An aerial photograph of a large lake, likely Lake Umbagog, with a forested shoreline and some buildings visible in the distance. The image is faded and serves as a background for the text.

Bainbridge Township Mixed-Use Planned Unit Development District

Geauga County Planning
Commission Meeting
March 10, 2015

Who's Who From Bainbridge

Steve Hunder – Chair, Zoning Commission

Jennifer Syx – President, inSITE Advisory Group

Jordan Warfield – Project Mgr., inSITE

Steve Yingling – ZC Member

Topics

The property & CR district

Development Objectives

Chapter 190 Overview

Planned Unit Development

Current successful MUP districts in NE Ohio

Collaborating with Aurora

NEXT: THE PROPERTY



The Property

- ❖ Geauga Lake Park, once a thriving amusement park, sits vacant and blighted at the heart of Bainbridge Township.

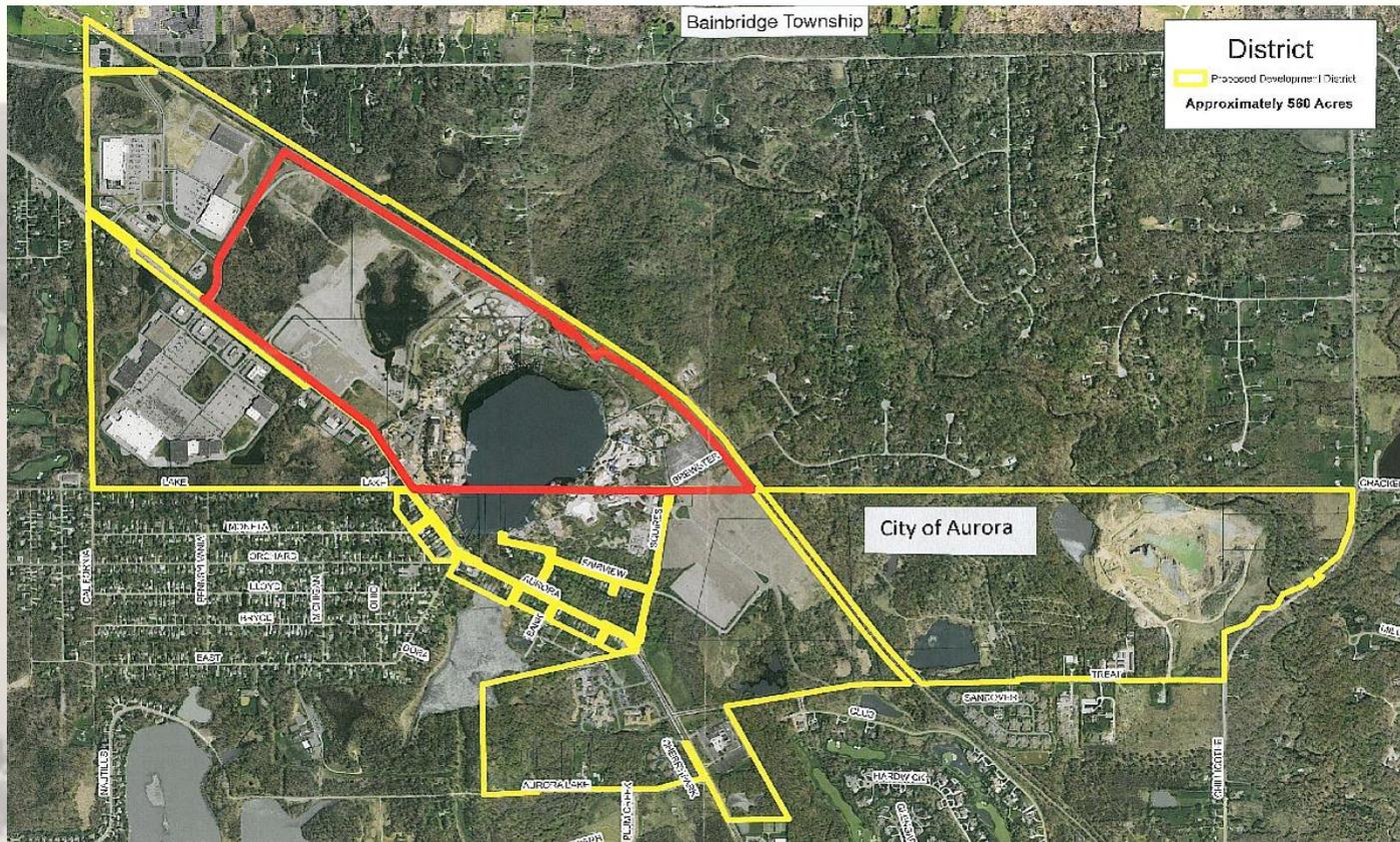


- ❖ This property has the potential to become a valuable asset to the community and surrounding regions.

The Property: Rezoning

❖ Commercial/Recreational (CR): Allows for retail development, no residential

❖ Mixed Use Planned Development Zoning District (MUP): Allows for a blend of residential and nonresidential development



NEXT: DEVELOPMENT OBJECTIVES



Development Objectives

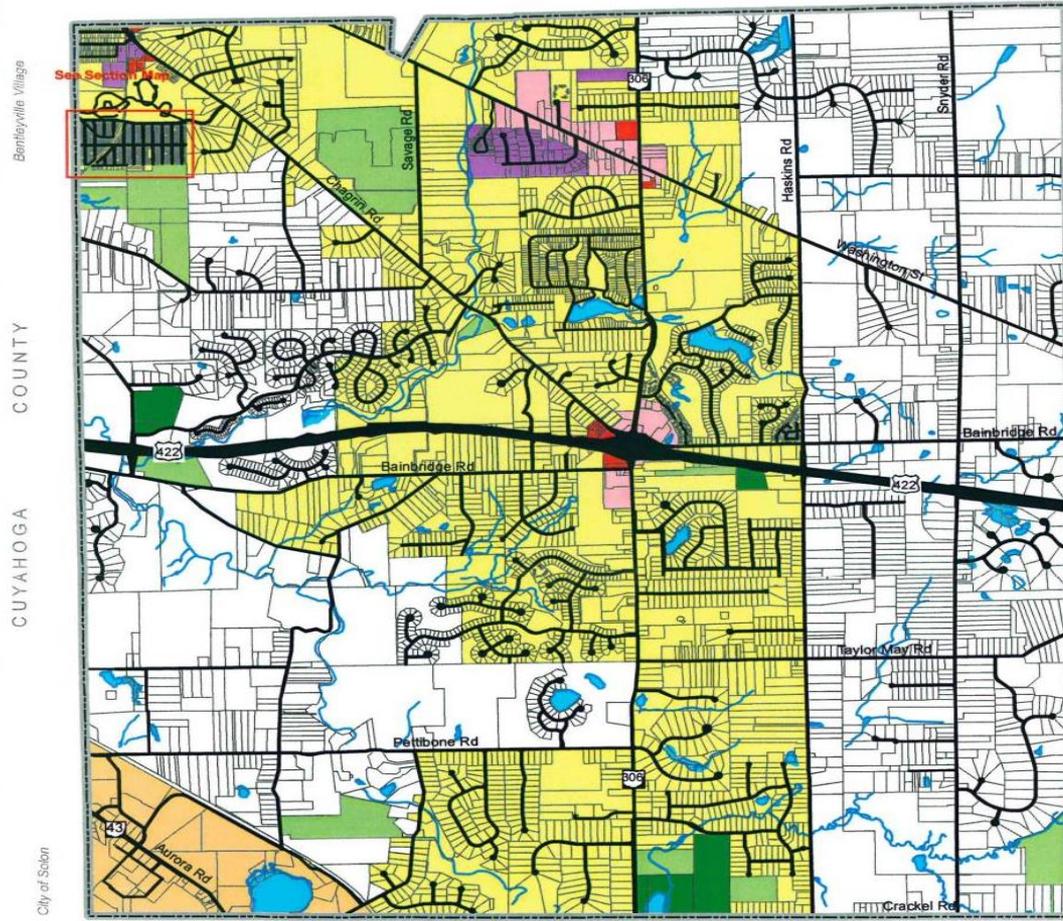
- Promote responsible development while creating an attractive area for investment.
- Create a vibrant mixed-use district that will bring new housing opportunities, jobs, and add to the quality of life in Geauga County.
- Incorporate Geauga Lake's natural features while protecting this valuable asset.
- Ensure public access to the lake

