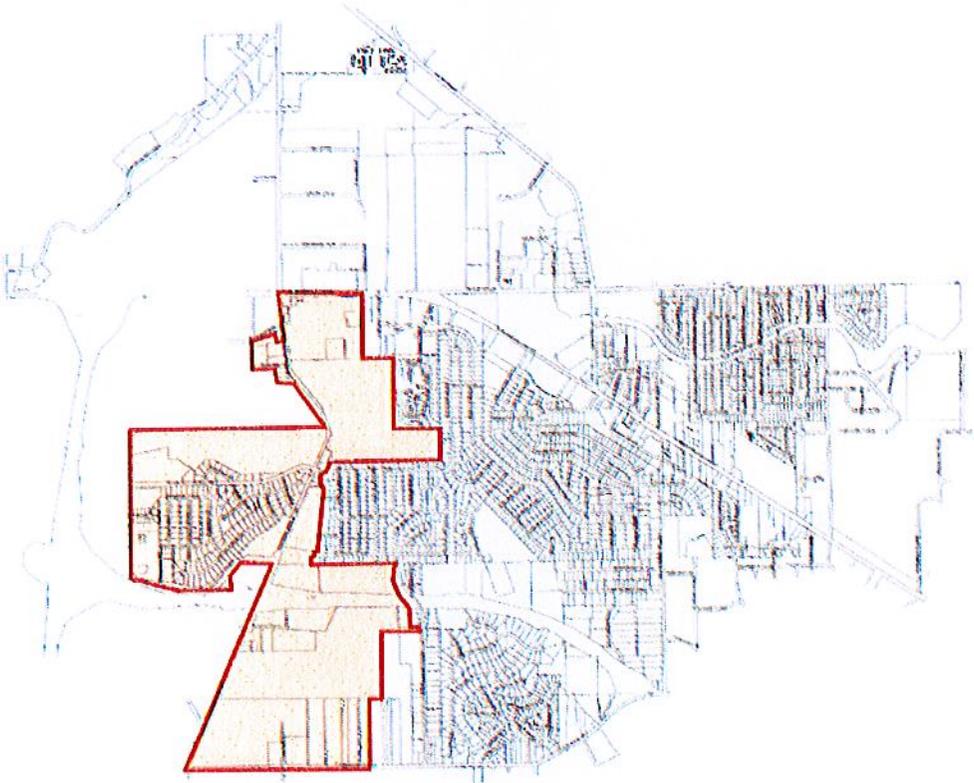


**Fairlawn Comprehensive Plan Update  
Cleveland-Massillon Road Area  
Phase I - Planning Area**



**URS CORPORATION  
January 2010**

# Fairlawn Comprehensive Plan Update

## Cleveland-Massillon Road Area

### Introduction

URS Corporation has been retained by the City of Fairlawn to prepare an update of the comprehensive plan with respect to the western portion of the city that runs along Cleveland-Massillon Road. The area that is the subject of this Phase One Comprehensive Plan Update is shown in Figure 1.

URS previously was involved in the preparation of a Land Use and Thoroughfare Plan for Fairlawn, Ohio in 1988, and was involved in preparing updated land use and zoning recommendations for the Cleveland-Massillon Road area to the south of I-77 in 2002. Consistent with this 2002 Comprehensive Land Use Update, the City of Fairlawn has requested that URS Corporation update its land use and zoning recommendations for all of the property along the Cleveland-Massillon Road in order to evaluate the need to protect remaining open spaces and natural features and to more accurately reflect more recent development that is not consistent with the proposed land use patterns shown on the current plan.

To facilitate the discussion of our land use and planning recommendations, the Phase I Planning Area has been divided into northern, central and southern sub-areas as shown in Figure 2.

### Land Use Recommendations

#### Northern Sub-Area

The northern sub-area is characterized by three basic land use types: 1) a small cluster of commercial properties west of Cleveland-Massillon Road bounded by Copley Township on the north, west and south, 2) the large retail property fronting on West Market Street that includes Rosemont Commons, and 3) the Rosemont Country Club golf course property that extends south of Rosemont Commons on the east side of Cleveland-Massillon Road.

For the commercial property west of Cleveland-Massillon Road, it is recommended that the area receive an **Office** land use designation to reflect the current zoning, the general character of the area, and the commercial uses that surround it in Copley Township.

For the area defined by Rosemont Commons between West Market Street and the Rosemont Country Club golf course, a **Retail** land use designation is appropriate in that it clearly reflects existing development on the property and the property's current zoning.

The Rosemont golf course property currently serves several important functions within the City of Fairlawn. First, it provides an important open space buffer between the heavily commercialized West Market Street corridor and Rosemont Commons, with its high traffic volumes and extensive impervious paved surfaces, and the residential neighborhoods to the east and south. These residential areas include both higher density condominium development and the traditional single family homes that together help define Fairlawn's high quality neighborhoods. Second, the golf course serves as a critical stormwater management resource that directly influences the volume of stormwater runoff entering downstream areas. If the golf course property were developed more intensively, the already present risk of flooding to downstream neighborhoods bordering Schocalog Run would likely increase (see Appendix A – Wetland Resource Assessment). Because of the protective and beneficial values the golf course property affords Fairlawn residents, and the recognized benefit that open spaces have on the quality of life and property values in suburban communities, an **Open Space/Conservation** land use designation is recommended for the Rosemont Country Club Property east of Cleveland-Massillon Road. This designation also reflects the present function of the land.

While this designation typically suggests that the land should be preserved as open space to be used for park and/or recreational purposes, circumstances may arise that could justify the inclusion of low density residential development if that development were to contribute to the enhancement and restoration of the original natural characteristics of the land and would enhance water quality and reduce the risk of down stream flooding. This approach may be able to use various land planning and design practices to conserve and protect natural resource systems and reduce infrastructure costs. This allows land to be developed, but in cost-effective manner that helps mitigate potential environmental impacts.

