


**COPLEY TOWNSHIP
 MAJOR SITE PLAN
 PARCEL 1702658
 HERITAGE CENTER DRIVE
 STAFF REPORT**



May 2, 2022

PROJECT: Financial Services Building Heritage Center Drive PPN: 1702658 (1.1 Acres) (Lot will be split)	APPLICATION TYPE: Major Site Plan
APPLICANT/LANDOWNER	APPLICANT: ML Kenwood Investors, LTD ON BEHALF ML Kenwood Investors, LTD LANDOWNER: OCG Copley Land LLC
COMPANY PERFORMING WORK REQUESTED	Wohland Engineering Group
INVESTMENT	\$875,000
APPLICATION SUMMARY	Applicant, Michael Orzvecz, on behalf of ML Kenwood Investors LTD, is requesting approval to construct a new commercial office building.
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	PDD Planned Development District Uniform Design Criteria Article 13.01 F. Site Plan Review for Certain Zoning Certificates Article 14, Landscape, Buffer, Screening
GENERAL LOCATION	The parcel is located on the north side of Heritage Center Drive, south of SR 18, east of Heritage Woods Drive and west of Hunt Club Drive.
ACREAGE	Total acreage-3.534 Acres The property owning is seeking a lot split. The proposed development will occur on 1.1 acre of Parcel 1702658.

<p>ZONING</p>	<p>PDD (Planned Development District)-Business/Office/Community/Regional & Convenience Retail/Personal Services</p> 
<p>AGNECY REVIEW</p>	<p>Summit County Engineers Office</p> <ul style="list-style-type: none"> Traffic Study-Complete; Under Review <p>Summit Soil & Water Conservation District</p> <p>Summit County Planning</p> <p>Internal: Fire, Police, Service, Community & Economic Development-No objections.</p>
<p>ARCHITECTURAL REVIEW BOARD</p>	
<p>STAFF RECOMMENDATION</p>	<p>The Copley Township Architectural Review Board motions to approve the applicants site plan conditioned upon a lot split, approval of Traffic Study, and satisfying all agency requirements.</p> <p>RECOMMENDATION: Require applicant to provide pedestrian access for customers utilizing the western parking area.</p>

PROPERTY LOCATION

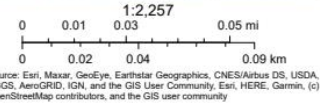
SITE	ZONING	LAND USE
North	Bath Township B-4/B-3	Office
South	PDD	Conditional-Life Care Facility
West	PDD	Retail
East	PDD	Multi Family

