE	<input checked="" type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
LAND AREA	<p>PPN: 1504432 (506 Rothrock Road) 6 acres</p> <p>PPN: 15018045-15 acres</p>

	Total: 21 acres
CODE REFERENCES	4.07 Mixed-Use Compact Development District Article 9-Parking Article 12-Zoning Commission and Zoning Amendments Article 14-Landscaping Buffering and Screening Article 16-Tree Preservation
GENERAL LOCATION	The properties are located on the east side 1-77 and the west side Rothrock Road, north of S Cleveland Massillon Road and south of Rosemont Blvd.
ZONING	C-GR (Commercial General Retail)



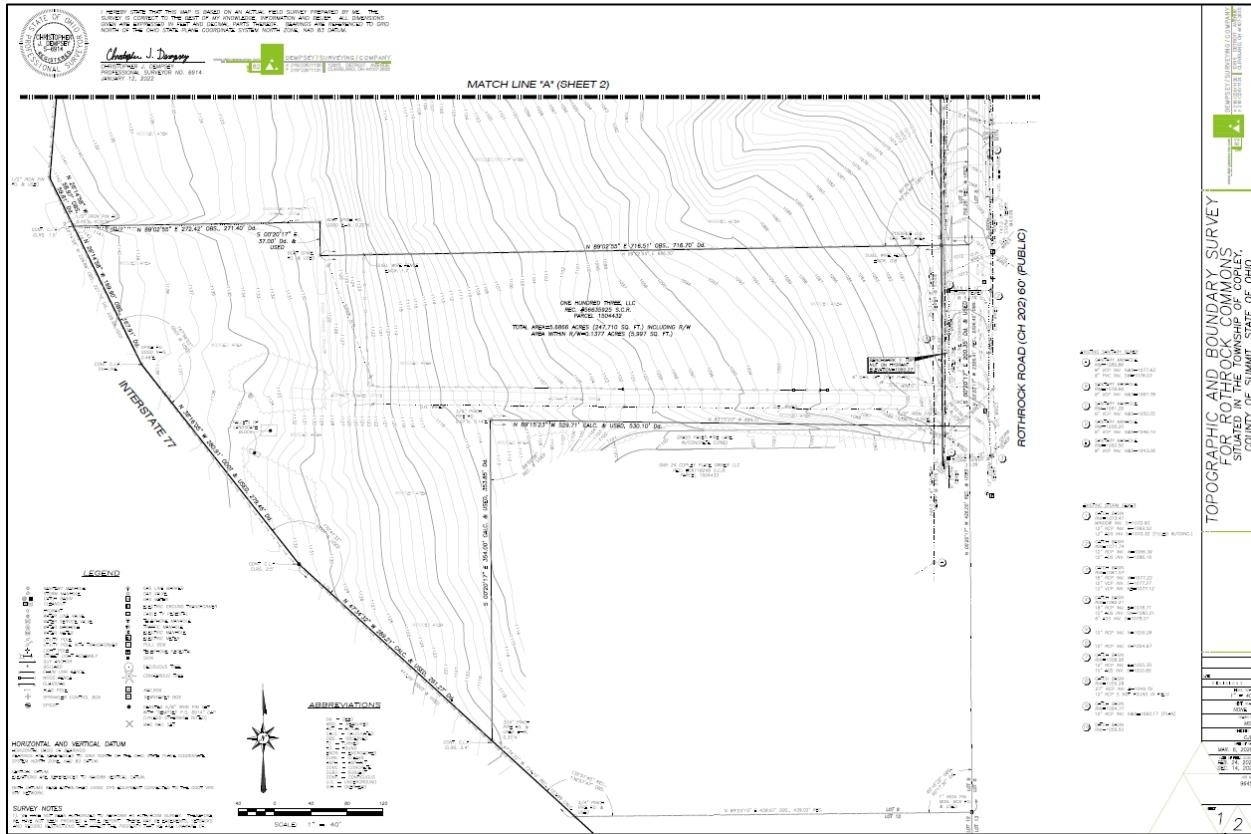
PROPERTY LOCATION

SITE	ZONING	LAND USE
North	C-GR	Legal Non-Conforming-Residential
South	C-GR	Conditional: Copley Place Senior Living
West	C-GR/R-MD	I-77/Residential

East	Fairlawn R-1	Residential
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PROJECT DESCRIPTION

Applicant and Landowner, Matthew J. Birch, is requesting approval of a Mixed Use Compact Development (MUCD) District comprised of 21.25 acres consisting of Parcels 1504432 and 1501804. The project is a 3 Phase Planned Approach to the development of 21.25 acres.



The Rock-Phase 1: 7 Story Mixed Use (80 apartments; 15,707 square feet of restaurant/retail): 6.7 Acres

The Ridge-Phase 2A: Residential (28 Attached Single Family Townhomes); 3.5 Acres

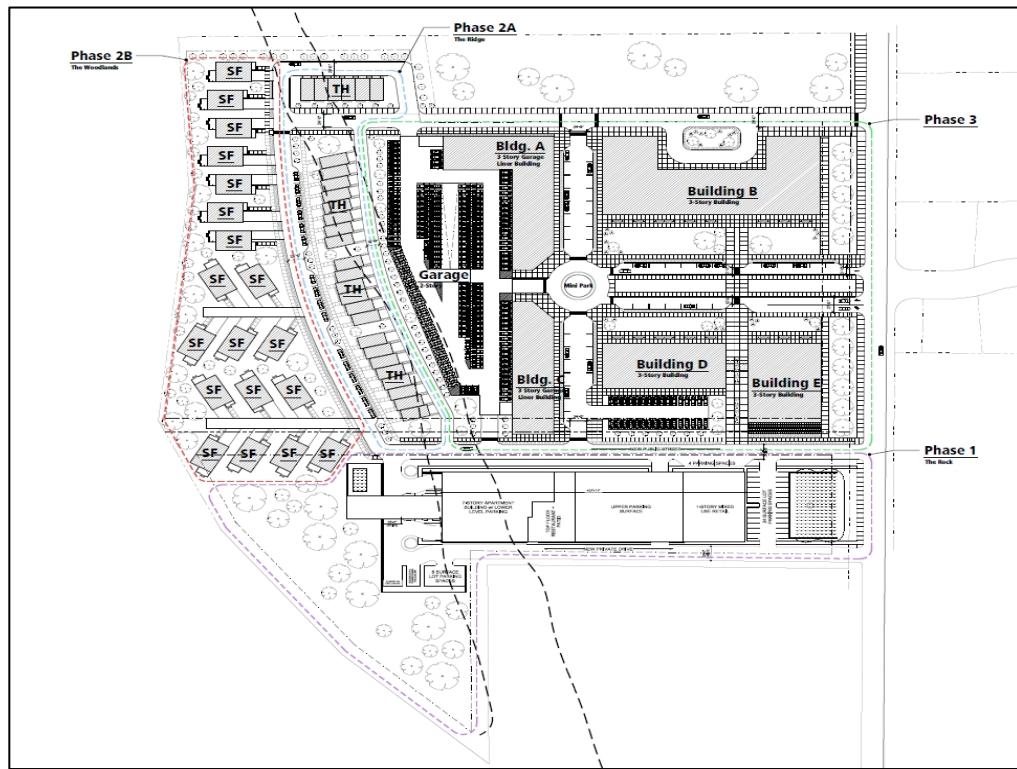
The Woodlands-Phase 2B: Residential Townhomes: (19 Detached Single Family); 4.75 Acres

Copley Point at Montrose-Phase 3: 76 Apartments; 173,750 square feet of Retail/Community Services; 5,000 square feet of Government Services; 6.3 Acres

Open Space: 7.5 Acres

All Phases: 210 Dwelling Units; 200,000 square feet Commercial

THREE PHASE PLANNED DEVELOPMENT



MASTER PLAN AREA & YIELD SUMMARY		
Yield by Use		
Phase 1:		
Multi-Family:	80 Units	
Retail:	9,250 G.S.F.	
Restaurant:	6,000 G.S.F.	
Phase 2A & 2B:		
Total Residential:	47 Units	
Single Family:	19 Units	
Townhomes:	28 Units	
Phase 3:		
Multi Family:	76 Units	
Retail/Restaurant (Ground Floor):	62,650 G.S.F.	
Building A:	19,850 G.S.F.	
Building B:	-----	
Building C:	13,700 G.S.F.	
Building D:	14,250 G.S.F.	
Building E:	14,850 G.S.F.	
Office (Second Floor):	97,450 G.S.F.	
Building A:	19,850 G.S.F.	
Building B:	34,800 G.S.F.	
Building C:	13,700 G.S.F.	
Building D:	14,250 G.S.F.	
Building E:	14,850 G.S.F.	
Apartment (Third Floor):	97,450 G.S.F.	
Building A:	19,850 G.S.F.	
Building B:	34,800 G.S.F.	
Building C:	13,700 G.S.F.	
Building D:	14,250 G.S.F.	
Building E:	14,850 G.S.F.	
Parking Totals:		
Building B Ground Level	105 Spaces	
On Street Parking	101 Spaces	
Garage Parking - 3 Levels	577 Spaces	
Surface Parking Lots	32 Spaces	
Total Parking Spaces	815 Spaces	

Parking Totals:		
Building B Ground Level	105 Spaces	105 Spaces
On Street Parking	101 Spaces	101 Spaces
Garage Parking - 3 Levels	577 Spaces	577 Spaces
Surface Parking Lots	32 Spaces	32 Spaces
Total Parking Spaces	815 Spaces	
Total Acreage per Phase:		
Phase 1:	6.7 Acres	6.7 Acres
Phase 2A:	3.5 Acres	3.5 Acres
Phase 2B:	4.75 Acres	4.75 Acres
Phase 3:	6.3 Acres	6.3 Acres
Total Greenspace Acreage Per Phase:		
Phase 1:	3.4 Acres	3.4 Acres
Phase 2A:	0.8 Acres	0.8 Acres
Phase 2B:	1.5 Acres	1.5 Acres
Phase 3:	1.8 Acres	1.8 Acres
Summary:		
Phase 1:	6.7 Acres	6.7 Acres
	80 Multi-Family Units	80 Multi-Family Units
	12 Units / Acre	12 Units / Acre
Phase 2A:	3.5 Acres	3.5 Acres
	28 Single-Family Attached	28 Single-Family Attached
	8 Units / Acre	8 Units / Acre
Phase 2B:	4.75 Acres	4.75 Acres
	19 Single-Family Detached	19 Single-Family Detached
	4 Units / Acre	4 Units / Acre
Phase 3:	6.3 Acres	6.3 Acres
	76 Multi-Family Units	76 Multi-Family Units
	12 Units / Acre	12 Units / Acre
Phase 1 & Phase 3:	C-OR, C-GR, C-NR Permitted and Conditional Uses Per the Copley Township Zoning Resolution	
	C-OR, C-GR, C-NR Permitted and Conditional Uses Per the Copley Township Zoning Resolution	

INTERNAL REVIEW

DEVELOPMENT REQUIREMENTS

ARTICLE 4

SECTION 4.07

A. The Mixed Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other. More specifically, the MUCD District would:

1. Permit mixed use development in appropriate areas of the Township as suggested by the Copley Township Comprehensive Land Use Plan. **ACCORDING TO THE COMPREHENSIVE LAND USE PLAN, MIXED USE**

COMPACT DEVELOPMENT IS A SUGGESTED PLANNING TOOL FOR THIS AREA OF THE TOWNSHIP-MONTROSE

2. Permit, in these areas, a pedestrian oriented mixture of uses including civic uses, offices, limited retail, and higher density residential in a manner that reinforces existing compact development. **THE GENERAL DEVELOPMENT PLAN CALLS FOR A MIX OF HIGHER DENSITY RESIDENTIAL AND LIMITED RETAIL. THE PLAN CALLS FOR OPEN PARKLAND. RECOMMEND INCLUSION OF TRAIL SYSTEM AND/OR SHARED USE PATH NORTH AND SOUTH TO PERMIT CONNECTIVITY TO THE MONTROSE RETAIL CENTER AND THE ROTHROCK ROAD ROUND A BOUT.**

3. Expand and diversify housing opportunities to meet current and future needs. **THE COMPREHENSIVE LAND USE PLAN ENCOURAGES HOUSING DIVERSITY INCLUDED IN THE PROPOSAL-APARTMENTS; TOWNHOMES**

4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential. **THE PLAN WOULD MAKE A SUITABLE TRANSITION BUFFER BETWEEN THE EXISTING SENIOR LIVING FACILITY AND PROPOSED PARCELS ZONED FOR LARGE SCALE RETAIL.**

5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations. **A ZONING CERTIFICATE SHALL BE ISSUED FOR ALL PHASES OF DEVELOPMENT SUBJECT TO APPROVAL BY THE ARCHITECTURAL REVIEW BOARD UTILIZNG THE MAJOR SITE PLAN APPLICATION AND THE DEVELOPMENT REGULATIONS FOUND IN SECTION 4.07 OF THE COBLEY TOWNSHIP ZONING RESOLUTION.**

6. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development-**THE PLAN INCLUDES RENTAL UNITS, SINGLE FAMILY OWNER OCCUPIED UNITS AND NEIGHBORHOOD RETAIL; 54% RESIDENTIAL; 18% OFFICE; 26% COMMERCIAL RETAIL**

B. Establishment of a MUCD District Mixed Use Compact Development (MUCD) Districts may be established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of a Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol MUCD.