Purpose Statement

The purpose of the Bainbridge Township Mixed-Use Planned Unit Development District (MUP) is to promote the redevelopment of a formerly regionally significant tourist area and to protect the site's plentiful natural resources while maximizing compatibility and integration with adjacent jurisdictions and existing uses (e.g., adjacent outdoor water park and residential areas). Bainbridge Township plans to provide flexibility in site design by creating opportunities for higher density, semi-urban residential housing and mixed-uses and to improve the overall tax base of the township. The mixed-use planned unit development district intends to promote integrated developments that are compatible with adjacent neighborhoods with access and internal circulation methods that are pedestrian-friendly. Within the MUP District, the zoning regulations need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety and morals. The foregoing proposed text is based on O.R.C 519.021, Planned Unit Development.

Chagrin Falls Village

South Russell Village



CUYAHOGA COUNTY

City of Aurora

PORTAGE COUNTY

Aurora Township

COUNTY

Bainbridge Township Land Use Plan



- R-3A: Rural Residential
- R-5A: Rural Open Residential
- CB: Convenience Business
- PO: Professional Office
- MUP: Mixed Use Planned Unit Development
- LIR: Light Industry Restricted
- APP: Active Public Park
- PPP: Passive Public Park
- Surface Water

DRAFT



Source: Geauga County Auditor's Office & Bainbridge Township Zoning Map.
 Prepared by: Geauga County Planning Commission April 2004;
 Revised August 2005, Revised October 2005, Revised February 2014.

NEXT: CHAPTER 190 OVERVIEW



Chapter 190 Overview

- Origins
 - Extracted from larger CZR currently in progress
 - Blend of Local and National knowledge
 - Kendig Keast Collaborative – National perspective
 - Bainbridge Township – ZC and Inspection
 - Geauga County – Planning Director & Commission
 - inSITE Advisory Group
 - Best possible end product