ArcGIS Web Map

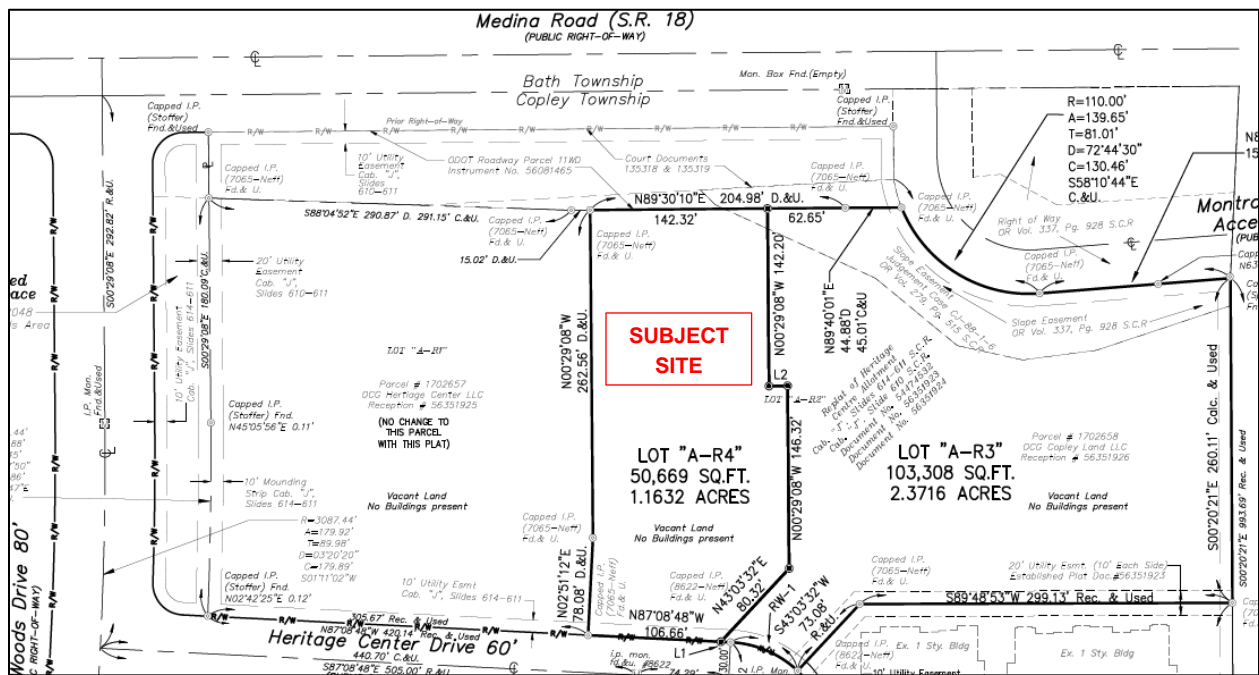


4/27/2022, 9:16:16 AM

- Parcels
- Jurisdictions
- Copley
- Bath
- Road Labels
- Fairlawn
- PDD
- B-3
- B-3
- B-4



Web AppBuilder for ArcGIS



PROJECT BACKGROUND AND DESCRIPTION

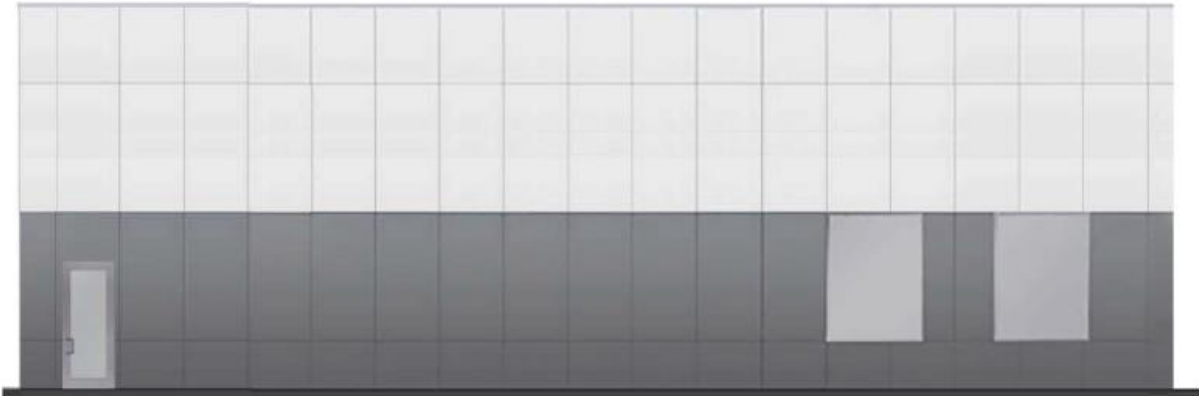
Applicant, Michael Orzvecz, on behalf of ML Kenwood Investors LTD, is requesting approval to construct a new 5,000 square foot commercial office building. The primary use of the office building will be financial services. The building will be constructed of masonry and stone.



② **ELEVATION** NORTH ELEVATION
3/16" = 1'-0"



① **ELEVATION** SOUTH ELEVATION
3/16" = 1'-0"