C. Application of the MUCD District The Mixed Use Compact Development (MUCD) District shall be in addition to and shall overlay all other zoning districts where the MUCD district is established. Therefore, any parcel of land lying in the MUCD district shall also lie in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

D. Project Development Requirements in order to accomplish the purposes set forth in Section 4.06

A. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. **54% RESIDENTIAL; 18% OFFICE; 26% COMMERCIAL RETAIL; OPEN SPACE**

The uses permitted in a Mixed Use Compact Development (MUCD) District shall be developed in a manner that achieves some or all of the following:

1. Includes a variety of housing types that results in a cohesive development which may have a higher density in some areas provided that the density in that portion of the MUCD District that abuts existing lower density residential

development is no greater than the density in that residential development. **THE PLAN WOULD OFFER HIGHER DENSITY RESIDENTIAL COMPATIBLE WITH GENERAL RETAIL AND A SENIOR LIVING COMMUNITY.**

2. Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible given the size of the particular MUCD District:

a. A network of interconnecting streets and blocks; **PLAN CALLS FOR PUBLIC STREETS/BOULEVARDS WHICH ARE INTERCONNECTED THROUGHOUT THE DEVELOPMENT**

b. Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood; **THE PLAN CALLS FOR STREET LANDSCAPING; MINI PARK, 7.5 (35%) OPEN SPACE**

c. Connections to community facilities, offices and retail centers within and adjacent to the MUCD District. **RECOMMEND INCLUSION OF TRAIL SYSTEM AND/OR SHARED USE PATH NORTH AND SOUTH TO PERMIT CONNECTIVITY TO THE MONTROSE RETAIL CENTER AND THE ROTHROCK ROAD ROUND A BOUT.**

3. Conforms to a set of design guidelines approved at the time of rezoning to ensure that: **ALL PHASES ARE SUBJECT TO ADDITIONAL APPROVAL BY THE ARCHITECTURAL REVIEW BOARD. THE MASTERPLAN APPROPRIATELY ADDRESSES THE FOLLOWING:**

a. Buildings, open spaces and other visual features that act as landmarks are included in the MUCD District;

b. Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and

c. A cohesive environment is created. **THE PLAN CALLS FOR A COHESIVE DESIGN OF MIXED USES**

4. Reduces the impact between the MUCD District and existing and future development adjacent to the MUCD District by providing adequate transitional features such as: a. Primary uses in a MUCD District that are similar in intensity to existing and/or expected uses in the abutting districts. b. Placing the lower intensity uses in a MUCD District adjacent to the lower intensity uses and zoning districts that are outside the MUCD District, and c. Including adequate screening and buffering around the perimeter of the MUCD District. **THE PLAN PLACES RESIDENTIAL UNITS IN THE AREA CLOSEST TO THE SENIOR LIVING COMPLEX AND THE PROPOSED RETAIL ADJACENT TO THE VANCANT C-GR; COPELY PLACE IS A HIGH DENSITY RESIDENTIAL SENIOR COMMUNITY AT 120 UNITS PER 4.88 ACRES.**

5. Is located adjacent to areas zoned for either Commercial or Industrial use and where central sewer and water services are available or will be made available by the developer as a condition of project approval. **CENTRALIZED SEWER AND WATER SERVICES ARE AVAILABLE IN THIS AREA**

E. Minimum Project Area and Ownership The gross area of a tract of land proposed to be developed as a MUCD District shall be at least twenty (20) acres. **PLAN CALLS FOR 21.25 ACRES OVERALL**

1. The Architectural Review Board (ARB) may waive this requirement when it determines that, because of unique circumstances, this minimum cannot be achieved and the development of the property at a lesser standard will not have any material adverse impact on the adjacent property or the Township provided that in no case shall the area of the MUCD District be less than five (5) acres. Unique circumstances may include but are not limited to: a. The proposed MUCD District is adjacent to and thus becomes an extension of an existing or separately proposed MUCD District; or b. Because of existing uses, natural features, or ownership patterns there is no, or little, likelihood that contiguous land area can be acquired and consolidated to achieve the requisite 20 acres. **NA**

2. To be eligible for an MUCD District, such tract of land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations provided that an application must be filed by the owner or jointly by owners of all property included in the project area. In the case of multiple ownership, the approved

final development plan and related conditions, including the phasing of development, shall be binding on all owners. F. Permitted Uses It is the intent of these regulations that a Mixed Use Compact Development District may contain a mixture of uses and a variety of building types not otherwise allowed in a given underlying zoning district and that such deviations may be allowed under circumstances where the Architectural Review Board determines it to be sufficiently advantageous and appropriate to grant such permission to depart from the normal requirements of the applicable zoning district. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of nonresidential uses in the proposed development. As a guide to the Architectural Review Board in making such determinations, a Mixed Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

Table A Permitted Uses

1. Residential:	
a. Single-family detached dwellings	P
b. Cluster single-family dwelling	P
c. Attached single-family dwelling with not more than 4 units attached	P
d. Townhouse with not more than 6 units attached	P*
e. Multifamily dwellings	P*
f. Assisted living facility	P*
g. Congregate living facility	P*
2. Offices:	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P
3. Retail/Services:	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P

P = use is permitted; P* = use is permitted subject to 4.06 I.

1. Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts and are not listed in Table A above, may be conditionally permitted in any location in the MUCD subject to the criteria established in Section 4.06 I. In addition, a Live/Work Use may be permitted as a conditional use in any MUCD District.

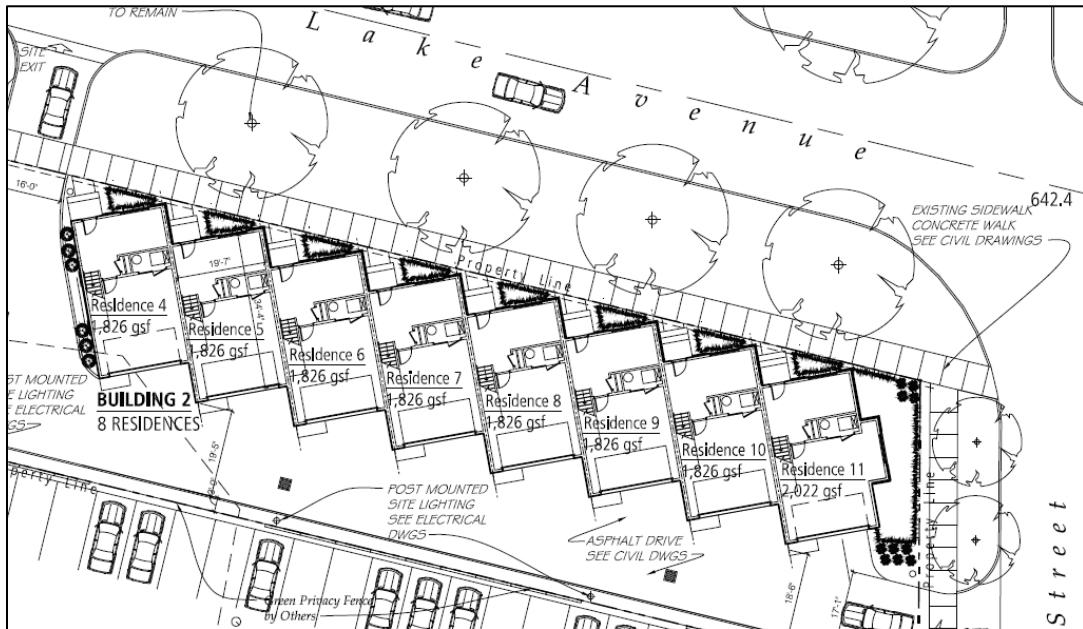
2. Accessory Uses. The following uses that are accessory to an establishment in a MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.

- a. **Off-street Parking.** Off-street parking as regulated in Section 4.06 H 3 and Article 9.

- b. Fences and Walls.** Fences and walls may be erected in a MUCD District in compliance with this Resolution.
- c. Accessory Facilities for Residents of Development.** Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with single-family detached dwellings, two-family dwellings, single-family attached dwellings and/or multifamily dwellings, for use by residents of the MUCD District.
- d. Signs.** Signs as regulated by Article 8.

THE PLAN CALLS FOR RETAINING WALLS, OUTDOOR POOL AND COMMUNITY GATHER PLACE

THE PLAN CALLS FOR 8 ATTACHED TOWNHOME BUILDINGS. RECOMMEND APPROVAL. SEE SAMPLE CONSTRUCTION OF PROPOSED 8 UNIT BUILDING BELOW:





G. Density The maximum number of dwelling units permitted in any Mixed Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

1. Density for Residential Development. The density of each area of a MUCD project devoted to a specific dwelling unit type shall not exceed the maximum number of dwelling units per acre set forth below:

a. Single-family Detached Dwellings – Maximum density shall be four (4) dwelling units per acre. **Phase 2B: Proposed 19 Units/4 Units Per Acre; 4.75 Acres required**

b. Two-family Dwellings and Single-family Attached Dwellings - Maximum density shall be eight (8) dwelling units per acre. **Phase 2A: Proposed 28 Units; 3.5 Acres required**

c. Multifamily Dwellings - Maximum density shall be twelve (12) dwelling units per acre. **Phase 1 Proposed 80 units/12 units per acre; 6.7 acres required; Phase 3 Proposed 76 Units/12 units per acre; 6.3 acres required**

2. Maximum Number of Dwelling Units. The maximum number of dwelling units permitted for a particular MUCD project shall be calculated by multiplying the total area devoted to each dwelling unit type, as identified and delineated on the general development plan, by the maximum density per acre permitted above.

H. Development Standards

A ZONING CERTIFICATE SHALL BE ISSUED FOR ALL PHASES OF DEVELOPMENT SUBJECT TO APPROVAL BY THE ARCHITECTURAL REVIEW BOARD UTILIZING THE MAJOR SITE PLAN APPLICATION AND THE DEVELOPMENT REGULATIONS FOUND IN SECTION 4.07 OF THE COBLEY TOWNSHIP ZONING RESOLUTION.

1. Setbacks and Separations. Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:

a. Minimum and Maximum Building Setbacks from Project Boundaries and Streets: All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B. Table B

a. Minimum Setback of New Buildings from Project Boundaries 40 feet **ALL PHASES OF MASTERPLAN SHALL BE 40' FROM PROJECT BOUNDARIES**

b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted 40 feet **ALL PHASES SHALL BE SETBACK A MINIMUM OF 40' FROM ROTHROCK ROAD**

c. Setback of New Buildings from proposed public street Right-of Ways within the MUCD 1) Minimum 10' 2) Maximum 20' **ALL PHASES SHALL BE SETBACK A MINIMUM OF 10' FROM PROPOSED PUBLIC RIGHT OF WAYS**

b. Minimum Separation Between New Buildings: In order to ensure reasonable privacy and separation of buildings, individual buildings located within the MUCD shall be separated by the minimum distances specified below:

i. Single-family detached dwellings: All new single-family detached dwelling units shall be separated from each other by a minimum of 15 feet, except that when two walls facing each other both contain windows of living areas, or adjacent patios or decks, the minimum separation shall be 40 feet. For the purposes of this Section, living areas shall include: living room, family room or dining room. **ALL SINGLE FAMILY DETACHED DWELLINGS IN PHASE 2B SHALL BE DESIGNED SO THAT A SEPARATION OF 15' SHALL BE ESTABLISHED**

ii. Single-family detached dwellings adjacent to other uses: The minimum separation between new single-family detached dwelling units shall be 40 feet from attached single-family dwellings and 60 feet from all other buildings other than accessory buildings and detached garages associated with each single-family detached dwelling. **THE PLANS CALLS FOR 50+ FEET OF SEPARATION BETWEEN ATTACHED SINGLE FAMILY AND DETACHED SINGLE FAMILY. THE PLAN CALLS FOR ATTACHED GARAGES.**

iii. All new attached single-family dwellings, multi-family dwellings, and non-residential buildings: Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet. The maximum separation required shall not exceed 60 feet when neither of the two walls contains windows and 100 feet when one or both walls contain windows. **THE PLAN SHALL MEET THIS REQUIREMENT.**

2. Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief. **PHASE 1 BUILDING HAS BEEN APPROVED BY THE COBLENTZ TOWNSHIP ARCHITECTURAL REVIEW BOARD AND THE COBLENTZ TOWNSHIP FIRE CHIEF AT A MAXIMUM OF 116' IN OVERALL HEIGHT. ALL BUILDINGS IN PHASE 2A, 2B, AND 3 SHALL NOT EXCEED A MAXIMUM BUILDING HEIGHT OF 35'.**

3. Parking and Roadway Setbacks: Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:

a. Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard. **THE PLAN CALLS FOR OFF STREET PARKING OF PHASE 1 TO THE FRONT OF THE RETAIL BUILDING AND UNDERGROUND PARKING GARAGE. RECOMMEND APPROVAL OF FRONT PARKING FOR A MAXIMUM OF 24 SPACES. THIS WILL ALLOW EASE OF DIRECT ACCESS TO THE RETAIL PORTION OF THE LOWER LEVEL.**

b. All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet. **OFF STREET PARKING IS PROPOSED AT 120+ FEET FROM ROTHROCK ROAD.**

c. All off-street parking areas and roadways shall be set back from all other boundaries of the MUCD project a distance not less than 20 feet. **OFF STREET PARKING FOR PHASE 1 IS PROPOSED AT 10 FEET FROM**

THE PROPOSED PUBLIC STREET "STREET A". RECOMMEND APPROVAL OF 10' SETBACK OF PARKING GARAGE FROM "STREET A".

4. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document. **PLANS CALLS FOR INSTALLATION OF INTERCONNECTED SIDEWALKS THROUGHOUT THE DEVELOPMENT AND ALONG ROTHROCK ROAD. RECOMMEND INCLUSION OF TRAIL SYSTEM AND/OR SHARED USE PATH NORTH AND SOUTH TO PERMIT CONNECTIVITY TO THE MONTROSE RETAIL CENTER AND THE ROTHROCK ROAD ROUND A BOUT.**

5. Ownership: Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of a MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such sublot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the appropriate front, side, and rear yard dimensions for each subplot. **THE PLAN CALLS FOR ZERO LOT LINE PARCELS IN PHASE 2A AND THE BUILDING ENVELOPE FOR PHASE 2B SHALL BE SUBJECT TO REVIEW BY THE ARB VIA THE MAJOR SITE PLAN APPLICATION. THE APPLICANT WILL MAINTAIN A MINIMUM SIDEYARD SETBACK OF 15' IN PHASE 2B AND A MINIMUM 15' BUILDING SEPARATION IN PHASE 2A. SETBACKS MAY BE GREATER WHERE EASEMENTS ARE REQUIRED.**

Supplemental Requirements

Each proposed MUCD shall comply with the following supplemental requirements:

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys. –**PLAN CALLS FOR SF ATTACHED AND DETACHED TO FACE ONE ANOTHER AND BUILDINGS OF PHASE 3 TO SHARE, FRONT-FACING, A COMMON COURTYARD/MINI PARK AND BOULEVARD.**