Chapter 190 Overview

- Enhancements
 - Tables and Illustrations for clearer meaning

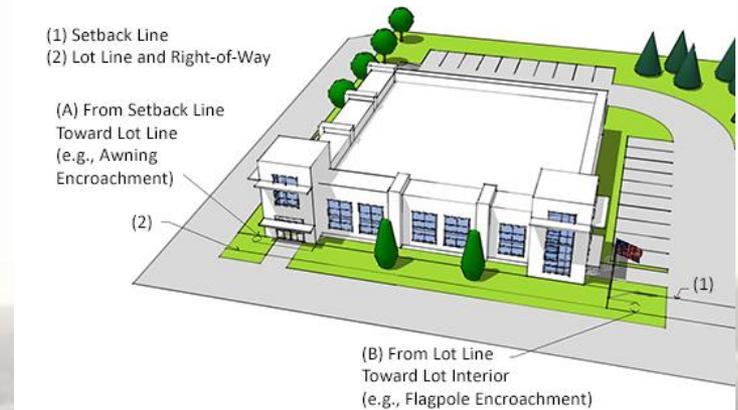


Table 3.3.106 Maximum Height and Minimum Setbacks for Fences and Garden Walls						
Location	Front Yard	Interior Side Yard	Street Side Yard	Rear Yard	Rear Yard, Abutting Arterial or Collector	
Table Notes:						
¹ All fence components shall be located completely within the property lines it encloses.						
Maximum Height	4 ft.	8 ft.	8 ft.	8 ft.	8 ft.	
Minimum Setback from Property Line	0 ft. ¹ , but at least 2' from sidewalk, if present; 5 ft. from streets , if no sidewalk; Not allowed in required sight distance triangles at street intersections or in the public right-of-way	0 ft. ¹	0 ft. ¹ , but at least 6 in. from sidewalk, if present; 5 ft. from streets, if no sidewalk; Not allowed in required sight triangles at street intersections or in the public right-of-way	0 ft. ¹	0 ft. ¹ ; Not allowed in required sight triangles at street intersections or in the public right-of-way	

Chapter 190 Overview

- Land Use
- Development Yield
- Development Standards
- Site Capacity & Environmental Quality
- Stormwater Management
- Access, Parking, Loading & Lighting
- Landscaping & Buffering
- Administrative Standards