The land use recommendations described above are also illustrated on Figure 3 – Recommended Land Use.

#### Central Sub-Area

The central sub-area consists of property west of Cleveland-Massillon Road, south of Montrose Township and bounded on the west and south by Rothrock Road. Also included in the Central sub-area are properties fronting on the east side of Cleveland-Massillon Road south of Elgin Drive and immediately north of I-77.

With one exception, a **Medium Density Single Family Residential** land use designation is recommended for the portion of the sub-area south of Rosemont Boulevard and west of Cleveland Massillon Road.

This designation is consistent with the detached single family residential development and current zoning that defines a majority of the area. At the present time, several older single family homes occupy the southwest corner of the area at a lower density, but it is recommended that if those properties are redeveloped, new residential development should be permitted at densities equal to those of the residential subdivision to the east.

The one noted exception south of Rosemont Boulevard is the parcel occupied by St. Luke's Anglican Church, for which an **Institutional** use designation is recommended to reflect the current use.

An **Institutional** use designation is also recommended for a majority of the parcels fronting on the east side of Cleveland-Massillon Road and along the north side of I-77 east to Brunsdorph Road. With the exception of the Arbors at Fairlawn, these properties are currently occupied by churches, and all existing development currently functions in an institutional capacity rather than as commercial uses.

Within that portion of the central sub-area north of Rosemont Boulevard, multifamily housing is located in the area's south west corner, and a shallow strip of single family homes line the north side of Rosemont Boulevard. The area extending north to the Copley Township line accommodates the country club's club house, parking areas, tennis courts and pool, and four of the club's fairways.

To reflect existing development, a **High Density Multifamily Residential** use designation is recommended for property at the north east corner of Rothrock Road and Rosemont Boulevard and a **Medium Density Single Family Residential** use designation is recommended for the single family parcels on the north side of Rosemont Boulevard.

For the country club property, an **Open Space/Conservation** use designation is recommended for the same reasons that this designation was recommended for the adjacent country club property on the east side of Cleveland-Massillon Road. This use designation reflects the present function of the land which surrounds the club house and parking areas and is consistent with the M-2 zoning classification which now applies to the property. As noted in Appendix A, the eastern portion of the property contains over 19 acres of potentially high quality wetlands, and the land serves as a critical stormwater management resource that directly influences the volume of stormwater runoff entering downstream areas. In addition, the existing open space serves as a buffer between the single family residential neighborhood to the south and the high density multifamily housing to the north along the Fairlawn – Copley Township border.

As with the eastern portion of the country club property, circumstances may arise that could justify the inclusion of low density residential development if that development were to contribute to the enhancement and restoration of the original natural characteristics of the land and would enhance water quality and reduce the risk of downstream flooding.

The land use recommendations described above are also illustrated on Figure 3 – Recommended Land Use.

### Southern Sub-Area

The southern sub-area includes that portion of the Phase I Planning Area south of I-77. A majority of the sub-area is designated as Fairlawn Corporate Park. An **Office Park** use designation is recommended for this area as it was in the most recent update of Fairlawn's Comprehensive Plan in 2002. This designation is consistent with plans that have been approved for the area and incremental development that has occurred since the 2002 update of the Comprehensive Plan. It is important to note that much of the eastern half of southern sub-area is interlaced with jurisdictional wetlands (see Appendix A) and that all planned development must avoid, minimize and/or mitigate any wetland impacts associated with future development. This must be a continuation of the practice for planning and development that has taken place in the area to date.

An **Institutional** use designation is recommended for parcels fronting on the north side of Ridgewood Road that are occupied by Presentation of Our Lord Church. It should be noted, however, that the western parcel owned by the church is not developed, and could be eligible for future inclusion in the Fairlawn Corporate Park if circumstances arose that were of mutual benefit to all parties.

Because of the size, location and quality of the wetlands that are present in the eastern most portion of the southern sub-area, it is recommended that an **Open Space/Conservation** use designation be applied to this area.

It is reasonable to assume that this designation will benefit the remainder of future development in the area by creating a wetland mitigation bank and preserving the opportunity for a new open recreation area/trail network. As with other areas that have been assigned Open Space/Conservation use designations in this plan, it would be possible to include some low density residential development in this area as long as its environmental impacts are properly mitigated.

The land use recommendations described above are also illustrated on Figure 3 – Recommended Land Use.