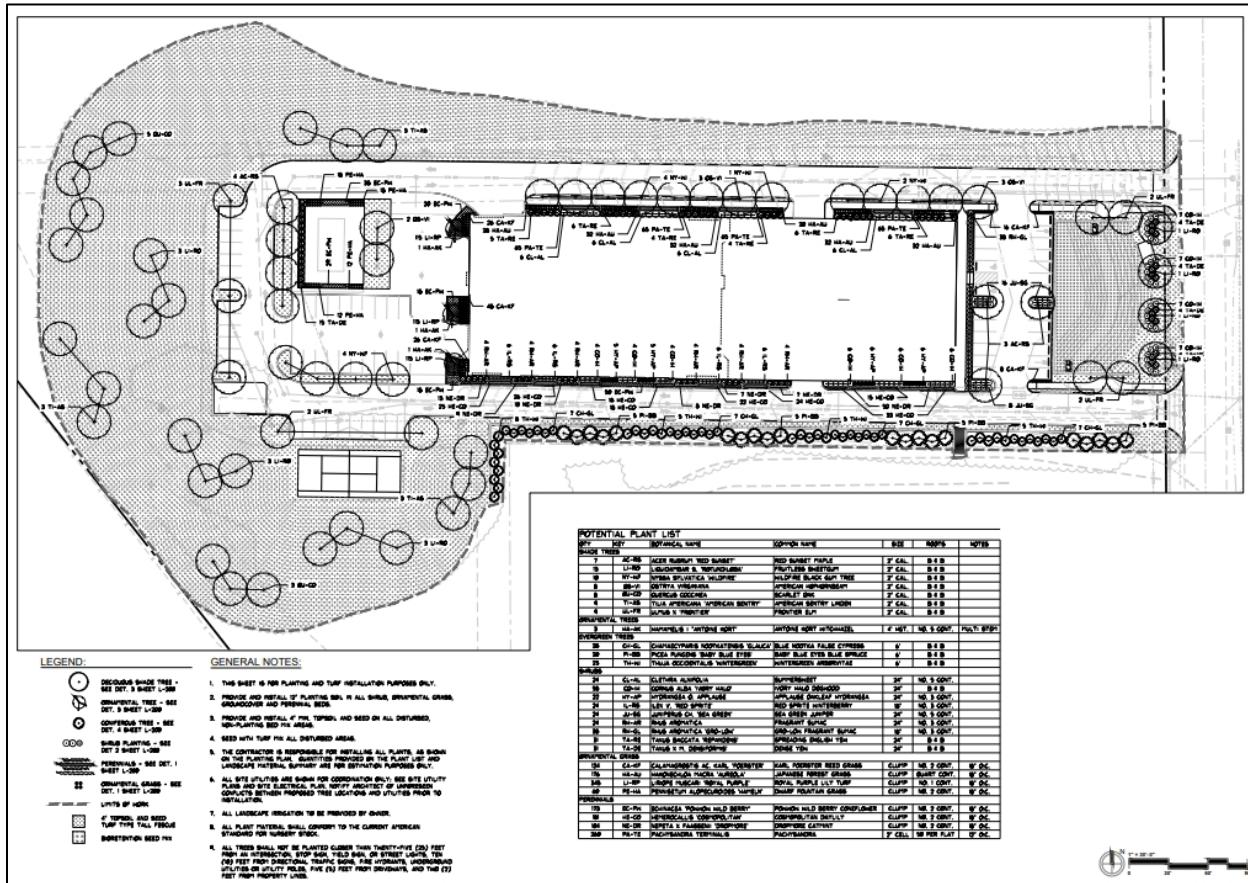
2. The vehicular circulation system shall be designed to ensure that the entire MUCD is a cohesive development, and to promote inter-connection among individual projects. All streets shall be public and shall comply with the construction standards set forth in the Summit County Subdivision Regulations. **PLAN CALLS FOR INTERCONNECTING STREETS AND SHALL INCLUDE PUBLIC STREETS COMPLIANT TO SUMMIT COUNTY STANDARDS**

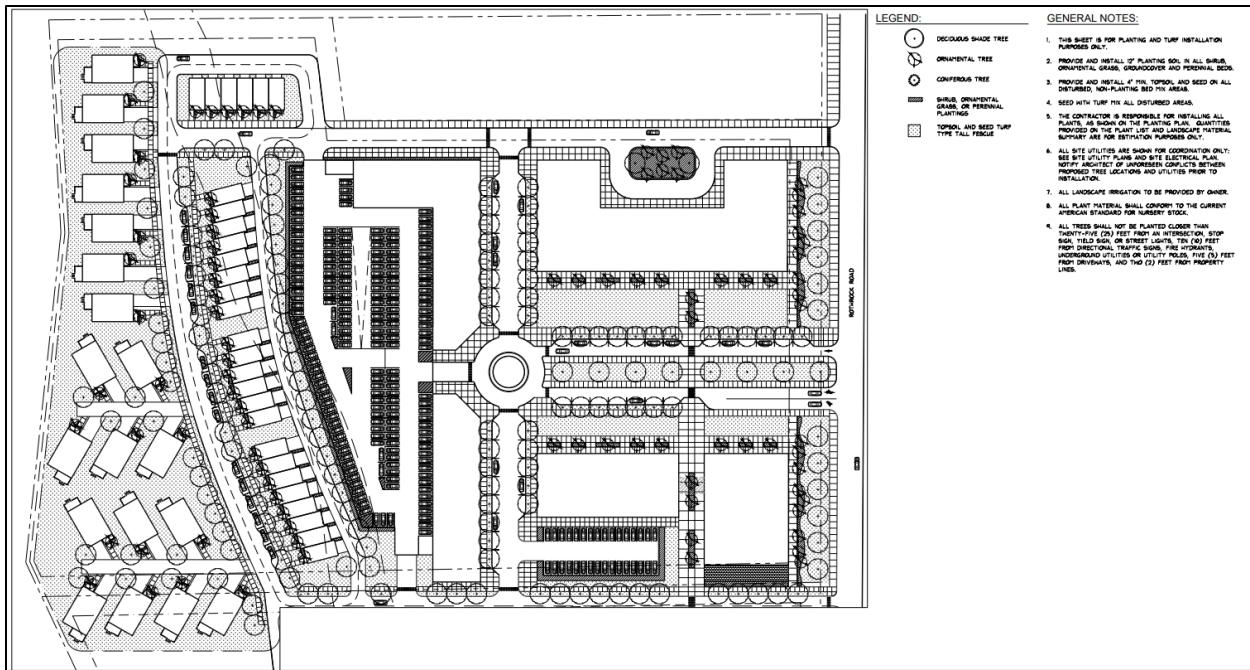
3. All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings. –**PLAN CALLS FOR ENCLOSURES, INCLUSIVE OF OFF-STREET PARKING**

4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements: –**PLAN SHALL MEET THE REGULATIONS OF ARTICLE 14**

5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within a MUCD. –**PLAN CALLS FOR A RETAINING WALL TO BUFFER THE ATTACHED SINGLE FAMILY HOMES AND THE PHASE 3.**

6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover. **PLAN SHALL MEET THE REGULATIONS OF ARTICLE 14**





7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space. **PLAN CALLS FOR GROUPED DWELLING UNITS**

8. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.

J. Modifications

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the

K. Development Plan Review

1. The establishment of a MUCD district requires that the following steps shall be completed concurrently:

a. Application for zoning map amendment is submitted, pursuant to this Resolution. -**SUBMITTED**

b. Application for review of the general development plan, pursuant to this Resolution. **APPROVED**

2. Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.

3. After a General Development Plan is approved for a MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development. **SUBMITTED**

4. After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.

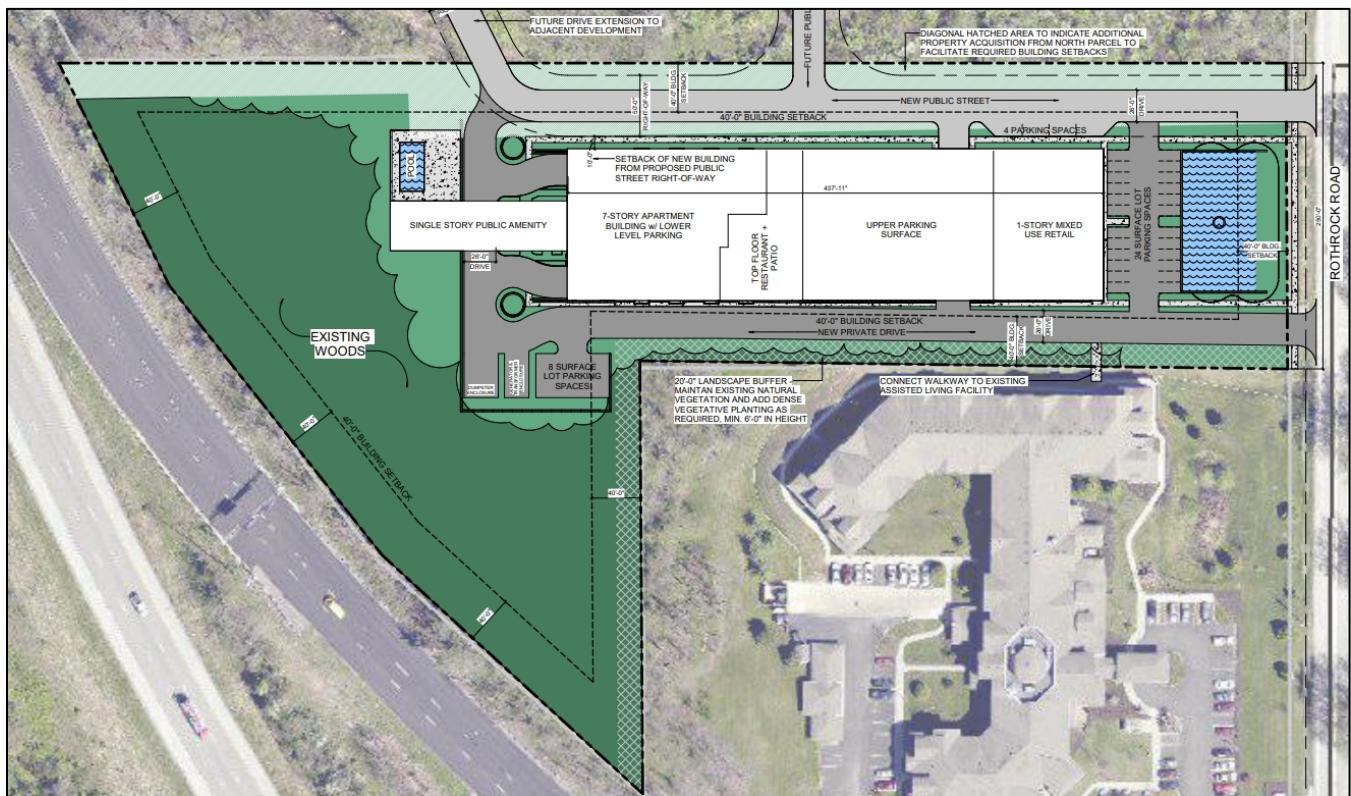
APPROVAL OF A GENERAL DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN DOES NOT GUARANTEE APPROVAL OF THE REQUIRED MAP AMENDMENT. THE FINAL DEVELOPMENT PLAN AND DEVELOPMENT REQUIREMENTS FOR THE NEW MUCD MUST BE APPROVED IN ORDER TO ESTABLISH THE REQUESTED MUCD.

**Text Amendment requirement has been removed from this Staff Report. Upon further review, it has been determined that all phases of the proposal will be held to the regulations as found in Article 4, Section 4.07 and new text regulations are not required for this plan.*

PHASE ONE

Seven-Story Mixed Use (80 residential units; 9,250 sf retail; 6,000 sf restaurant)

Phase One will consist of one seven-story mixed use building, inclusive of Level B (multi-tenant retail) and Levels 1-7 (residential/restaurant). The building is 128' x 440' for a total of 56,320 square feet in overall area and 116' in overall height.



SITE INFORMATION

PPN: 1504432

PARCEL AREA (ACRES): 5.6866ac (BASE PARCEL)

PARCEL AREA (ACRES): 1.0898ac (ADDED FROM N.)

PARCEL AREA (TOTAL): 6.7764ac

ZONING DISTRICT: CPLEY TOWNSHIP, C-GR,
GENERAL RETAIL COMMERCIAL DISTRICT

PARKING REQUIREMENTS:

RESIDENTIAL REQUIRED PARKING:

2 STALLS PER UNIT

80 UNITS*2 SPACES = 160 SPACES

RETAIL REQUIRED PARKING:

1 PER 250 GSF

9,254/250 = 39 SPACES

RESTAURANT REQUIRED PARKING:

1 PER 75 NSF x 50% (COMPANION USE)

(6,000/75).5 = 40 SPACES

TOTAL REQUIRED PARKING = 239 SPACES

LOWER LEVEL PROVIDED PARKING:

GARAGE = 102 SPACES

SURFACE LOT = 28 SPACES

TOTAL PROVIDED = 130 SPACES

LEVEL 1 PROVIDED PARKING:

GARAGE PROVIDED = 101 SPACES

SURFACE LOT = 8 SPACES

TOTAL PROVIDED = 109 SPACES

TOTAL PROVIDED PARKING = 239 SPACES

STANDARD STALL SIZE = 9'-0" x 18'-0" MINIMUM

STANDARD AISLE WIDTH = 26'-0"

PARKING SETBACKS = 20'-0" FROM R.O.W

SETBACKS

FRONT YARD SETBACK = 40'-0" FROM R.O.W

SIDE YARD SETBACK = 40'-0"

REAR YARD SETBACK = 40'-0"

ACREAGE

TOTAL LOT ACREAGE = 6.7764 ACRES

UNITS PER ACREAGE

ALLOWED:

MULTIFAMILY APARTMENTS

= 12 UNITS PER 1 ACRE

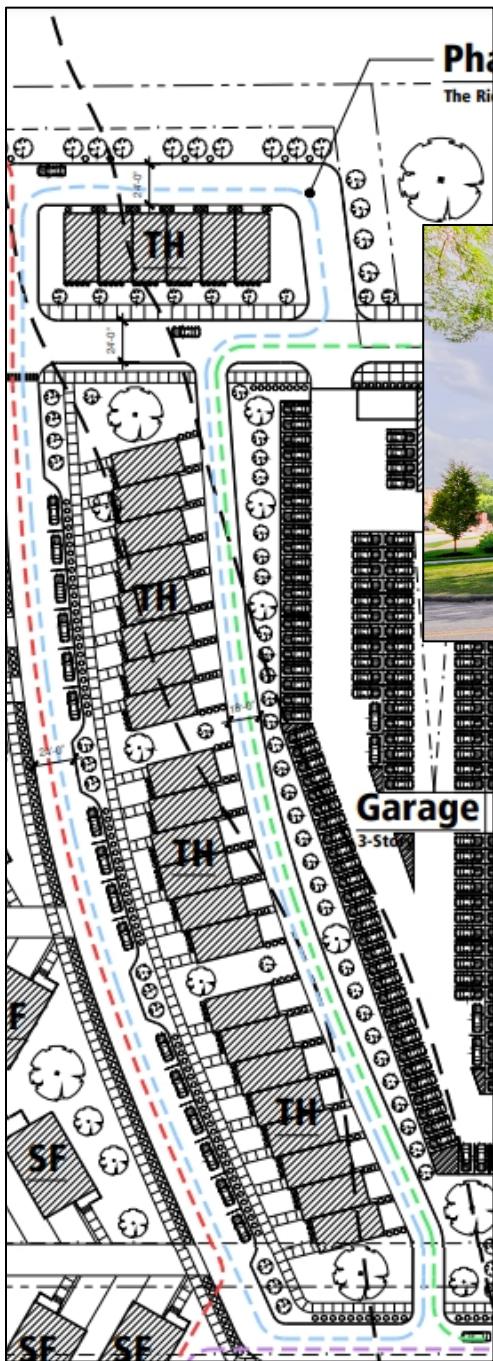
PROVIDED:

80 UNITS ON 6.77 ACRES = 11.82 UNITS PER ACRE



PHASE 2A-THE RIDGE

The Ridge-Phase 2A: Residential (28 Attached Single Family Townhomes); 3.5 Acres



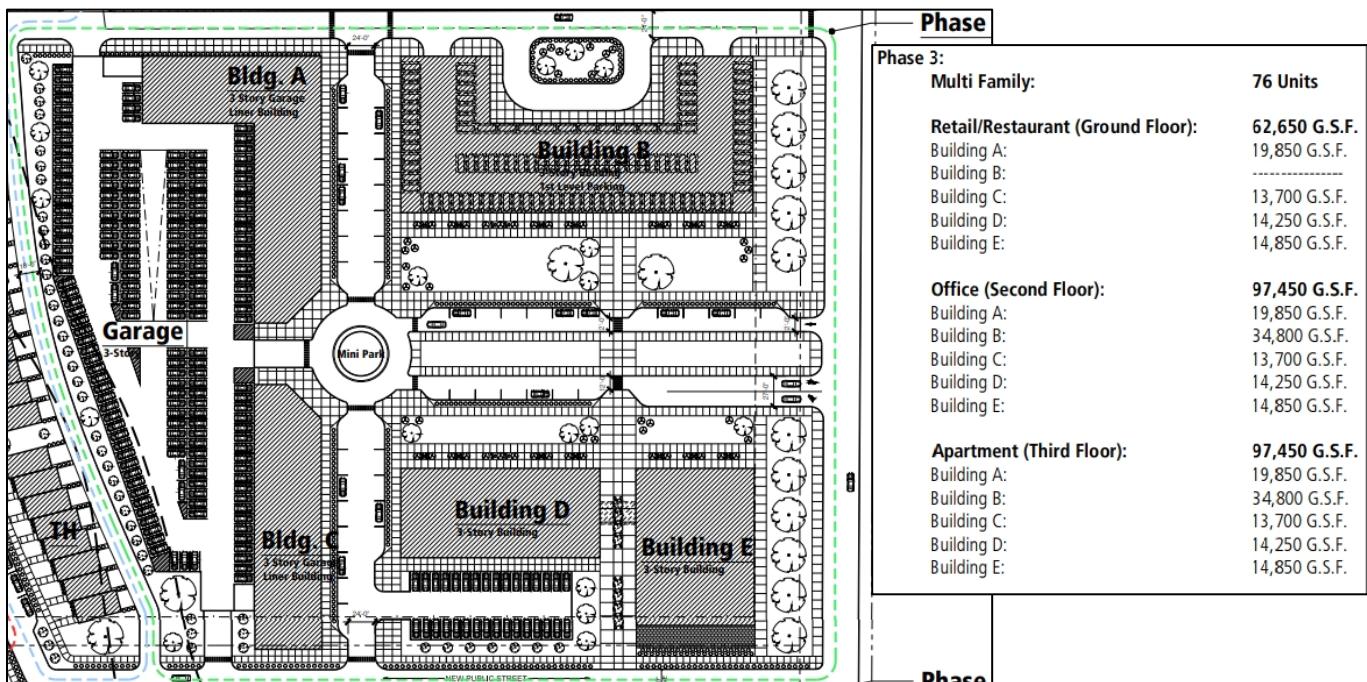
PHASE 2B-THE WOODLANDS

The Woodlands-Phase 2B: 19 Detached Single Family; 4.75 Acres



PHASE 3-COPLEY POINT AT MONTROSE

Copley Point at Montrose-Phase 3: 76 Apartments; Retail/Community Services: 6.3 Acres



SUGGESTED MOTIONS AND AUTHORITY TO PROCEED FINAL DEVELOPMENT PLAN

The Copley Township Architectural Review Board motions to approve the applicants Final Development Plan as proposed conditioned upon satisfying all external agencies, lot consolidation and approval of a Map Amendment of the Mixed Use Compact Development District.

The Copley Township Architectural Review Board motions to approve the Major Site Plan application for Phase 1 of the Final Development Plan as proposed conditioned upon satisfying all external agencies; lot consolidation and approval of a Map Amendment of the Mixed Use Compact Development District.

APPLICANT SUMMARY PHASE 1-THE ROCK ROTHROCK MIXED USE COMPACT DEVELOPMENT DISTRICT

PROJECT: Phase 1-The Rock PPN: 1504432-506 Rothrock Road PPN: 1501804-444 Rothrock Road	APPLICATION TYPE: Major Site Plan Application
APPLICANT/LANDOWNER	APPLICANT: Matthew J. Birch LANDOWNER: One Hundred Three LLC (Parcel 1504432); East Montrose LTD (Parcel 1501804)
COMPANY PERFORMING WORK REQUESTED	Birch Group, LLC/TBD
INVESTMENT	\$22,000,000
APPLICATION SUMMARY	<p>Applicant and Landowner, Matthew J. Birch, is requesting approval of The Rock-Phase 1: 7 Story Mixed Use (80 apartments; 15,707 square feet of restaurant/retail): 6.7 Acres Open Space: 3.4 Acres</p> <p>The site will be serviced with the following utilities:</p> <ul style="list-style-type: none">• City of Akron Water-IN PROGRESS; NO OBJECTIONS• City of Akron Sewer-IN PROGRESS; NO OBJECTIONS• First Energy Electric-CONFIRMED• Dominion East Gas-CONFIRMED <p>Agencies or jurisdictions which will review and provide comments and/or services include:</p> <ul style="list-style-type: none">• Copley Fire-NO OBJECTIONS• Copley Service Dept.-NO OBJECTIONS• Copley Police Dept.-NO OBJECTIONS• Copley Dept. of Community & Economic Development-RECOMMEND APPROVAL• Summit County Soil and Water Conservation-IN

	<p>PROGRESS</p> <ul style="list-style-type: none"> • Summit County Engineer-IN PROGRESS • City of Akron-NO OBJECTIONS
REVIEW REQUIRED	<p>Architectural Review Board-Approval of Final Development Plan and Development Plan Requirements</p> <p>Board of Zoning Appeals-There are no known variances required for this project.</p> <p>Zoning Commission-Map Amendment-APPLICATION SUBMITTED 2/1/2022</p> <p>Summit County Planning Commission-Map Amendment</p> <p>Board of Trustees-Map Amendment</p> <p>Traffic Questionnaire-Submitted to SCE</p> <p>Storm Water Plan-Calculations for Phase 1 Submitted to SCE/SSWCD</p>
ARCHITECTURAL REVIEW BOARD	<p>July 6, 2021, ARB motioned to approve the inclusion of Parcel 15018045 into the Development Plan for the proposed Rothrock Mixed Use Compact Development District. The ARB denied the use of a roof-top obelisk. The ARB recommended continuation of review of the proposed sign package.</p> <p>August 2, 2021 ARB motioned to approve the overall building height proposed for Phase 1 multi-story 116' conditioned upon approval of the Final Development Plan.</p>
INITIATED BY	Applicant
DECISION TYPE	<input checked="" type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
LAND AREA	<p>PPN: 1504432 (506 Rothrock Road) 6 acres</p> <p>PPN: 15018045-15 acres</p> <p>Total: 21 acres</p>
CODE REFERENCES	<p>4.07 Mixed-Use Compact Development District</p> <p>Article 9-Parking</p> <p>Article 12-Zoning Commission and Zoning Amendments</p> <p>Article 14-Landscaping Buffering and Screening</p> <p>Article 16-Tree Preservation</p>
GENERAL LOCATION	The properties are located on the east side 1-77 and the west side Rothrock Road, north of S Cleveland Massillon Road and south of Rosemont Blvd.
ZONING	C-GR (Commercial General Retail)

PROJECT DESCRIPTION

PHASE ONE

Seven-Story Mixed Use (80 residential units; 9,250 sf retail; 6,000 sf restaurant)

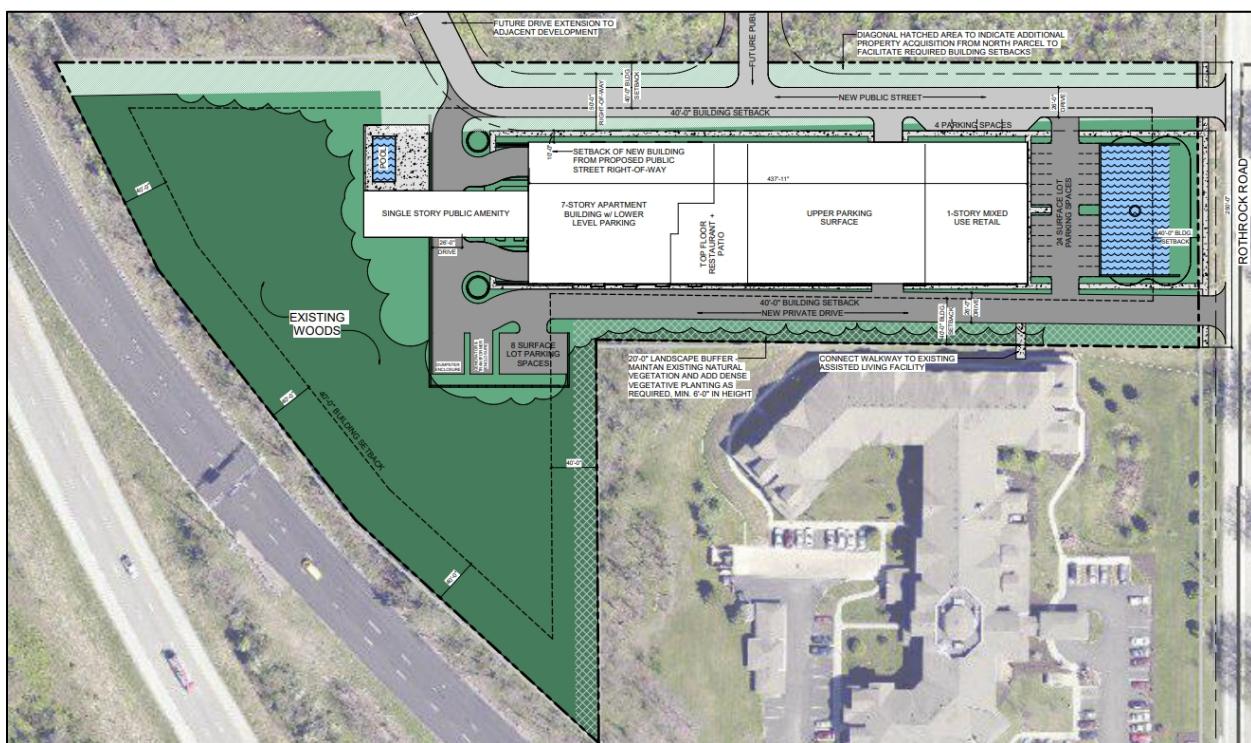
Phase One will consist of one seven-story mixed use building, inclusive of Level B (multi-tenant retail) and Levels 1-7 (residential/restaurant). The building is 128' x 440' for a total of 56,320 square feet in overall area and 116' in overall height.

Residential units are inclusive of (20) one bed units averaging 1100 square feet in overall area and (60) two bed units averaging 1400 square feet in overall area.

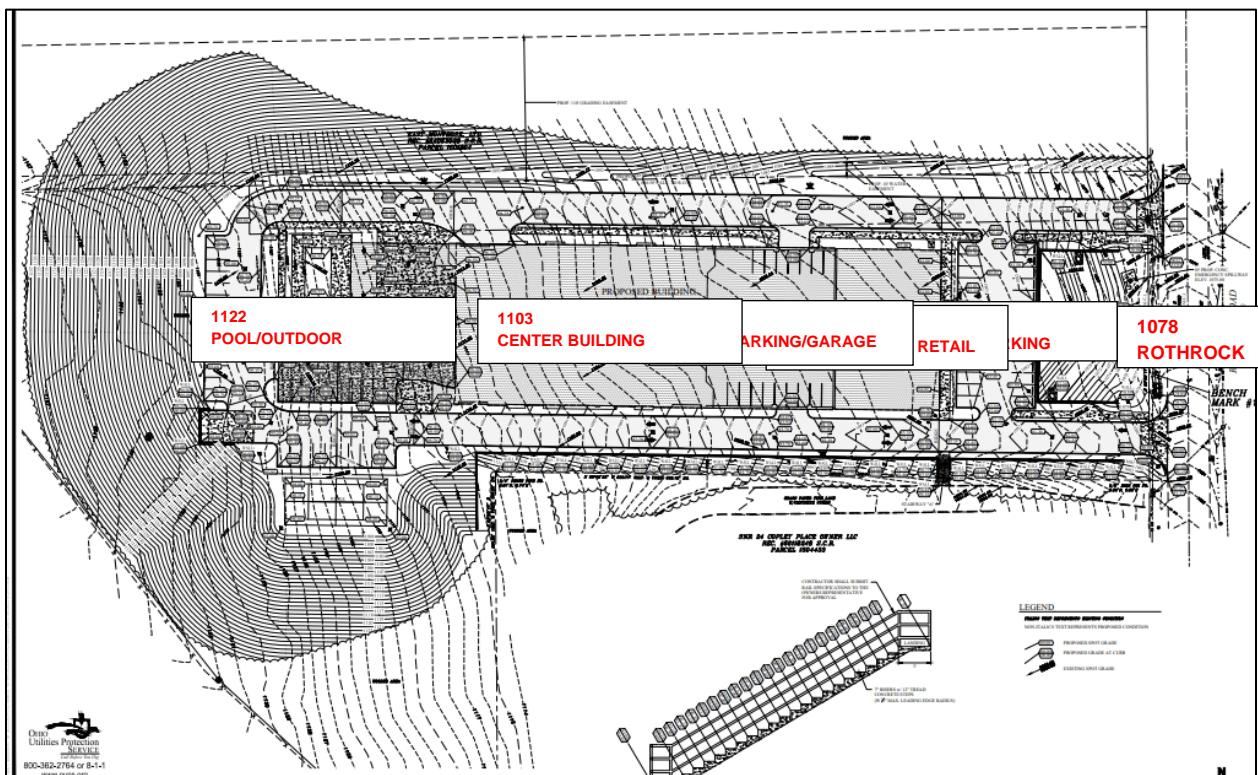
Phase 1 is inclusive of a publically dedicated roadway with a proposed 50' right of way and a 24' access drive to service the rear of the building and resident access for loading/unloading. Proposed roadways are interconnected to Phases 2 and 3 of the overall Masterplan.

A 5' sidewalk is proposed along the northern elevation of the building and along Rothrock Road. A walkway is proposed to connect Phase 1 to Copley Place to the south. Recommend addition of a shared use path to connect the rear of each phase, the existing Montrose retail district and the Rothrock road round a bout.

Development standard review for Phase 1 is included in the overall Final Development Plan. This Phase meets the development requirements as found in Section 4.07 of the Copley Township Zoning Resolution.



TOPOGRAPHY



ROTHROCK: 1078

SURFACE PARKING FOR GROUND LEVEL RETAIL: 1085

UPPER PARKING/GARAGE: 1093

CENTER BUILDING: 1103

POOL/OUTDOOR AMENITIES: 1122

FINAL ELEVATION: 1037

Applicant is requesting approval of tree removal plan for Phase 1 and Phase 2A for purpose Phase 1 and dirt storage on Phase 2A (see plan below).