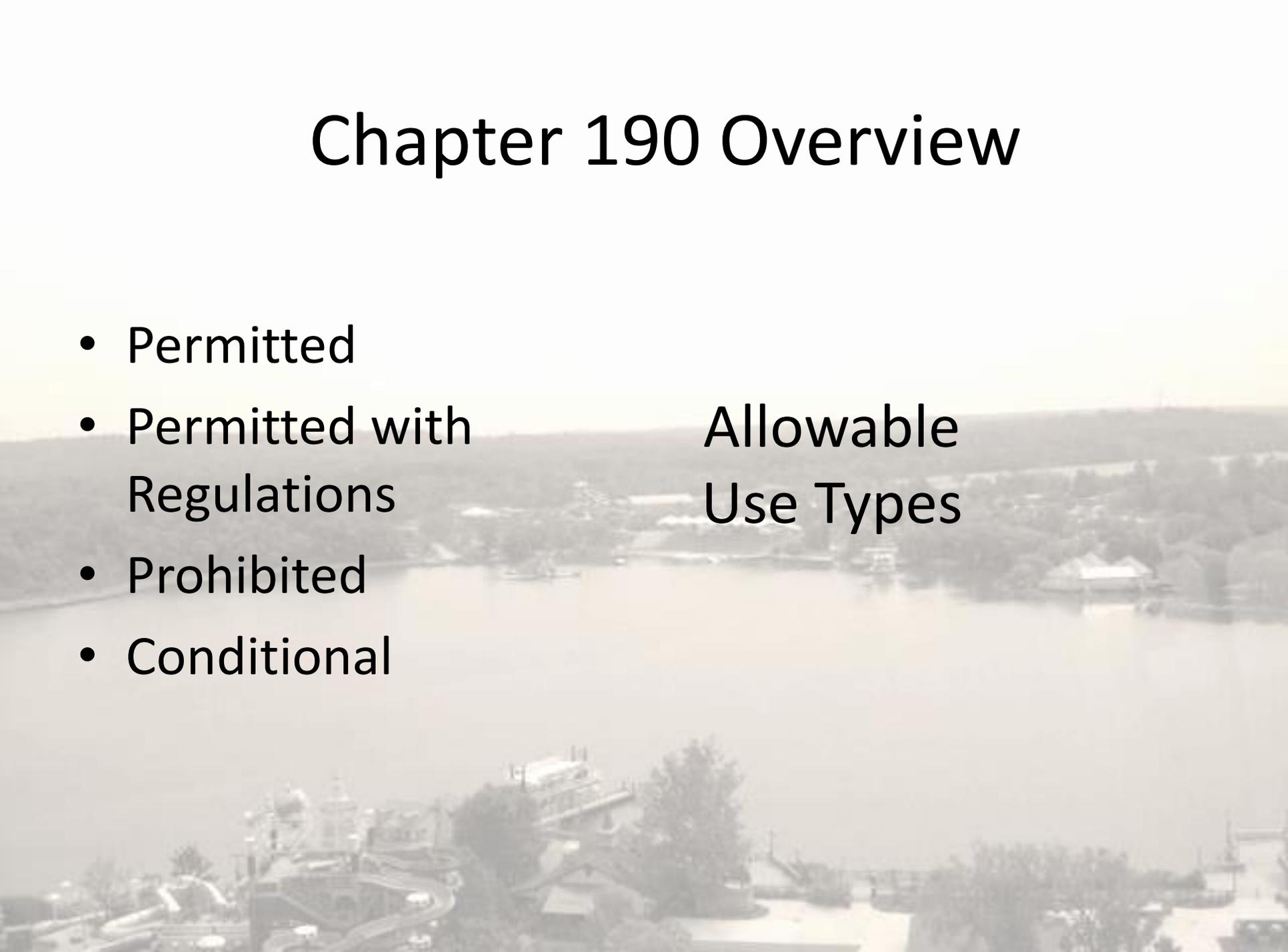
Chapter 190 Overview

- 100 Acre Minimum PUD
- Planned Unit Development Mix of Uses
 - 30% Residential
 - 30% Office / Commercial
 - 30% Vertical Mixed Use
 - 10% Variable

Chapter 190 Overview

- Permitted
- Permitted with Regulations
- Prohibited
- Conditional

Allowable
Use Types



Chapter 190 Overview

Residential

- Townhouses
- Single family homes
- Apartments w/ first floor retail

Non-residential

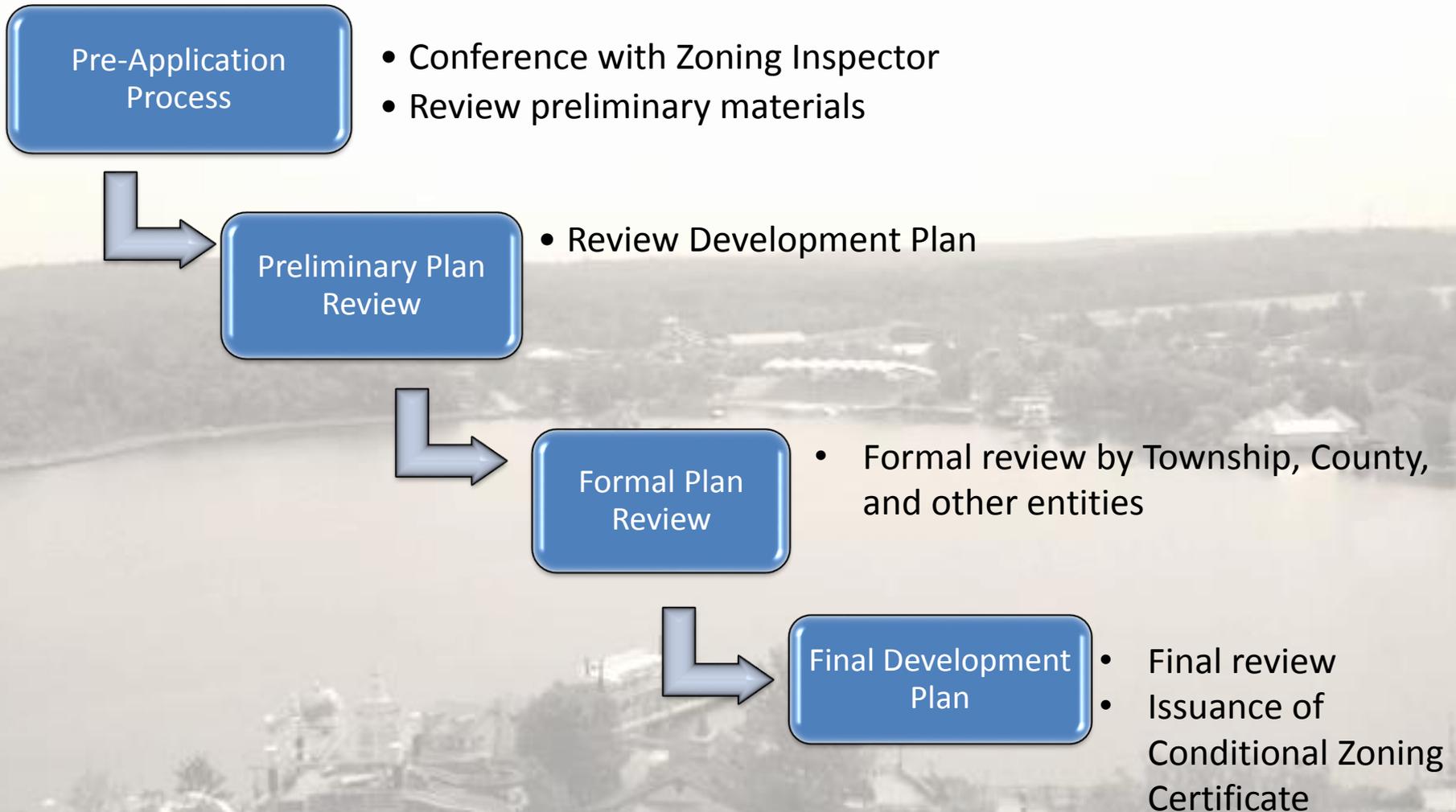
- Restaurants
- Professional Offices
- Medical Centers
- Retail