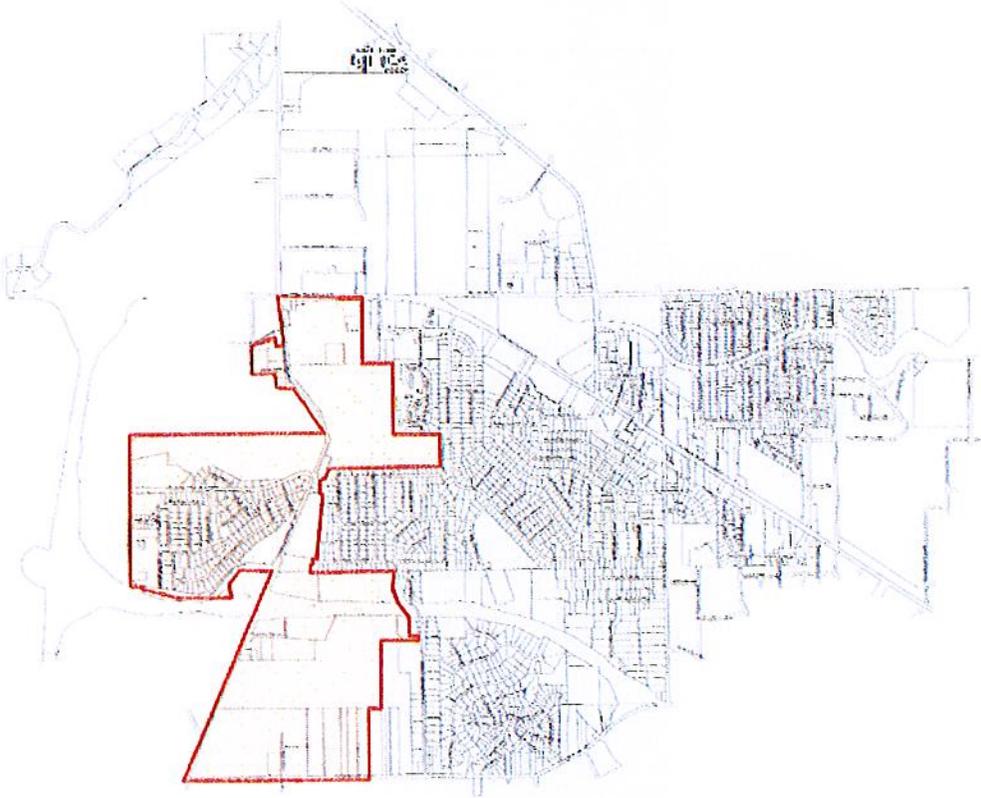


FIGURE 1: PHASE 1 PLANNING AREA

 PLANNING AREA

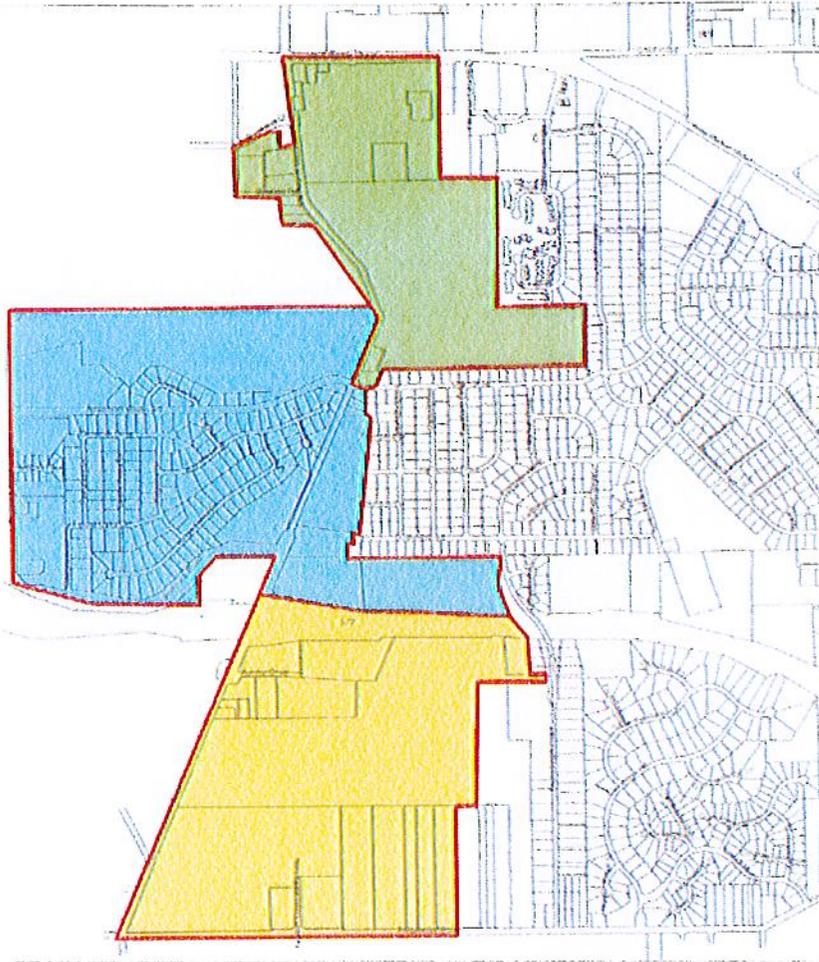


FIGURE 2: PHASE 1 PLANNING SUB-AREAS

-  NORTHERN SUB-AREA
-  CENTRAL SUB-AREA
-  SOUTHERN SUB-AREA

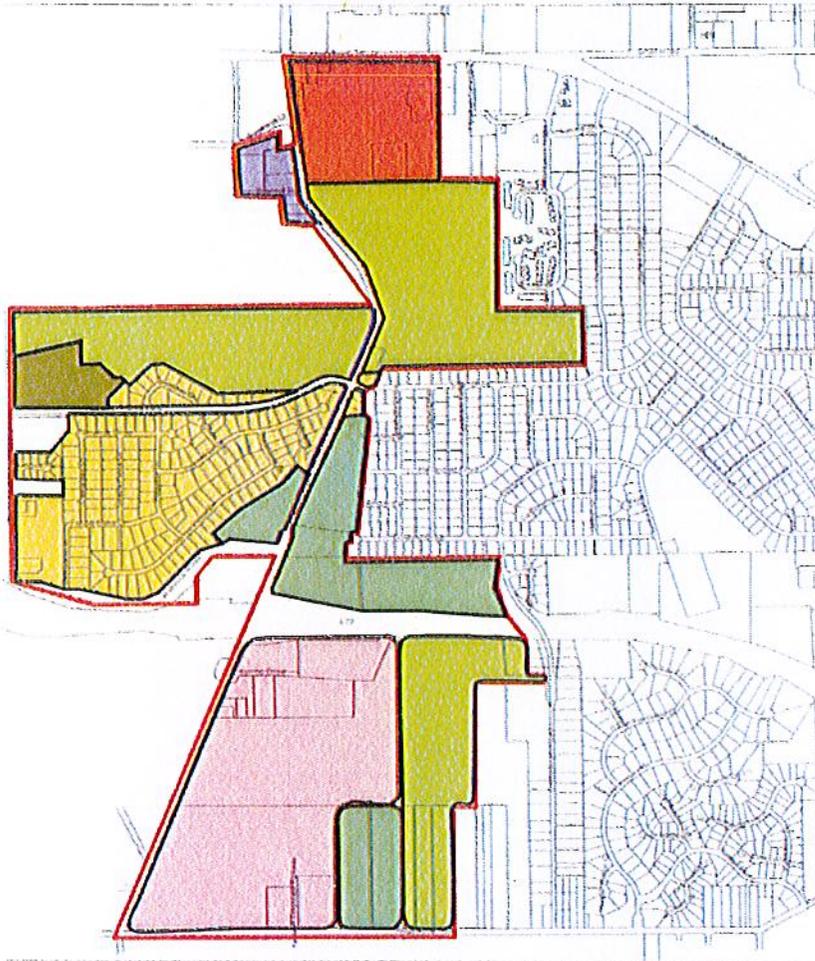
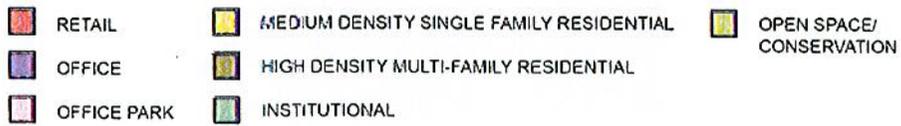