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ALLOWED:
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ELEVATIONS

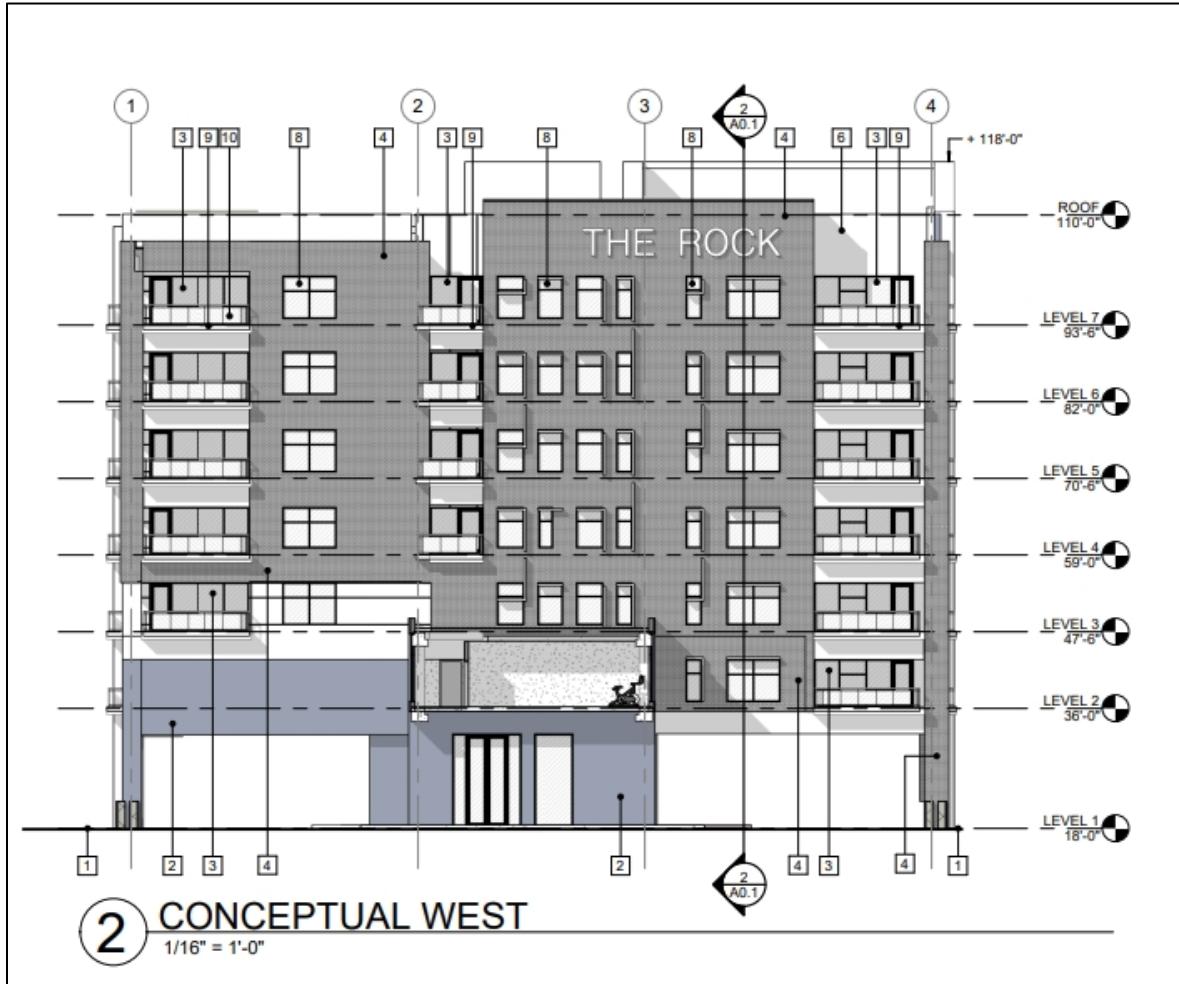
 1	FLAG NOTES - EXTERIOR ELEVATIONS
2	APPROXIMATE FINISHED GRADE.
3	ACM PANEL, COLOR: GRAY
4	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
5	BRICK MASONRY, SIOUX CITY BRICK "EBONITE VELOUR"
6	METAL COPING
7	WHITE ALUMINUM ROOF FASCIA
8	WINDOW PER SCHEDULE, TYP. SEE PLANS
9	BALCONY, FINISHES TO BE COORDINATED WITH OWNER.
10	GLASS INFILL PANEL RAILING, TYP.

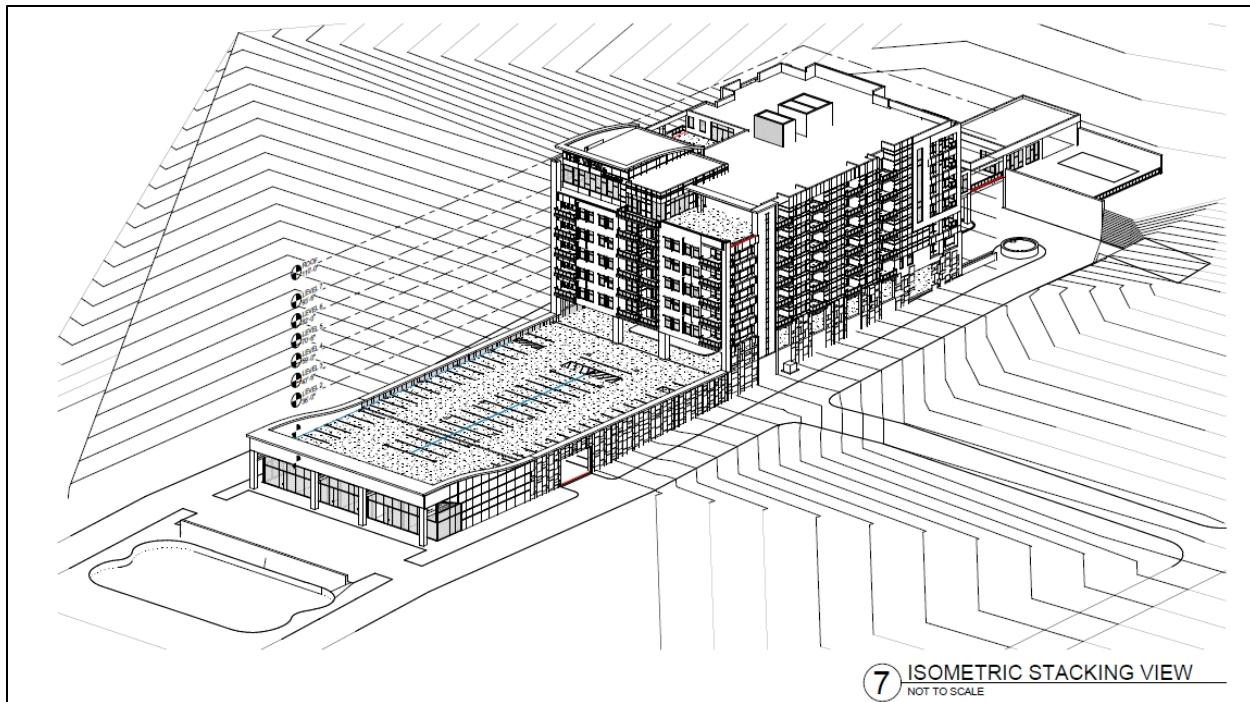
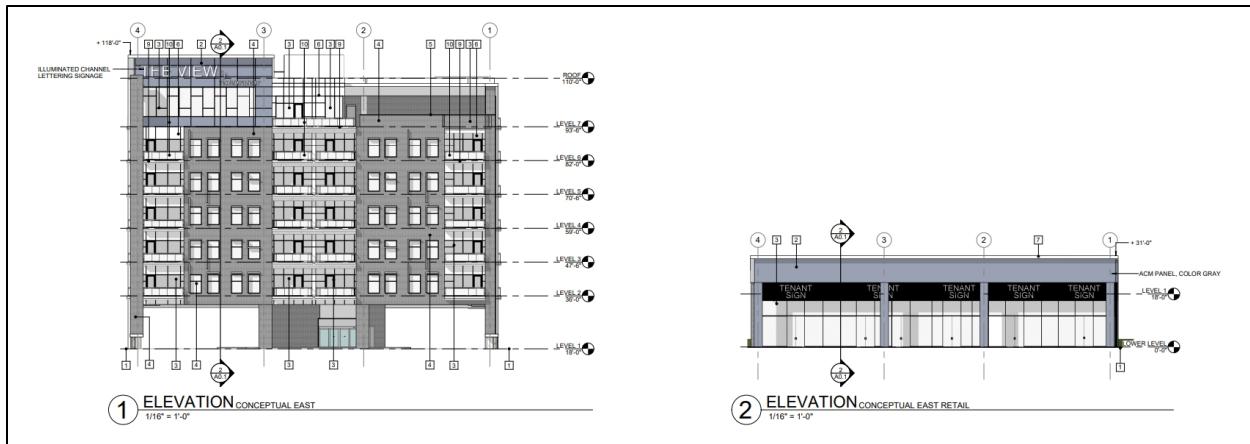




NORTHWEST-FACING I-77



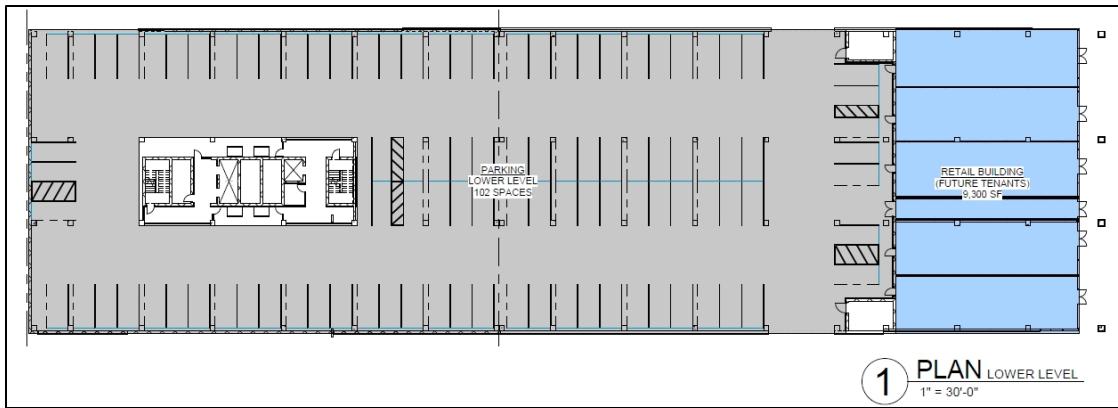




OVERALL BUILDING AREA BREAKDOWN									
	LEVEL B	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
RETAIL (BUSINESS)	9,300 SF								9,300 SF
PARKING GARAGE	40,130 SF	47,850 SF							87,980 SF
COMMUNITY AMENITY (w/ PATIOS)		1,905 SF	11,944 SF	1,518 SF	235 SF	235 SF	235 SF	2,503 SF	18,575 SF
RESIDENTIAL UNIT (w/ BALCONY)			16,210 SF	17,900 SF	19,210 SF	19,210 SF	19,210 SF	10,915 SF	102,655 SF
RESTAURANT (w/ PATIO)								6,258 SF	6,258 SF
CORRIDORS / CORE FUNCTIONS	3,752 SF	4,500 SF	4,433 SF	4,457 SF	4,457 SF	4,457 SF	4,457 SF	3,820 SF	34,333 SF
TOTAL	53,182 SF	54,255 SF	32,587 SF	23,875 SF	23,902 SF	23,902 SF	23,902 SF	23,496 SF	259,101 SF

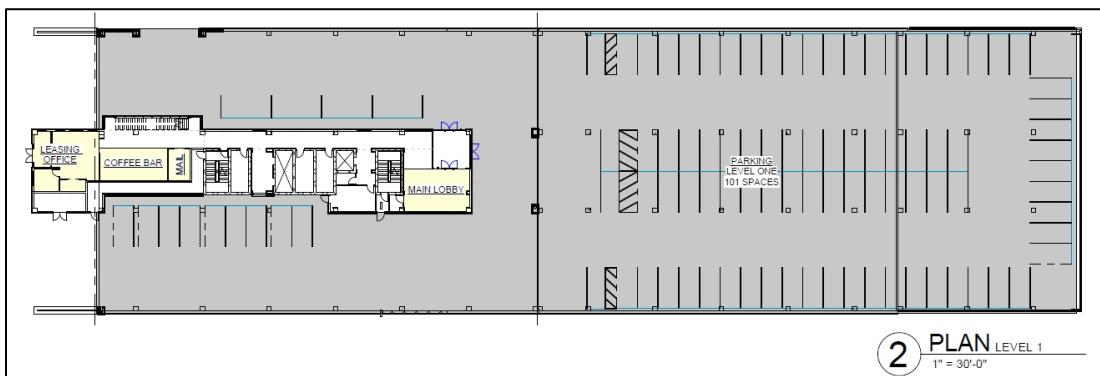
LOWER LEVEL

Level B will consist of 9,300 square feet of multi-tenant retail. Five tenant spaces are currently proposed for the building. Lower Level parking will accommodate 102 spaces.



LEVEL 1

Level 1 will consist of community amenities inclusive of a leasing office, coffee bar, mail center, core functions areas and parking to accommodate 101 spaces.



LEVEL 2

Level 2 will consist of community amenities inclusive of an outdoor pool, outdoor lounge, fitness center, clubhouse, theatre, co-work space, (9) two bed units and (4) one bed units.



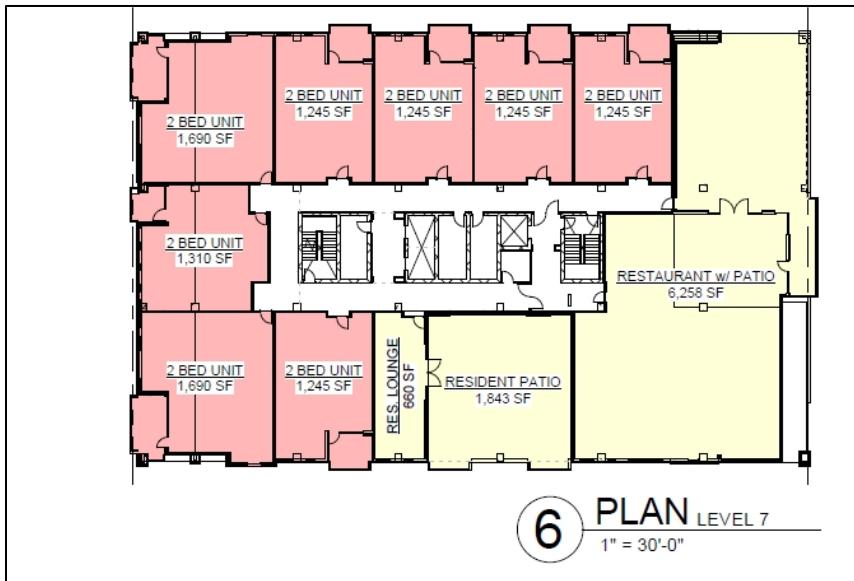
LEVELS 3-6

Levels 3-6 will consist of (43) two bed units and (16) one bed units.



