
Bath Township Comprehensive Plan

November, 1997

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The Comprehensive Plan was prepared under the direction of the Bath Comprehensive Plan Steering Committee. The members of the Steering Committee dedicated hours of volunteer time to research of planning issues, discussion of Bath's future, meetings, and formulation of the policies for the Comprehensive Plan. Acknowledgements also need to include those Zoning Commission members that attended Steering Committee meetings. In particular, the following Bath citizens served on the Steering Committee and deserve much praise and appreciation of the community for developing a Plan that will guide Bath well into the next century.

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BATH TOWNSHIP COMPREHENSIVE PLAN

Chapter 1 Plan Overview and Introduction

Bath Township is a unique community. While offering bucolic views, wooded ravines, rolling meadows, and equestrian trails it is within a few minutes drive of a complete range of urban services, shopping and restaurants. Its location at the intersection of US77 and SR18 draws residents who work in both the Cleveland and Akron metropolitan areas. Its adjacency to the Cuyahoga Valley National Recreation Area provides a permanent buffer from development along its northeastern boundaries.

However, Bath is facing a number of challenging issues. The future development of the 1500 acre Firestone Estate in a manner which retains the character of the Community is clearly one of those challenges. Another is dealing in an effective way with the retail commercial pressures moving north and west from the Montrose area at the Township's southern edge. More subtle issues are designing policies which protect the sense of place of the Ghent Village and Hammond Corners neighborhood business districts, minimizing the loss of the rural streetscapes, proactively planning for the redevelopment of functionally obsolete properties in the north Cleveland/Massillon Road Corridor and providing alternative housing opportunities for Bath residents no longer able to maintain large lot single family homes.

Finally, the most pressing challenge is to develop sound policies that allow Bath to work cooperatively with adjacent political jurisdictions and land owners to protect the geographical integrity and open space character of Bath Township.

Bath is prepared to meet these challenges with a well-delineated Plan providing a blueprint for implementation actions that, if enacted, will guide future development in a manner that retains the open space design character of the Community, protects the integrity of existing neighborhoods and encourages quality improvements in transitional gateway areas of the Township.

Planning Process

Bath Township established a Comprehensive Plan Steering Committee to work with Pflum, Klausmeier & Gehrum Consultants, Inc. (PKG) to develop the Comprehensive Plan. Pflum, Klausmeier & Gehrum Consultants further utilized ACRT, Inc., a firm specializing in environmental planning, as sub-consultants on the natural resources inventory section of the Plan.

The Committee met on a monthly basis with the consultants. During these meetings PKG presented findings of research, requested guidance and presented issues that needed to be addressed within the context of the Plan. Subsequent to the formation of the Committee, subcommittees were formed to address policy formation for specific topic areas.

Public input and evaluation is key to the success of any Comprehensive Plan process. The Bath Comprehensive Planning process involved many public participation elements.

Dr. Jesse Marquette with the University of Akron, Institute for Policy Studies was retained by the Township to conduct a mail-out survey on community attitudes

towards planning issues that could be used for this Comprehensive Planning effort. A copy of the questionnaire was mailed to all households in the township. Of the 3,203 surveys mailed, a total of 1,250 questionnaires were returned, a response rate of 39%. This response rate indicates that there is a very high level of interest in the planning process within the township.

Concurrent with the survey process, PKG conducted a series of personal interviews involving a diverse group of community leaders selected by the Committee. Community organizations, the Revere School District, various Township commission members, major land owners, developers, business owners and neighborhood residents were included in the interview process. The purpose of the interviews was to provide opinions, information and insights about the current and future land use issues in Bath. These interviews revealed important community concerns early in the process.

The Bath Township Comprehensive Planning Committee also held public meetings to gain input into the planning process and receive feedback from the people of Bath. Most importantly, all of the meetings of the Comprehensive Planning Committee were open to the public.

Parallel to the public input process, PKG consultants conducted research and analysis of the existing conditions in Bath. Population and other demographic data were collected and analyzed; land use surveys were conducted and mapped; and a detailed analysis of environmentally sensitive areas was performed.

The combination of the public input and direction provided by the Bath Comprehensive Planning Committee and the township wide survey, along with the research and analysis provided by professional consultants resulted in the policies and recommendations presented in this Plan. This Plan represents

hundreds of hours of dedicated volunteer effort by many Bath Township residents and the commitment of the Bath leadership.

Subcommittees of the Bath Township Comprehensive Planning Committee were formed to develop long range goals, actions and policies to guide the future development of Bath. The subcommittees focused on four specific topic areas – (1) transportation and traffic management (2) infrastructure (3) land use concepts and (4) greenways and open space. The Comprehensive Planning Committee recognized these topics as major components that will determine the future structure and quality of the community. These subcommittee recommendations are the foundation for the Comprehensive Plan.