FIGURE 3: RECOMMENDED LAND USE



## **Appendix A – Wetlands Resource Assessment**

## Appendix A – Wetlands Resource Assessment

### Soils, Wetlands, and Streams

Soil mapping was taken from the NRCS Web Soil Survey for Summit County (Figure A-1). Discussions of wetlands are based on Summit County GIS-mapped wetlands and URS-delineated wetlands (Figure A-2). The Summit County GIS-mapped wetlands were drawn by Davey Research Group based on aerial photos and were not field-verified. Generally the extent of these wetlands tends to be conservative. Stream courses are based on those used by the Summit County GIS system. On the southern Phase I Planning Area Parcel, URS completed a wetland and stream delineation that has been verified by the US Army Corps of Engineers.

Figure A-1 shows large areas of hydric organic soils (mainly Carlisle muck) within both Phase I Planning Area parcels as well as along Schocalog Run. Surrounding these organic soils are extensive areas of hydric mineral soils (e.g., Sebring silt loam)

Figure A-2 shows a large wetland on that corresponds to the Carlisle muck soils location on the northern Phase I Planning Area Parcel west of Cleveland-Massillon Road. In fact, Cleveland-Massillon Road makes a pronounced bend to avoid this wetland. The wetland is 34.1 acres in size, of which 19.4 acres occurs on the City of Fairlawn property. This wetland is at least partially wooded and has the potential of being a high-quality wetland (high Category 2 or Category 3). A smaller wetland (0.92 acre) occurs along the southern boundary of the eastern portion of the northern Phase I Planning Area Parcel. The southern Phase I Planning Area Parcel also exhibits some sizable wetlands, along with smaller scattered wetlands.

A channelized Schocalog Run cuts northwest to southeast through the wetland and Carlisle muck on the western portion of the northern Phase I Planning Area Parcel. Two channelized streams flow through the areas of hydric soils on the eastern portion of this Parcel. Schocalog Run is the stream along the southern boundary. Channelization creates deeply incised and straight ditches or streams. This disconnects waterways from floodplains, which has damaging impacts on the quality of the system, including exacerbating flooding and increasing in stream erosion. Channelized streams change little along their length, lack features such as riffles and pools and have minimal variation in flow characteristics. This homogenous configuration reduces biological diversity. Additionally, the in-stream cover important for diverse aquatic communities is often absent.

### Historical Wetland Mapping

Whereas the 1907 topographic map (Figure A-3) does not show the large Carlisle muck wetland on the western portion of the northern Phase I Planning Area Parcel, it shows a large wetland along Schocalog Run immediately southeast of the eastern portion. This was part of the “Copley Swamp,” which originally extended along Schocalog Run, Pigeon Creek and Wolf Creek from Fairlawn to Barberton. These drainages occur in an area of glacial outwash containing kettle holes initially formed when large blocks of ice remaining from the melting glacial mass were buried. This condition promoted the growth of vegetation which later turned to peat, resulting in the formation of Carlisle muck soils. By 1907, agriculture had likely reduced the original

Copley Swamp to isolated, but still relatively large remnants. The NWI map shows some of these remnants as well as many smaller wetlands. The Carlisle muck wetland on the western portion of the northern Phase I Planning Area Parcel appears to be the northern-most remnant of the Copley Swamp.

Another interesting aspect of the 1907 map is that it show that the neighborhoods served by Edington Road, Dowling Drive, Beaumont Drive and Trunko Drive (just south of the eastern portion of the northern Phase I Planning Area Parcel), as well as Sun Ridge Drive, White Tail Ridge Drive, and Shadow Ridge Drive (south of I-77) were built on former wetlands.

The National Wetlands Inventory (NWI) maps were produced from interpretation of 1977 high-altitude aerial photos. The NWI map for the area (Figure A-4) shows the large wetland on the western portion of the northern Phase I Planning Area Parcel that is also shown on Figure A-2

### Schocalog Run and Floodplain

A striking feature that can be observed on both the USGS map (Figure A-5) and the 100 year floodplain map (Figure A-6) is the narrow constriction of floodplain that occurs on Schocalog Run just south of that stream's exit of the eastern portion of the northern Phase I Planning Area Parcel and between its crossing by Elgin Road and Trunko Drive. In this area, Beaumont Drive and Bancroft Road approach to within 360 feet of each other and houses approach to within less than 35 feet of the stream bank (See Photo 1). Many of the houses here, especially along Bancroft Road, are within the 100 year floodplain.

The 100 year floodplain of Schocalog Run widens south of the Trunko Drive crossing. Many of the houses and back yards of the homes on the southwest side of Bancroft Road in this area are within or closely approach the 100 year floodplain (See Photo 2).