LEVEL 7

Level will consist of a full service restaurant, lounge and (8) two bed units.



PARKING

PARKING REQUIREMENTS:

RESIDENTIAL REQUIRED PARKING:

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80 UNITS*2 SPACES = 160 SPACES

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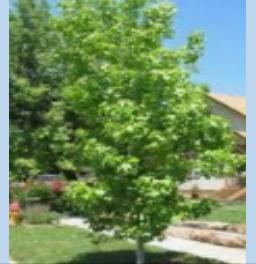
- a. Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard. **THE PLAN CALLS FOR OFF STREET PARKING OF PHASE 1 TO THE FRONT OF THE RETAIL BUILDING AND UNDERGROUND PARKING GARAGE. RECOMMEND APPROVAL OF FRONT PARKING FOR A MAXIMUM OF 24 SPACES. THIS WILL ALLOW EASE OF DIRECT ACCESS TO THE RETAIL PORTION OF THE LOWER LEVEL.**
- b. All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet. **OFF STREET PARKING IS PROPOSED AT 120+' FROM ROTHROCK ROAD.**
- c. All off-street parking areas and roadways shall be set back from all other boundaries of the MUCD project a distance not less than 20feet. **OFF STREET PARKING FOR PHASE 1 IS PROPOSED AT 10' FROM THE PROPOSED PUBLIC STREET "STREET A". RECOMMEND APPROVAL OF 10' SETBACK OF PARKING GARAGE FROM "STREET A".**



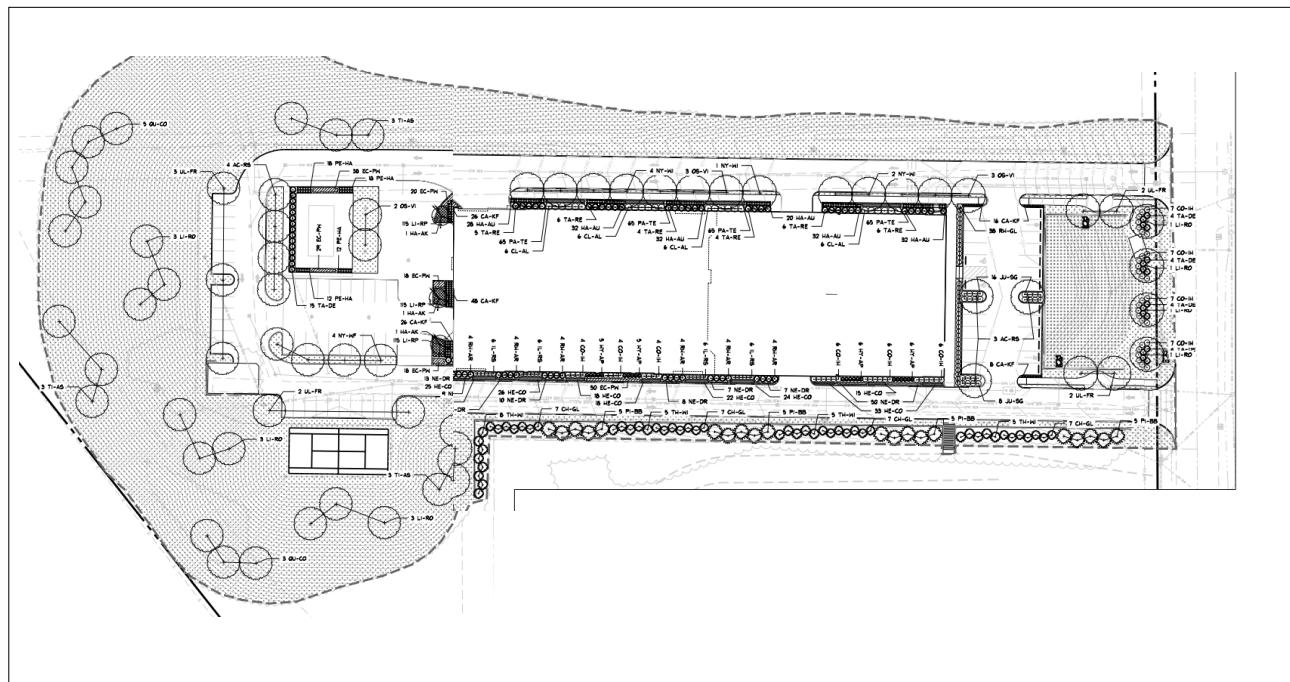
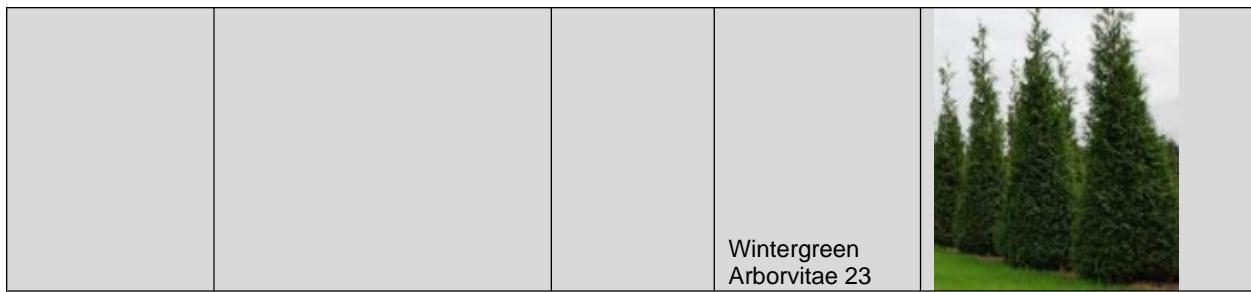
LANDSCAPE/BUFFER/SCREEN PHASE 1

CATEGORY	REGULATION	LOCATION	INSTALLATION	PHOTO
Street Landscape	1 Deciduous for every 25' of frontage	Street 1- South (Building North Façade Landscape)	Meets requirements (18 Deciduous Trees); 200' of frontage Rothrock	SEE BELOW
Screening/ Buffer	20' Buffer	Rothrock Road	20'; Buffer	
	Dense Plantings of Trees/Evergreens/Hedges		Bioretention See Mix	
			44 Shrubs; 4 Deciduous Trees Shown in Plan; Maximize evergreen plantings to create a dense screen-Minimum 6'	
			Sweetgum 4	SEE BELOW

			Ivory Halo Dogwood 28	
			Dense Yew 16	
	Copley Place-Residential Use (Zoned CGR)	Western Property Line	71 Evergreens Proposed	
			Cypress, Blue Spruce, Wintergreen Arborvitae	SEE BELOW
Building Façade	75% of façade w/n 20'	Building North	18 Deciduous Trees	SEE BELOW
			Hornbeam, Gumtree,	
	3 Deciduous for every 100' of façade	Building South	NA (Buffer landscape adjacent to drive on the north side)	
		Building West	5 Deciduous Trees	
		Building East	40 Shrubs (Parking Landscape)	
			Gro Low Sumac	
Open Space			28 Shade Trees	SEE BELOW
			American Sentry Linden, Scarlet Oak, Sweetgum,	Recommend infill of trees where available in this area
Loading Areas/Storage	Fully screened to rear of property		Screening Proposed	

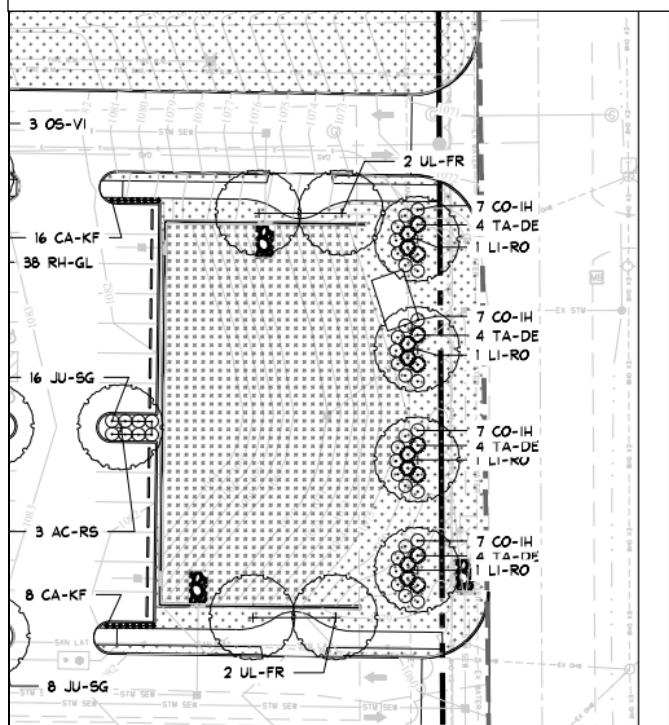
Parking Lots	Interior: 160 sf island for every 10 spaces		3 Parking islands provided on plan; Junipers		
	Perimeter Buffer 10'		Feet TBD on west side		
			Perimeter included for above ground lot on Phase 1		
Retaining Walls	Retaining Walls proposed along the western elevation of Phase 1 and the eastern elevation of Phase 3.				
TOTAL DECIDUOUS INSTALLATION			64		
			Red Sunset Maple 7		
			Fruitless Sweetgum 13		
			Black Gum 10		
			American Hornbeam 8		

				Scarlet Oak 8		
				American Sentry Linden 9		
				Frontier Elm 9		
TOTAL EVERGREEN INSTALLATION				71		
				False Cypress 28		
				Blue Spruce 20		

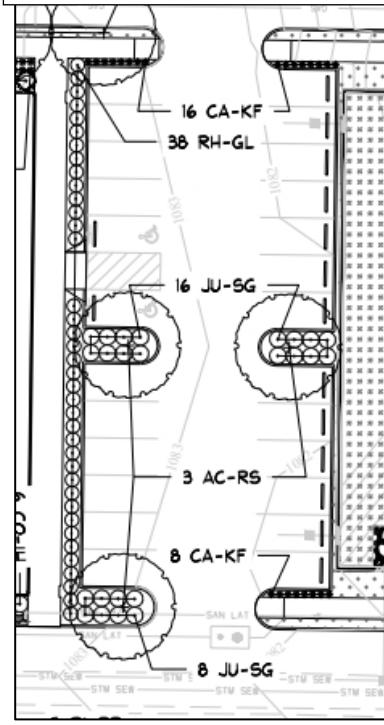


POTENTIAL PLANT LIST						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
7	AC-RS	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL.	B & B	
13	LI-RO	LIQUIDAMBAR S. 'ROTUNDILoba'	FRUITLESS SWEETGUM	2" CAL.	B & B	
10	NY-WF	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM TREE	2" CAL.	B & B	
8	OS-VI	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B & B	
8	QU-CO	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	B & B	
9	TI-AS	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2" CAL.	B & B	
9	UL-FR	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL.	B & B	
ORNAMENTAL TREES						
3	HA-AK	HAMAMELIS L. "ANTOINE KORT"	ANTOINE KORT WITCHHAZEL	4' HGT.	NO. 5 CONT.	MULTI STEM
EVERGREEN TREES						
28	CH-GL	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA'	BLUE NOOTKA FALSE CYPRESS	6'	B & B	
20	PI-BB	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES BLUE SPRUCE	6'	B & B	
23	TH-WI	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'	B & B	
SHRUBS						
24	CL-AL	CLETHRA ALNIFOLIA	SUMMERSWEET	24"	NO. 5 CONT.	
58	CO-IH	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	24"	B & B	
22	HY-AP	HYDRANGEA Q. APPLAUSE	APPLAUSE OAKLEAF HYDRANGEA	24"	NO. 3 CONT.	
24	IL-RS	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	18"	NO. 3 CONT.	
24	JU-SG	JUNIPERUS CH. 'SEA GREEN'	SEA GREEN JUNIPER	24"	NO. 5 CONT.	
24	RH-AR	RHUS AROMATICA	FRAGRANT SUMAC	24"	NO. 3 CONT.	
38	RH-GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"	NO. 3 CONT.	
31	TA-RE	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	24"	B & B	
31	TA-DE	TAXUS X M. DENSIFORMIS'	DENSE YEW	24"	B & B	
ORNAMENTAL GRASS						
124	CA-KF	CALAMAGROSTIS AC. KARL 'FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	NO. 2 CONT.	18" O.C.
176	HA-AU	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	CLUMP	QUART CONT.	18" O.C.
345	LI-RP	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	CLUMP	NO. 1 CONT.	18" O.C.
60	PE-HA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	CLUMP	NO. 2 CONT.	18" O.C.
PERENNIALS						
173	EC-PW	ECHINACEA 'POWOW WILD BERRY'	POWOW WILD BERRY CONEFLOWER	CLUMP	NO. 2 CONT.	18" O.C.
181	HE-CO	HEMEROCALLIS 'COSMOPOLITAN'	COSMOPOLITAN DAYLILY	CLUMP	NO. 2 CONT.	18" O.C.
104	NE-DR	NEPETA X FAASSENII 'DROPMORE'	DROPMORE CATMINT	CLUMP	NO. 2 CONT.	18" O.C.
260	PA-TE	PACHYSANDRA TERMINALIS	PACHYSANDRA	2" CELL	50 PER FLAT	12" O.C.