4 ELEVATION WEST ELEVATION
3/16" = 1'-0"



3 ELEVATION EAST ELEVATION
3/16" = 1'-0"

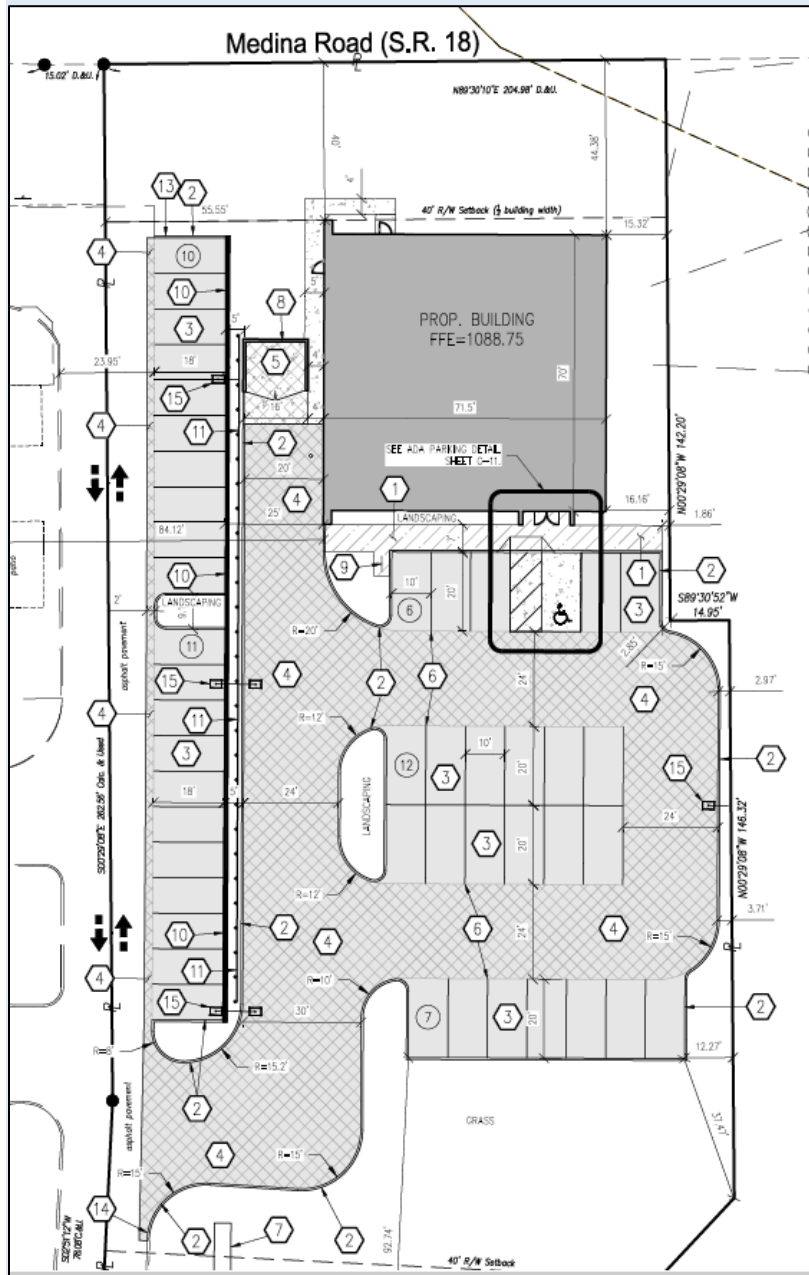
The applicant will split Parcel 1702658 prior to construction.

Lot A-R4: Subject Site 1.1632 acres

Lot A-R3: 2.3716 acres

A Traffic Study has been submitted for this project.

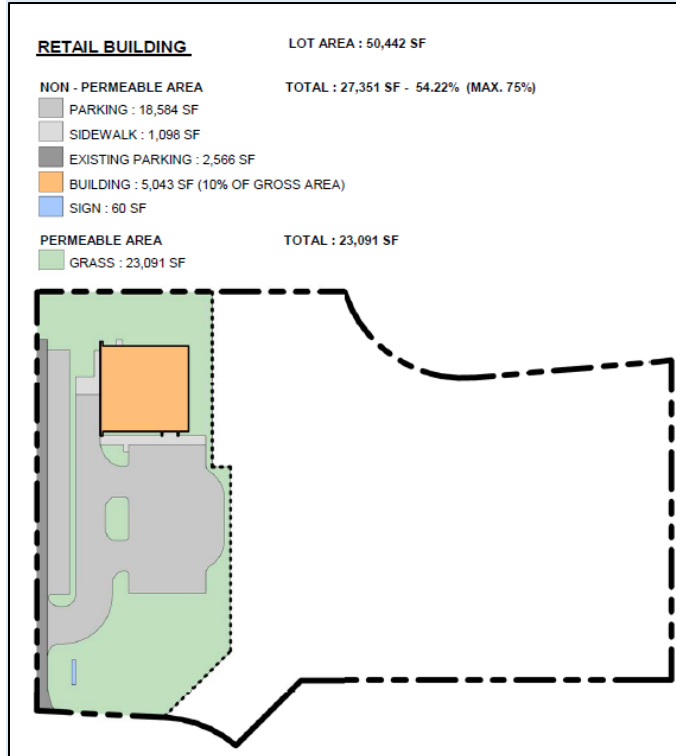
A lighting plan has been submitted.