Photo 1. Oblique aerial view from the south showing constriction of Schocalog Run floodplain by close approach of Beaumont Drive and Bancroft Road.

Continued development in the Schocalog Run watershed up stream of these areas could potentially lead to higher peak flows and consequently increased flooding.



Photo 2. Oblique aerial view facing east of the southwest side of Bancroft Road with Schocalog Run in the middle ground.

### **Potential Optional Uses for the East and West Portions of the Northern Phase I Planning Area Parcel**

Presented below are some potential options for the use of all or portions of the western and eastern portions of the northern Phase I Planning Area Parcel.

#### **Wetlands Protection**

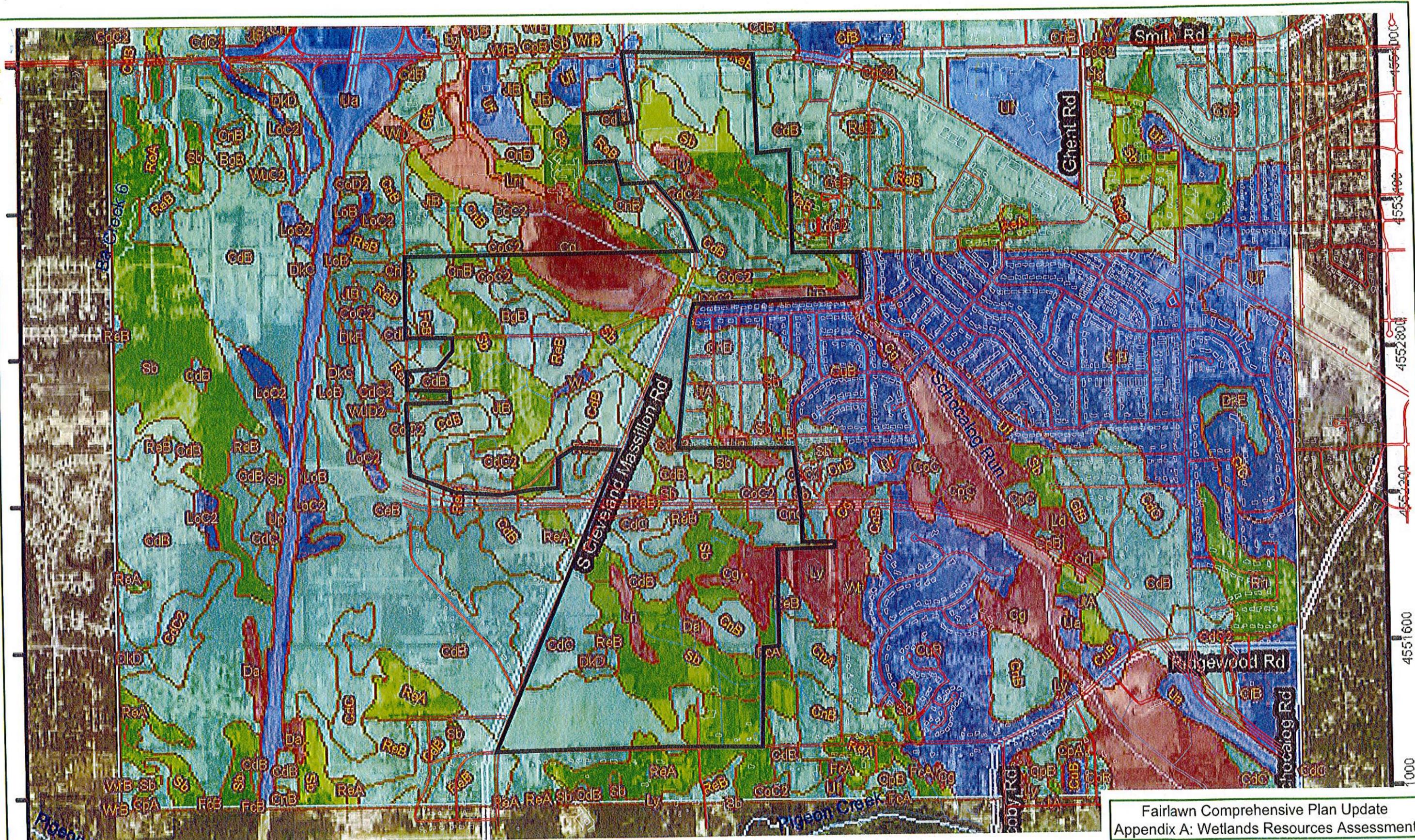
As can be seen on Figure A-3 and A-4, wetlands were and are an important part of the Schocalog Run watershed and perform many useful functions which relate to water quality. Preservation and enhancement of wetlands in this watershed will help to improve water quality. The large Carlisle muck wetland on the western portion presents, at minimum, a preservation opportunity, and with some investigation, may prove to present restoration opportunities as well.

#### **Stream Restoration**

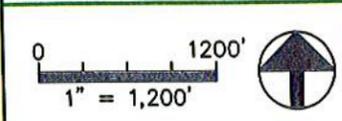
The approximately 1,000 linear feet channelized Schocalog Run on the western portion, as well as over 2,000 linear feet on the eastern portion provides opportunities for stream restoration. This would create or lead to the development of well connected floodplain areas, channel sinuosity, and also riffle and pool habitats where appropriate. The detention and temporary storage of high flows in created floodplains will likely mitigate downstream impacts associated with flooding.

#### **Green Infrastructure for Stormwater**

The existing small ponds and ponded stream that runs diagonally across the eastern portion could provide opportunities to create stormwater wetlands or bioretention features for existing and future development.