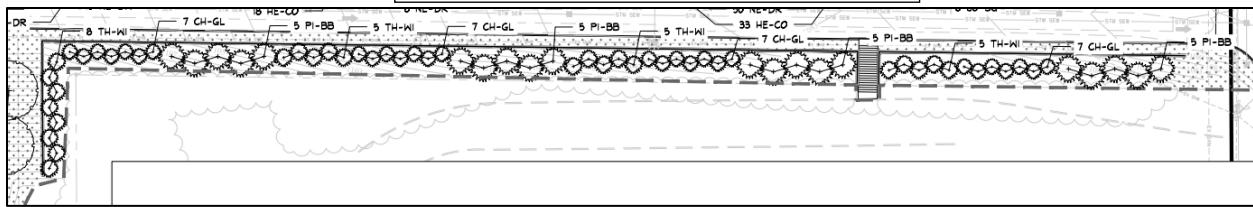
ROTHROCK STREET TREES AND RETENTION BUFFER



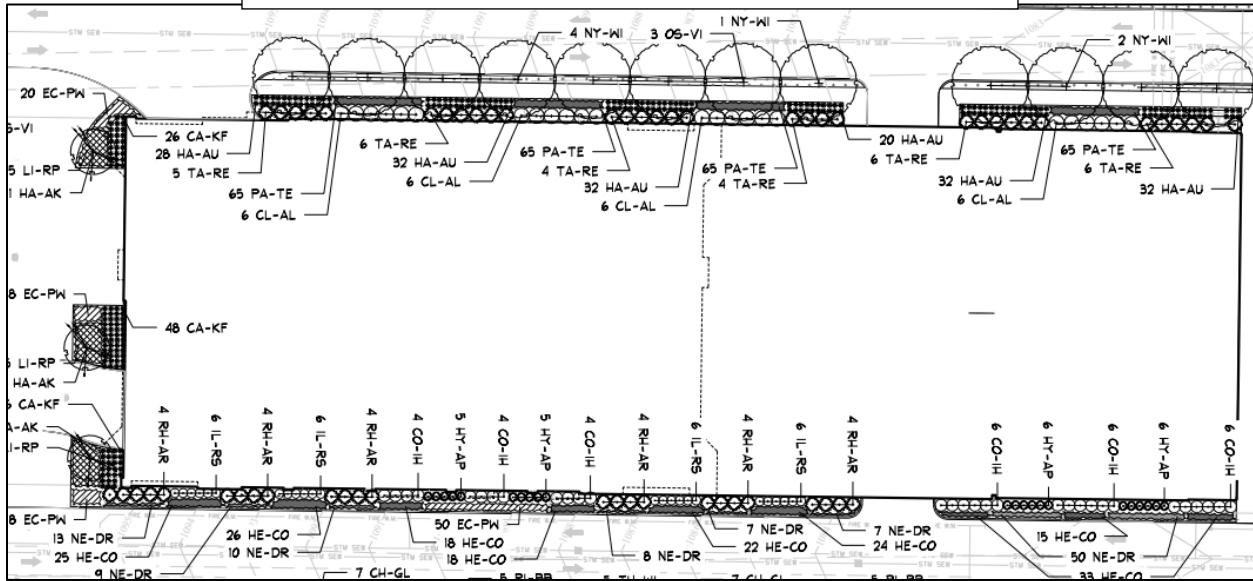
SUFACE PARKING ISLANDS



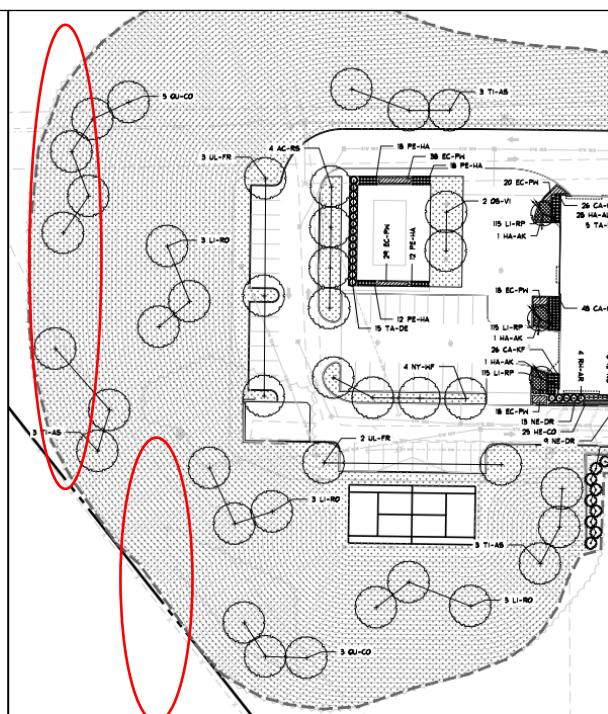
COPLEY PLACE EVERGREEN BUFFER



PRIMARY BUILDING FAÇADE LANDSCAPE/STREET TREES



ACCESSORY SCREEING AND OPEN SPACE REPLANTING



RECOMMENDTION: ADDITION OF FULL EVERGREEN SCREEN BUFFER ALONG THE WESTERN PORTION OF PHASE 1

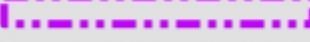
TREE INVENTORY ASSESSMENT

The applicant has completed a Tree Inventory Assessment of Phases 1 and 2 of the proposed development.

1. THIS DOCUMENT WAS PREPARED BY CERTIFIED ARBORIST BRADLEY PETRU (MA-5819A).
2. AERIAL IMAGERY (MARCH, 2017) OBTAINED FROM OHIO STATEWIDE IMAGERY PROGRAM.
3. APPROXIMATE ROTHROCK COMMONS PROPERTY IS DEFINED AS SUMMIT COUNTY, OHIO TAX PARCELS 1501804 AND 1504432 (APPROXIMATELY 20.44 ACRES). PHASE 1 THE ROCK PROJECT IS APPROXIMATELY 6.91 ACRES: 1.47 ACRES (21.3%) OF PARCEL 1501804 AND THE ENTIRE 5.44 ACRES (78.7%) OF PARCEL 1504432.
4. A FIELD BASED ASSESSMENT OF WOODLANDS AT LEAST 6.0 INCHES DIAMETER AT BREAST HEIGHT (DBH) OR LARGER WAS CONDUCTED PER COBLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.2a. CANOPY COVERAGE DRIPLINE DEPICTED HEREIN IS BASED ON FIELD OBSERVATIONS RECORDED ON JANUARY 19, 2022.
5. COBLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.02.B.1 INDICATES A MINIMUM OF FIFTY PERCENT (50%) OF THE EXISTING WOODLANDS SHALL BE PRESERVED. APPROXIMATELY 4.16 ACRES OF WOODLAND CANOPY COVERAGE DRIPLINE WAS MAPPED IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT.

The applicant is requesting the use of plot point survey to identify the total canopy present on the site consisting of Phases 1 and 2. (11) plots, 30' in diameter have been identified as follows. One 30' diameter circle equals .02 acre

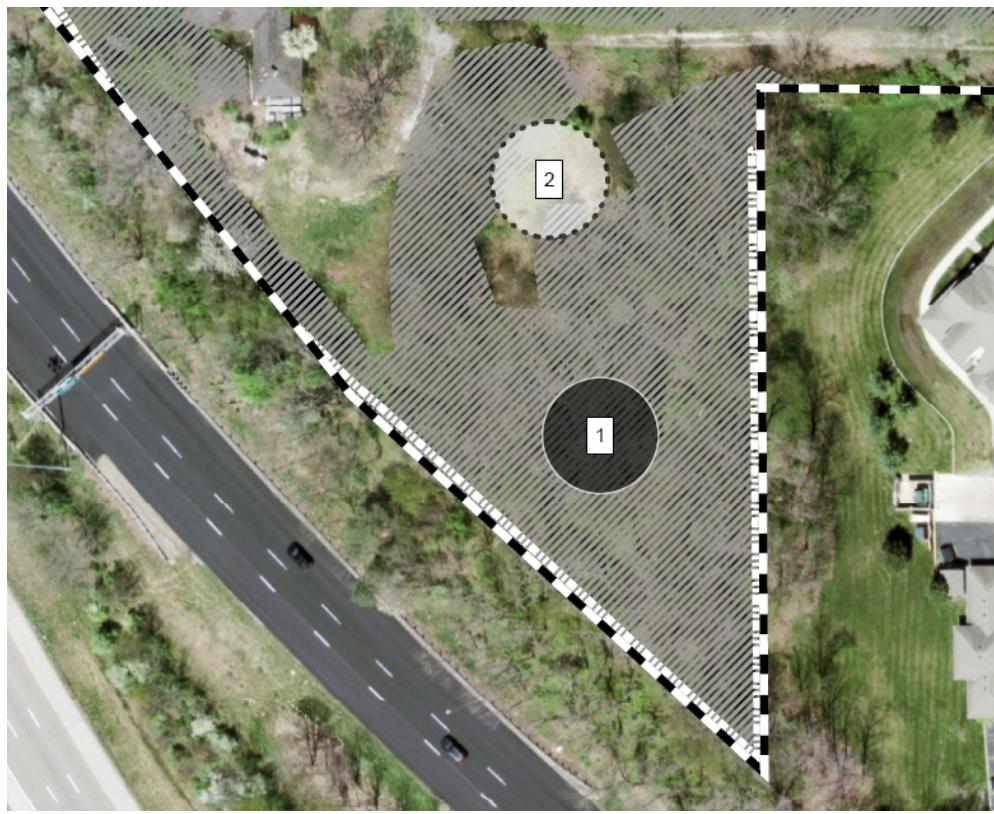
LEGEND

-  ROTHROCK COMMONS PROPERTY (20.44 ACRES)
-  PHASE 1 - THE ROCK PROJECT (6.91 ACRES)
-  APPROXIMATE PROPOSED PHASE 2 BOUNDARY
-  APPROXIMATE PROPOSED PHASE 3 BOUNDARY
-  WOODLAND AREA (9.76 ACRES)
-  30' NON-WOODLAND PLOT
-  30' WOODLAND PLOT



The survey consists of 6 woodland canopy plots and 5 non-woodland canopy plots located inside and outside of the limits of disturbance.

PLOT/LOCATION	# SURVEYED	COMMON SPECIES	DBH	TREE CONDITION	GENERAL NOTES
1-Phase 1	19	Black Cherry/Black Locust	9"-20"	Fair-Good	Woodland to be preserved
2-Phase	4	Walnut, Locust, Pin Oak	8"-15"	Fair-Good	Non woodland to be removed



PLOT/LOCATION	# SURVEYED	COMMON SPECIES	DBH	TREE CONDITION	GENERAL NOTES
3-Phase 1	8	Cherry	9"-51"	Poor	Woodland to be removed
4-Phase 1	3	Green Ash	10"	Fair	Non Woodland to be removed
5-Phase 1	9	Locust	10"-20"	Fair	Woodland to be removed
6-Phase 1	2	Green Ash	10"	Good	Non Woodland to be removed



PLOT/LOCATION	# SURVEYED	COMMON SPECIES	DBH	TREE CONDITION	GENERAL NOTES
7-Phase 3	5	Black Cherry	9"-24"	Fair-Poor	Non woodland to be removed

8-Phase 2/3	4	Walnut	7"-10"	Fair	Woodland to be removed
9-Phase 2	7	White Spruce	13"-23"	Fair-Poor	Woodland to be removed
10-Phase 2	8	White Ash, American Elm	9"-21"	Fair	Woodland to be removed
11-Phase 3					Non woodland

TREE CLEARNING PLAN

The applicant has identified 4.16 acres of woodland canopy. The applicant is permitted to clear 2.08 acres of woodland canopy. The applicant has requested to clear 3.24 acres of woodland canopy for the purpose of constructing Phase 1 of the Rothrock MUCD Phased Development Plan. The applicant is requesting Fee In Lieu of for 1.16 acres to meet the regulations of Article 16.

Parcel 1501804-0.54 Acre (16.7%)

Parcel 1504432-2.7 Acres (83.3%)

The applicant is requesting to apply the clearing percentage to the Assessed Land Value of each parcel reduction of the total 1.16 acres for the Fee in Lieu of.

16.7% of 1.16 Acres (0.166 acres) at Assessed Acreage Value of \$32,200=\$5,366.77

83.3% of 1.16 Acres (0.833 acres) at Assessed Acreage Value of \$3,340=\$2,783.38

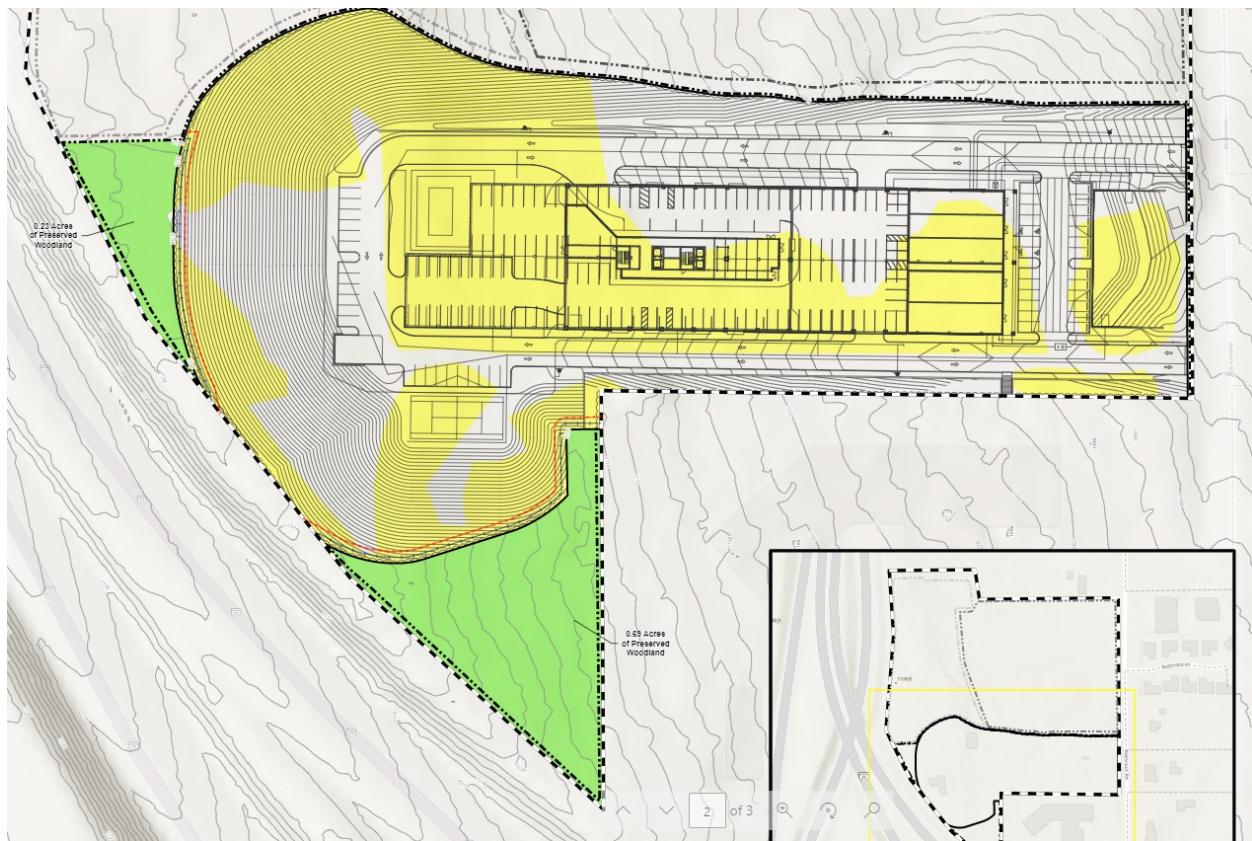
Total Fee In Lieu Payment=\$8,150.15.