UNIFORM DESIGN CRITERIA DEVELOPMENT STANDARDS

SECTION	REQUIRED	PROPOSED
2.1 PARKING	1 PER 175 NSF 3750 NSF=21	3750 NSF 46 SPACES ONSITE 2 BICYCLE SPACES
4.2 BUILDING SETBACK	25'	40' SR 18 226' HERITAGE CENTER DRIVE

4.3 BUILDING SEPARATION	24'	WEST: 84' EAST/NORHT/SOUTH: NA
5.1 FLOOR AREA LIMITATIONS	.35 TO 1	.08 TO 1 (3750 NSF Estimate to 50442 SF lot area)
5.2 LAND COVERAGE LIMITATION	.75 TO 1	.59 TO 1 (29,847 SF) Adjusted from rendering below
6.0 SIGNS	PERMITTED Identification Advertising Safety/Instructional	TO BE DETERMINED



ACCESS DRIVE & PARKING PLAN

The applicant will share a drive with adjacent parcel to the west, known as 4161 Heritage Center Drive.

The applicant has provided for a total of 46 parking spaces. 21 spaces will be utilized to provide off-site parking for 4161 Heritage Center Drive. An easement is required for use of these spaces.

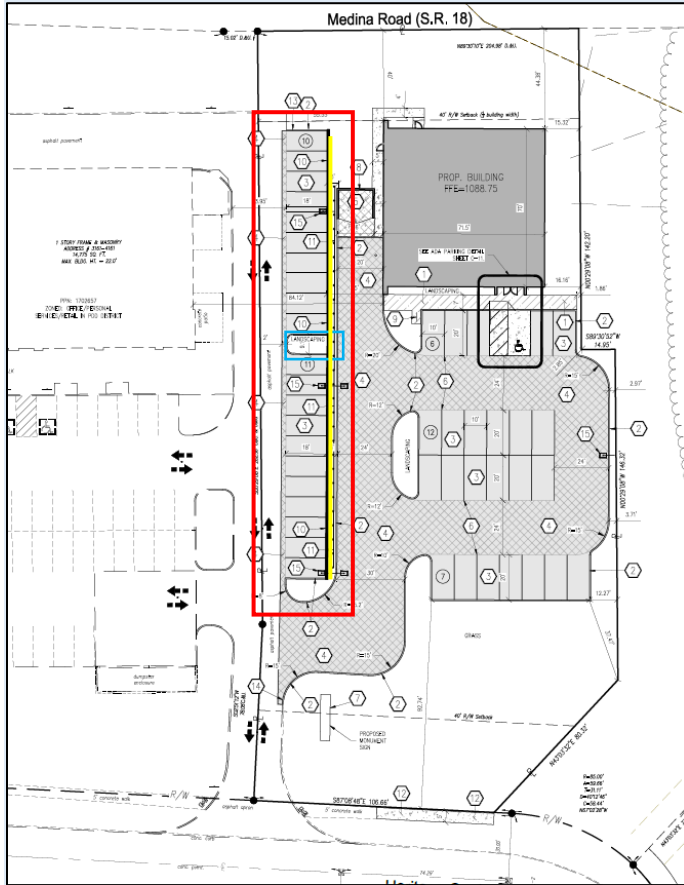
A retaining wall (shown below in yellow) will separate the western parking area from the primary site.

Copley Township has requested and supports additional shared parking of the sites (Parcel 1702658 and 4161 Heritage Center Drive). The current plan does not provide access for shared parking for those customers on Parcel 1702658.

RECOMMENDATION: Provide pedestrian access in area indicated for landscape island as shown below outlined in blue.

Applicant will need to add pedestrian crossing for this parking area to access 4161 Heritage Center Drive.

*The applicant meets the parking requirement without the additional 21 spaces.