Vertical Mixed Use

- Minimum of 2 stories
- Maximum of 4 stories
- Blending of residential and commercial

Allowable Development Types

PUD – Conditional Zoning Permit Process



NEXT: MIXED USE DEVELOPMENTS



First & Main, Hudson, Ohio



- First of its kind in Summit County
- First & Main is located in the heart of Hudson and is a vital part in the community.
- A variety of high density dwellings, first floor retail buildings with professional offices on 2nd and 3rd stories.
- Includes community gathering areas, parking garage, restaurants, and provides Hudson with a new footprint while maintaining its historic feel and charm, evoking a strong “sense of place”.

Easton Town Center, Columbus, Ohio



- Easton offers more than 1.7-million square-feet of retail, dining, entertainment and recreation options.
- Opened in 1999, Easton now draws 21 million visitors annually
- Easton Community Foundation and programs such as their, “Change for Charity Meter Program” has raised over \$5 million dollars for local charities in the last 15 years.

Liberty Center, Cincinnati



This 64-acre mixed use development boasts 240 residential units, 75,000 square feet of Class A office space, a variety of retail shops and restaurants, and amenities such as art galleries.

This area has attracted affluent, young, and educated individuals interested in a live-work-play lifestyle. The average income is expected to exceed \$105,000 within a 5 mile radius of the center.

Towne Lake, Houston



This lakefront mixed use development offers a variety of amenities, including a marina & boardwalk, hiking trails, an amphitheater, schools, custom homes, and fitness centers.

The 300-acre lake offers boating and other recreational water sports.

Crocker Park, Westlake, Ohio



Crocker Park is a lifestyle center and mixed-use development in Westlake, Ohio. The center opened in 2004 and is comprised of 1.2 million square feet of retail, 650 residential units, and 1 million square feet of office space.



Town Center, Celebration, Florida



Celebration is a broad mix of residential offerings including condominiums and townhomes, as well as terrace, bungalow, garden, cottage, village, manor and estate homes. It boasts a variety of waterfront dining and entertainment options.

NEXT: WORKING WITH AURORA



Working with Aurora

- Building a relationship with the City of Aurora
- Ongoing communication to assure complementary zoning
- Potential future Joint Economic Development agreement
- Discussion concerning shared infrastructure
 - Sewer and water
- Discussion of shared services
 - Police and fire

Questions or Comments