7. PER COBLEY TOWNSHIP TREE PRESERVATION ARTICLE 16.03.A.1 FAIR MARKET CALCULATION:
A. TOTAL NUMBER OF WOODLAND ACRES PRESENT IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT IS 4.16 ACRES (ARTICLE 16.03.A.1a).
B. PERMITTED REDUCTION IN WOODLAND ACRES (50%) IS 2.08 ACRES (ARTICLE 16.03.A.1b).
C. TOTAL NUMBER OF WOODLAND ACRES REDUCTION REQUESTED IS 3.24 ACRES (ARTICLE 16.03.A.1c). 77.9% OF WOODLAND WILL BE CLEARED IN THE 6.91-ACRE PHASE 1 THE ROCK PROJECT.
i. APPROXIMATELY 1.16 ACRES OF WOODLAND CLEARING IS PROPOSED ABOVE THE 50% PRESERVATION (2.08 ACRES) REQUIREMENT.
ii. OF THE 3.24 ACRES PROPOSED FOR CLEARING: 0.54 ACRES (16.7%) IS BEING CLEARED IN PARCEL 1501804 AND 2.7 ACRES (83.3%) IS BEING CLEARED IN PARCEL 1504432.
8. THIS TREE REMOVAL AND PRESERVATION PLAN IS INTENDED FOR USE BY THE ARCHITECTURAL REVIEW BOARD. A TREE REMOVAL PERMIT FOR TREES GREATER THAN 6 IN DBH WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 13 AND ARTICLE 16.05.
9. TREE RESTORATION AND RELIEF (ARTICLE 16.03): WHERE THE TREE PRESERVATION STANDARD SET FORTH IN ARTICLE 16.02.B CANNOT BE IMPLEMENTED, AND ONLY WITH THE RECOMMENDATION AND/OR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD AND/OR BOARD OF ZONING APPEALS, THE DEVELOPER IS REQUESTING A FEE-IN LIEU OF TREE PRESERVATION.
A. FEE-IN LIEU OF TREE PRESERVATION TO OFFSET LOSS OF TREES BY DEPOSITING FUNDS INTO THE COBLEY TOWNSHIP TREE FUND IN ACCORDANCE WITH ARTICLE 16.03.A.
i. CURRENT TAX VALUE OF SUMMIT COUNTY PARCEL 1501804 IS \$32,200 PER ACRE, AND PARCEL 1504432 IS \$3,340.07 PER ACRE.
ii. APPLICANT IS PROPOSING TO CLEAR 1.16 ACRES OVER THE CURRENT 50% PRESERVATION REQUIREMENT OF 2.08 ACRES (8.B).
iii. 5.97-ACRE PHASE 1 THE ROCK LOD CONTAINS 16.7% OF PARCEL 1501804 AND 83.3% OF PARCEL 1504432. THE CURRENT ACREAGE OVER THE 50% PRESERVATION REQUIREMENT IS 1.16 ACRES. THE APPLICANT IS PREPARED TO DEPOSIT \$8,150.15 INTO COBLEY TOWNSHIP'S FEE-IN LIEU TREE FUND.
1. $16.7\% \text{ OF } 1.16 \text{ ACRES} = 0.16667 \text{ ac} \times \$32,200 = \$5,366.77$
2. $83.3\% \text{ OF } 1.16 \text{ ACRES} = 0.83333 \text{ ac} \times \$3,340.07 = \$2,783.38$
3. TOTAL FEE PAYMENT: $\$5,366.77 + \$2,783.38 = \$8,150.15$

TREE PRESERVATION PLAN

The applicant is requesting to preserve a total of 0.92 acres of identified woodland canopy in Phase 1. Within the 0.92 acres of woodland canopy, the applicant has identified the following trees for preservation using a plot point survey to be representative of the woodland within this area.

PLOT	TREE SPECIES (Latin)	TREE SPECIES (common)	DIAMETER AT BREAST HEIGHT (DBH, IN)	DRIPLINE RADIUS (FT)	TREE CONDITION	TREE CONDITION NOTES
1	<i>Prunus serotina</i>	Black Cherry	10	5	Fair	vines, slight lean
	<i>Prunus serotina</i>	Black Cherry	14	20	Fair	vines, dead limbs (prune to maintain)
	<i>Prunus serotina</i>	Black Cherry	12	10	Fair	vines, poor structure
	<i>Prunus serotina</i>	Black cherry	21	15	Poor	bark damage, dead limbs, poor structure, remove tree
	<i>Prunus serotina</i>	Black cherry	20	25	Good	vines
	<i>Prunus serotina</i>	Black cherry	11	10	Good	vines
	<i>Prunus serotina</i>	Black cherry	18	20	Fair	vines, dead limbs (prune to maintain), slight lean
	<i>Prunus serotina</i>	Black cherry	12	5	Poor	vines, dead limbs, poor structure, moderate lean, remove tree
	<i>Prunus serotina</i>	Black cherry	15	20	Poor	vines, poor structure, moderate lean, remove tree
	<i>Prunus serotina</i>	Black Cherry	20	10	Fair	vines, slight lean
	<i>Robinia pseudoacacia</i>	Black Locust	22	10	Good	vines, low amount of dead limbs (prune to maintain)
	<i>Robinia pseudoacacia</i>	Black Locust	22	15	Fair	vines, dead limbs (prune to maintain)
	<i>Robinia pseudoacacia</i>	Black Locust	9	5	Poor	vines, dead limbs, poor structure, remove tree
	<i>Robinia pseudoacacia</i>	Black Locust	10	5	Poor	vines, significant lean, remove tree
	<i>Robinia pseudoacacia</i>	Black Locust	13	5	Fair	vines, dead limbs (prune to maintain)
	<i>Robinia pseudoacacia</i>	Black Locust	9	5	Fair	bark damage, slight lean
	<i>Robinia pseudoacacia</i>	Black Locust	22	10	Good	vines, few dead limbs (prune to maintain)
	<i>Robinia pseudoacacia</i>	Black Locust	17	20	Fair	vines, dead limbs (prune to maintain)
	<i>Robinia pseudoacacia</i>	Black Locust	25	20	Poor	vines, bark damage, dead limbs, cavity present, remove tree



LEGEND

	ROTHROCK COMMONS PROPERTY (20.44 ACRES)
	PHASE 1 - THE ROCK LIMITS OF DISTURBANCE (LOD, 5.97 ACRES)
	PHASE 1 - THE ROCK PROJECT (6.91 ACRES)
	APPROXIMATE PROPOSED PHASE 3 BOUNDARY
	APPROXIMATE PROPOSED PHASE 2 BOUNDARY
	PHASE 1 WOODLAND IN LOD (3.24 ACRES)
	PHASE 1 PRESERVED WOODLAND (0.92 ACRES)
	PROPOSED SITE PLAN
	EXISTING 2' CONTOUR
	LIMITS OF ROOT PRUNING
	TREE PROTECTION FENCING

The applicant will include a Tree Preservation Plan in the full construction set drawings. The plan will identify the following requirements as found in Article 16, Section 16.05:

Any tree removal, other than permissible removal of damaged or diseased trees shall be permitted only when an application for a tree removal permit is approved by the Zoning Inspector in accordance with Article 13 of this Resolution and the following procedures.

A. The property owner shall file a Tree Preservation Plan, which has been approved by a Certified Arborist, with the Architectural Review Board illustrating tree protection and root protection zones, methods and details for protecting existing vegetation during construction and clearly indicates the following:

1. The location, species name, health and size of the following individual trees and groups of trees: **APPLICANT HAS REQUESTED SUBMISSION OF PLOT POINT SURVEY TO SATISFY REQUIREMENT 1a, 1b, 1c, 1d, 1 f**

- a. The limits of any woodlands, as defined in Sec. 16.02
- b. Trees that have a DBH of six (6) inches or greater
- c. All existing trees and woodlands identified in Subsection a. above that are to remain on the site after construction.
- d. All existing trees and woodlands identified in Subsection a. above that are to be removed from the proposed site.
- e. The location, species name and size of all new trees to be planted on the proposed site. **SEE LANDSCAPE PLAN**
- f. Classification of the tree condition (Good, Fair, Poor, Dead)

2. The plan shall minimize the loss of soil and roots that will compromise the health and structural stability of trees. Compaction, soil structure damage and water diversion shall be avoided. Roots and infrastructure conflicts shall be minimized.

3. Tree and Root Protection Methods. The Plan shall illustrate tree protection and root protection zones, methods, and details for protecting existing vegetation during construction shall be required as part of any site modifications.

a. Tree Protection Zone (TPZ). Each group of trees to be retained shall have a TPZ around the drip line of the tree(s), the area which may vary depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The TPZ shall be established prior to any excavating, grading, trenching or boring, or demolition work, and remain in place until the completion of grading, landscaping, irrigation, or other work that may impact the tree or Critical Root Zone.

b. Critical Root Zone (CRZ). The Critical Root Zone shall include any tree roots present on the property to be disturbed, including roots from adjacent properties. No more than 33% of a single tree's CRZ shall be disturbed with the Tree Protection Zone. If more than 33% of a single tree's CRZ is disturbed the tree will not be counted towards meeting minimum tree preservation standards.

c. Barriers. Tree protection fencing, notes and details shall be shown on the required Tree Preservation Plan. The zone may be accomplished by physical barriers or soil protection layers or treatments. Barriers shall be erected before demolition, grading or construction begins and remain in place until final inspection. The fencing or other protective barrier must be located a distance from the trunk that equals, at a minimum, the distance of the critical root zone or 5 feet, whichever is greater. The fencing or other physical barrier must remain in place and be secure in an upright position during the entire construction period to prevent impingement of construction vehicles, materials, spoils, and equipment into or upon the tree preservation area.

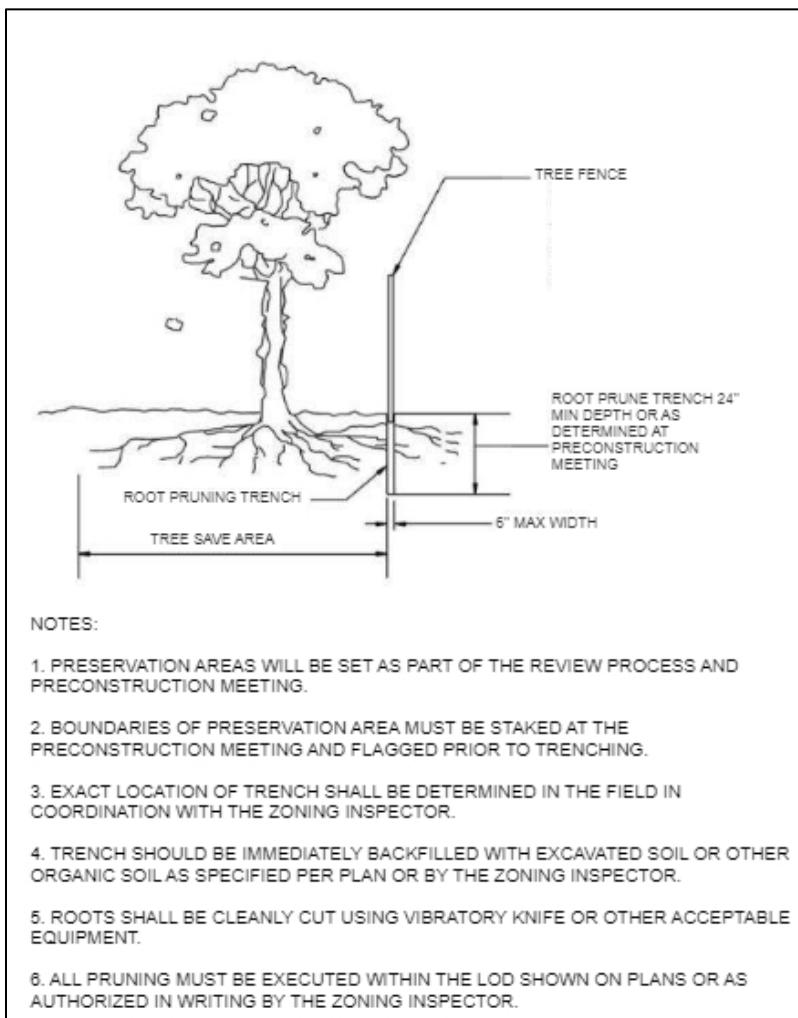
d. Tree protection signs must be located along the fencing.

4. Show the existing and proposed topography with contours no greater than 2'.

5. A post construction tree inventory survey must be submitted at the conclusion of the project to ensure the goals of the plan have been met.

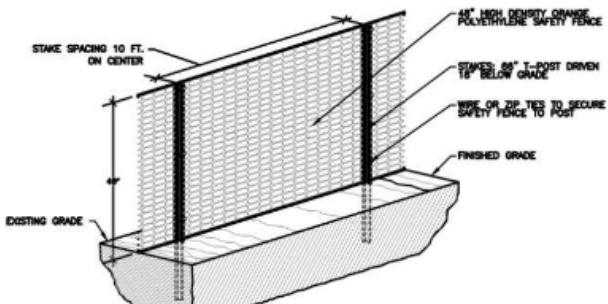
B. Immediately upon completion of its review of the tree removal plan, the Architectural Review Board shall inform the Zoning Inspector whether it recommends approval or disapproval of the plan.

C. A tree removal permit may be issued simultaneously with a site plan, when required, pursuant to Article 13.

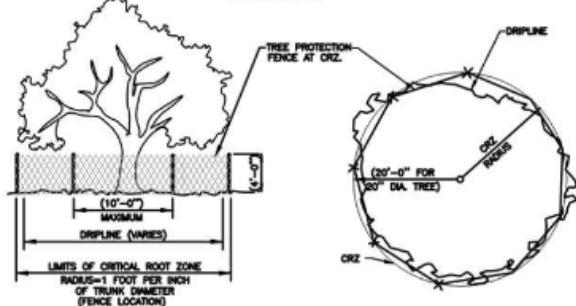


ROOT PRUNING DETAIL

NTS



DETAIL 1 - 48" TREE PROTECTION FENCE DETAIL
NOT TO SCALE



DETAIL 2 - 48" TREE PROTECTION FENCE DETAIL
NOT TO SCALE

NOTES:

1. INSTALL TREE PROTECTION FENCING EXACTLY AS SHOWN ON THIS PLAN. ANY ADJUSTMENTS TO FENCING LOCATIONS MUST BE APPROVED BY A CERTIFIED ARBORIST. FENCE LOCATIONS MUST BE REVIEWED AND APPROVED IN THE FIELD BY THE ARBORIST AND ANY DEVIATION FROM THIS PLAN OR APPROVED CHANGE WILL BE CORRECTED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

2. ALL TREE AND ROOT PRUNING AND LIMB REMOVAL SHALL BE PERFORMED BY A QUALIFIED AND EXPERIENCED CONTRACTOR OR ARBORIST. GENERAL CONTRACTOR SHALL NOT PRUNE TREES, ROOTS OR REMOVE LIMBS.

3. NO STAGING, EQUIPMENT OR VEHICLES WITHIN CRITICAL ROOT ZONE AREAS UNLESS INDICATED OTHERWISE ON PLAN.

4. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

RECOMMENDATION: Approval of Tree Assessment and Fee In Lieu of plan for removal. Approval of tree clearing for Phase 1 Limits of Disturbance in advance of the Zoning Certificate conditioned upon approval from Summit Soil & Water Conservation District and express approval by property owner for Parcel 1501804.

RECOMMENDATION: Use of Fee In Lieu to assist in canopy planting in the Montrose Retail Neighborhood.