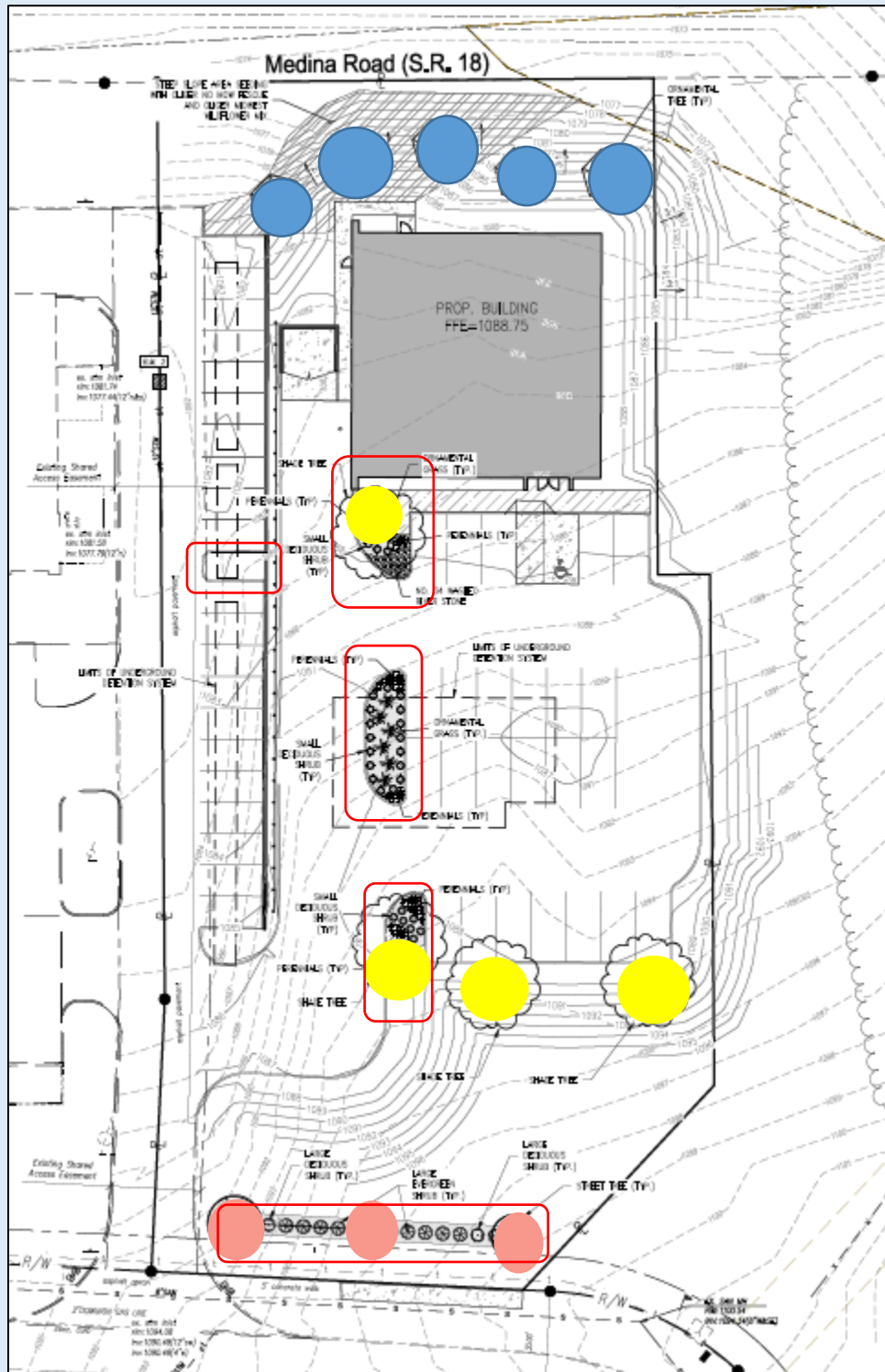


ARTICLE 14: LANDSCAPING, BUFFERING AND SCREENING

The applicant is required to provide 6 trees for this project. The applicant is proposing to install 12 trees throughout the site. However, the trees are not placed on the site to meet the requirements below.

CATEGORY	REGULATION	REQUIRED	PROVIDED
Street Landscape	1 Deciduous for every 25' of frontage; 106' Heritage Center Drive	4	3
Parking Lots	Interior: 160 sf island for every 10 spaces; 46 spaces	7360 sf	1200 sf (estimate) The applicant has provided a landscape island at the street. Approximately 5000 sf in area.
	Perimeter Buffer 10'	10'	N: NA S: Meets requirement E: 5' W: 3'
Building Façade	75% of façade w/n 20'		
	3 Deciduous for every 100' of façade; 71'	2	0
Open Space			0.4 Acres of Sod Area

Loading Areas/Storage	Fully screened to rear of property		Stone Enclosure
Sidewalk/Shared Use Path	5' Sidewalk/8' Shared Use Path		5' Sidewalk-Heritage Center Drive



SIGNS

The applicant will submit a sign package to be reviewed at a later date.

EXTERNAL REVIEW CRITERIA

SUMMIT COUNTY ENGINEERS OFFICE

4/22/2022: Traffic Study and Plan under review

SUMMIT SOIL & WATER CONSERVATION DISTRICT

4/22/2022: No objections to the plan as proposed. A SWPPP plan will be reviewed for this project.

SUMMIT COUNTY PLANNING

Lot split in progress.

INTERNAL REVIEW CRITERIA

COPLEY TOWNSHIP FIRE DEPARTMENT

COPLEY TOWNSHIP DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

SUGGESTED MOTIONS AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board motions to approve the applicants Site Plan as requested and continue review of the sign package.