

**CHAPTER 360
Planned Commercial Development Regulations**

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SECTION 360.01 PURPOSE.

Planned Commercial Development regulations are established in order to encourage and accommodate, in a unified project, creative and imaginative Planned Commercial Developments (PCD) as an option to standard commercial developments permitted in Chapter 350. It is intended that PCDs will create greater flexibility to utilize innovations in the technology and practice of land development that are in the best interests of the Township and which are consistent with the commercial objectives in the Comprehensive Land Use Plan to preserve and enhance a quality character for Rootstown Township. To accomplish this purpose, these regulations will permit the development of land to occur in a more comprehensive and flexible fashion thereby promoting unified versus piecemeal development.

These regulations are designed to achieve, among others, the following objectives:

- A. To allow flexible commercial development on larger sites.
- B. To promote economical and efficient use of land and reduce infrastructure costs through unified development.
- C. To permit the flexible spacing of buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and the creation of functional and interesting commercial developments.

SECTION 360.02 APPROVAL OF PLANNED COMMERCIAL DEVELOPMENTS.

In order for an application to be considered under the provisions of this chapter, the applicant shall submit a development plan for the entire land area subject to these regulations. The Zoning Commission shall review a proposal to assure that:

- A. The layout of building parking areas, service areas, entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect areas adjacent to the development.

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- B. Roadway systems, service areas, parking areas, entrances, exits, and pedestrian walkways within the development result in a cohesive design throughout the Planned Commercial area, and which minimize traffic hazards and congestion;
- C. Landscaping shall be provided to assure complete year round screening between the proposed development and adjacent residential areas.

SECTION 360.03 MINIMUM PROJECT AREA.

The area proposed to be developed as a Planned Commercial Development shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed PRD boundaries.

- A. The gross area of a tract of land in a PCD shall be a minimum of 5 acres.
- B. To satisfy the area requirements and the purposes of this chapter a PCD may be permitted to extend into an adjacent residential district. Provided that the overall depth of the PCD will not exceed 500 feet or the average depth the surrounding commercial uses; as measured from the public right-of-way, whichever is greater.
- C. However, additional depth may be considered by the Zoning Commission when the applicant demonstrates that such extension is consistent with purpose, intent, and character set forth by the goals and objectives for planned commercial development as set forth in this Chapter and the adopted Comprehensive Plan.
- D. No residential land may be considered as part of a Planned Commercial Development pursuant to this section until the Zoning Commission holds a public hearing on the proposal.
 - 1. Notice of such public hearing shall be given by first class mail to the property owners within 500 feet of the property line of the property on which the use is proposed and to adjacent property owners other than the applicant regardless of the distance when the applicant owns separate parcel(s) within the 500 feet radius. A "certificate of mailing" shall be obtained from the post office for each mailing.

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- 2. Further notice shall be given in one or more newspapers of general circulation in the Township at least 10 days before the date of said public hearing.

All notices shall set forth the time and place of the public hearing and the nature of the application. Failure of delivery of such notice shall not invalidate action taken on such application.

- E. No extension into a residential zone pursuant to B or C above shall be permitted if the street frontage is less than 75% of the overall average width of the proposed PCD.

SECTION 360.04 USE REGULATIONS.

The uses permitted in a Planned Commercial Development shall be limited to those uses which are permitted principal uses or permitted conditional uses in the district in which the planned commercial development is being proposed. If a PCD is extended into an adjacent residential zone pursuant to Section 360.03, the permitted uses shall be limited to the uses permitted in the most restrictive commercial district that is part of the PCD.

SECTION 360.05 DEVELOPMENT STANDARDS

Unless otherwise approved by the Zoning Commission pursuant to this Chapter, all development standards for a PCD shall comply with all applicable requirements for the zoning district as set forth in Chapter 350. However, the Zoning Commission may waive or revise those requirements it deems appropriate when alternative standards are proposed that meet or exceed the purposes of this chapter and are consistent with the overall objectives of the adopted Comprehensive Land Use Plan.

- A. A maximum of seventy-five (75) percent of the total land area of the project shall be devoted to buildings, parking, access driveways, roadways and any other hard surface areas. Conversely, the remaining twenty-five (25) percent of the site shall be comprised of open space, landscaped and buffer areas.
- B. Required setbacks.

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1. All buildings shall be setback a minimum of twenty-five (25) feet from an existing public street and from residentially zoned land that abuts the project boundaries.
 2. Parking lots and access drives shall be setback a minimum of twenty (20) feet from an existing public street and from residentially owned land that abuts the project boundaries.
 3. The building and parking setbacks from internal roads and access drives, between buildings, between parcels (if the portions of the project are proposed to be subdivided) and adjacent to nonresidential developments surrounding the proposed development in a Planned Commercial Development shall be established by the Zoning Commission.
- C. A minimum lot size for separate uses within the development is not required. These shall be established as part of the Zoning Commission’s review and approval of the development plan.
- D. The Zoning Commission may approve fewer off-street parking spaces than required in Chapter 410 Off-Street Parking and Loading Regulations when the applicant demonstrates to the satisfaction of the Zoning Commission that the number of parking spaces proposed is acceptable to meet the needs of both the uses and tenants initially anticipated in the development, as well as uses that are permitted to occupy the spaces in the future.
- E. Walkways shall be provided to convenient pedestrian access throughout the development and from the development to other areas of the community. Walkways shall be constructed of concrete or asphalt unless otherwise permitted by the Zoning Commission.
- F. Additional development requirements formulated to achieve the objectives of this Chapter may be established at the time the PCD plan is reviewed. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.
- G. If development is to be implemented in phases, each phase shall have acceptable provision for access, parking, storm water management, and other public improvements to serve the development in accordance with the applicable criteria set forth above. And, each phase shall be provided with temporary or permanent

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features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property.

SECTION 360.06 PLAN APPROVAL.

The applicant for a Planned Commercial Development shall submit development plans in accordance with Chapter 620.