Legend:



= Boundary of  
Phase I  
Planning Area



= Soil, hydric,  
organic



= Soil, hydric  
mineral

Fairlawn Comprehensive Plan Update  
Appendix A: Wetlands Resources Assessment

Figure A-1  
Soils



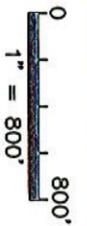


Legend:

— = Boundary of Phase I Planning Area



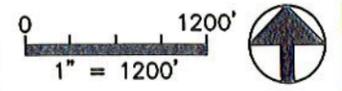
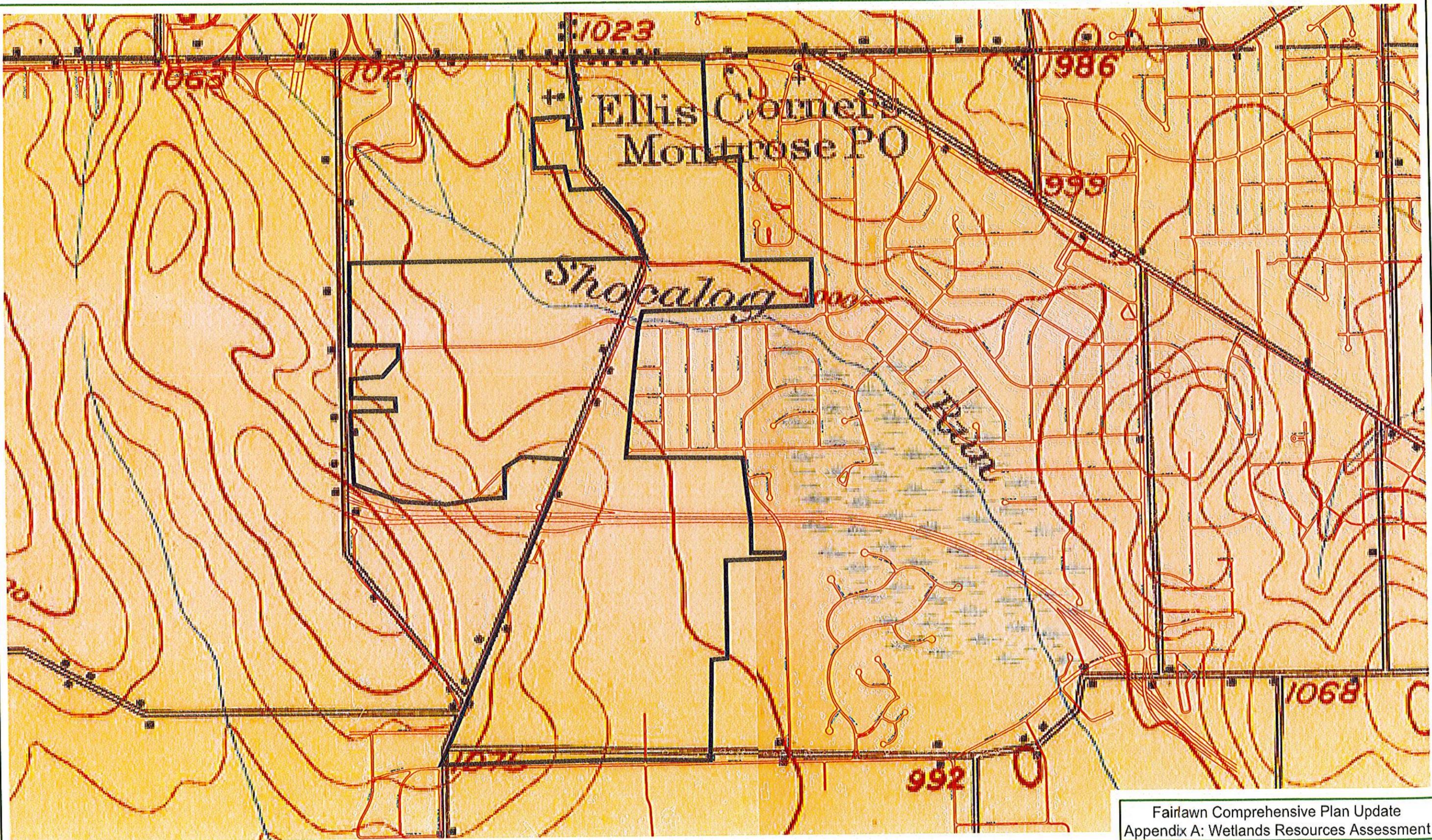
= Identified/Delineated Wetland



Fairlawn Comprehensive Plan Update  
Appendix A: Wetlands Resources Assessment

Figure A-2  
Wetlands and Streams





Legend:



= Boundary of Phase I Planning Area

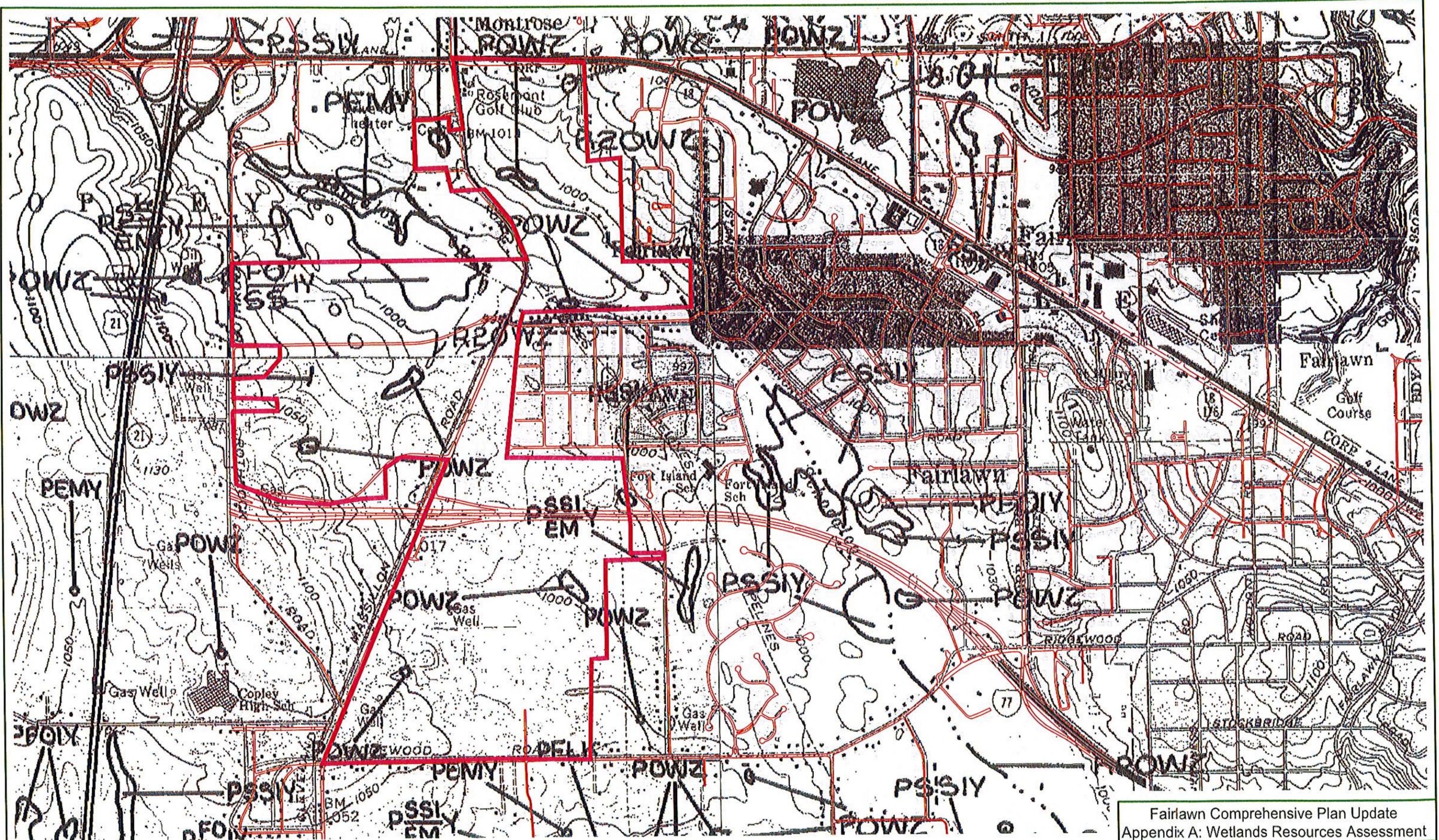


= Wetland Symbols on 1907 Topo map

Fairlawn Comprehensive Plan Update  
Appendix A: Wetlands Resources Assessment

Figure A-3  
1907 Topo Map





Legend:



= Boundary of  
Phase I  
Planning Area

KEY:

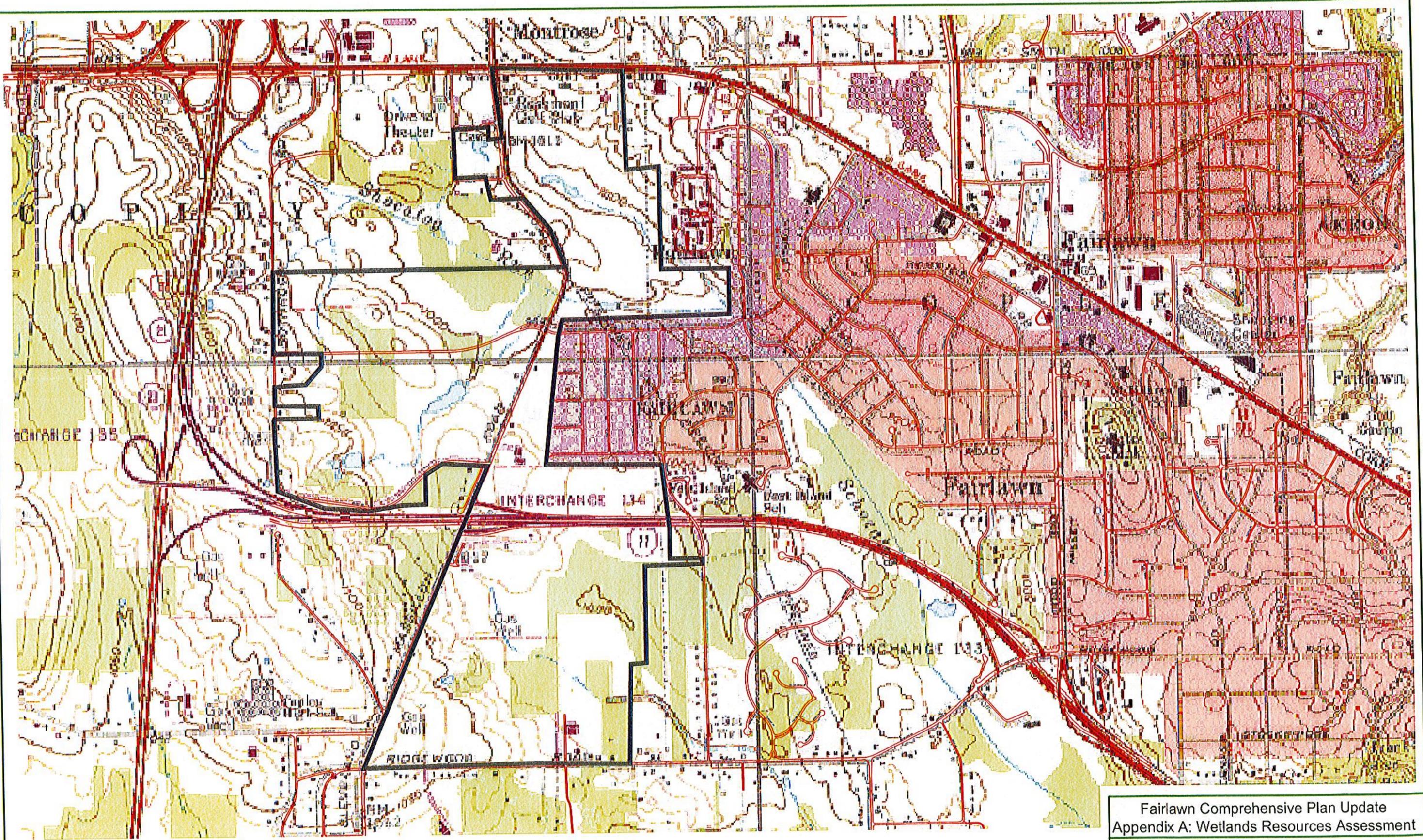
- PFO1Y - Palustrine, Forested Wetland, broad-leaved deciduous, saturated/semi-permanent/seasonal
- PSS1Y - Palustrine, Scrub-Shrub Wetland, broad-leaved deciduous, saturated/semi-permanent/seasonal
- PEM - Palustrine, Emergent Wetland
- POWZ - Palustrine, Open Water, permanent
- R2OWZ - Riverine, Lower Perennial, Open Water, permanent



Fairlawn Comprehensive Plan Update  
Appendix A: Wetlands Resources Assessment

Figure A-4  
National Wetlands Inventory Map



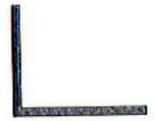


Fairlawn Comprehensive Plan Update  
 Appendix A: Wetlands Resources Assessment

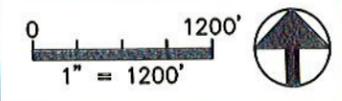
Figure A-5  
 USGS Topographic Map

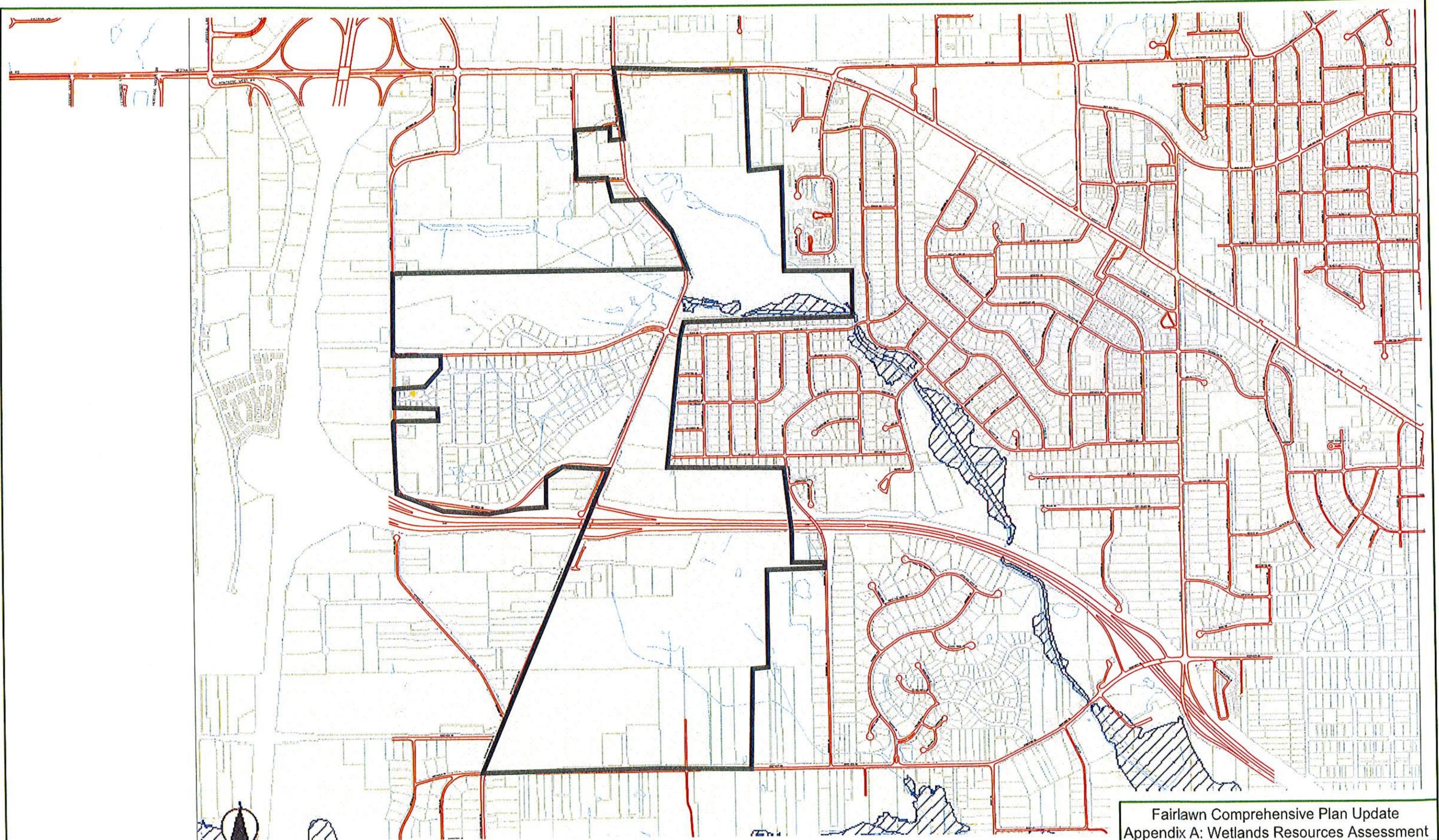


Legend:



= Boundary of  
 Phase I  
 Planning Area





Legend:

 = Boundary of Phase I Planning Area

 = 100 Year Floodplain

0 1200'  
1" = 1200'



Fairlawn Comprehensive Plan Update  
Appendix A: Wetlands Resources Assessment

Figure A-6  
100 Year Floodplain Map