Community Meetings

There was an open community meeting at the Bath elementary school on October 24, 1996 to introduce the Comprehensive Planning process to the public and to present the results of the Township Survey. Dr. Marquette presented the survey results at this meeting. Representatives of Pflum, Klausmeier & Gehrum, Consultants gave a presentation that explained the planning process and also discussed future planning activities and other opportunities for community input.

Bath Comprehensive Planning Committee

The Comprehensive Planning Committee was comprised of nine members representing a variety of community interests. This Comprehensive Planning Committee has functioned as the Steering Committee for the planning process.

Focus Group Meetings

As the subcommittees completed the draft policies for the Plan, focus groups were held to receive additional community feedback to the proposed concepts. The focus groups were a means to test whether the policies proposed in the Comprehensive Plan were consistent with community goals and were part of a reasonable implementation format. These focus groups were conducted by PKG with trained facilitators. Focus groups were held on the following issue areas:

- Development concepts and guidelines for the Cleveland-Massillon Road corridor and S.R.-18 corridor.
- Policies for open space planning, the creation of a Greenways system, and overall environmental protection.
- Land Use policies proposed for the Potential Development Areas in Bath Township.

The results of these focus groups were reviewed in depth with the Comprehensive Planning Committee and resulted in refinement of the proposed land use policies.

Chapter 2. Citizen Input

The Bath Township Trustees and the Bath Comprehensive Planning Committee both recognized the importance of citizen participation in helping to formulate a Comprehensive Plan.

The Comprehensive Plan is the first step in making the community vision a reality. To help define the community vision a detailed Citizen Survey was conducted at the outset of the process. As many of the concepts of the Comprehensive Plan are specifically based on that articulated vision, this Chapter of the Comprehensive Plan reviews the survey and the planning direction derived from the results. A complete survey summary was prepared by Dr. Marquette and is included in reference documents that comprise the complete record of the Comprehensive Plan process.

Township Wide Citizen Survey

In October of 1996, the Comprehensive Planning Committee had mailed a copy of the questionnaire to 3,203 households. A total of 1,265 questionnaires was returned in time for data entry. Of those, 1,250 were usable, resulting in an effective response rate of 39 percent.

Survey Summary

The Planning Survey consisted of six major areas of inquiry:

1. Housing Types and potential land uses.
2. Evaluation of community services.
3. Evaluation of Planning and Zoning processes.
4. Desirability of potential community services such as central water and sewer.
5. Demographics of the respondents.
6. Identification of the "Best" and "Worst" qualities of the Bath community.

At the end of the survey, space was left for open ended comments. The information contained in the comments section was extremely useful in interpreting the numerical responses.

The survey indicated several key areas of concern that are addressed in the Comprehensive Plan.

Housing Types and Land Uses

Housing:

The essay portion of the survey showed a clear desire and need on the part of older Bath residents for alternative housing options. These residents are clearly concerned about being forced to move from the area that they have been a part of for many years. These concerns reflected rising tax obligations on older, large property owners. Survey results indicated the need for the Plan to consider housing concepts providing alternatives to large lot single family homes.

In the Community Leader interviews, many expressed concern that unless the Comprehensive Plan provided for a variety of uses and densities, there would be continued impetus for annexations.

Specifically regarding residential development subdivision design, many younger residents saw the use of cluster concepts as a way to begin building "neighborhoods" and providing the framework for creating community amenities such as bike trails and greenways. It was often noted that subdivision design could encourage development of trails and parks which would reinforce the theme that Bath is a place of nature preservation and enjoyment. The development of internal trails and neighborhoods was also seen as a means of allowing reasonable

development while providing a secondary, safe means of transportation within the Township.

Non-Residential Land Uses

Retail Commercial

The presence of the Montrose retail conglomerate had a major effect on survey responses in two ways:

(1) The predominance of “Big Box” and national chains in the Montrose development has both obviated the market demand for additional like facilities within Bath and created a desire for site design review that would allow only compact, neighborhood scale retail development. It is clear in reading the surveys that while, for example, the entire Cleveland-Massillon Road corridor is identified as the best future location for neighborhood retail, residents want that to be allowed only in a clustered, nodal fashion that preserves the non-commercial strip streetscape. It was often suggested that retail development be controlled by limitations on footprint size and hours of operation.

In the Community Leader interviews, many were concerned about the possibility of additional strip development along the entire Cleveland-Massillon Road Corridor.

(2) The congestion of the Montrose area has caused many residents to suggest that Bath include small neighborhood retail facilities in their long term planning. The object is to be able to “run to the store” to get small items without having to face the Montrose congestion.

Office/Light Industrial

Office and light industrial development are important to communities such as Bath in that they reduce the tax burden for residents and provide a financial long

term planning component for both the local government and the school district. They also require less governmental support services in terms of police and other emergency services than commercial retail and can be a compatible use for residential areas.

There were few comments in the survey responses relating to office development other than to stress the importance of adequate site plan review for future development.

The numerical responses were virtually split on whether or not non-residential development was necessary for the future financial health of the Township and the school district. However, high property taxes were cited as one of the “worst” things about living in Bath by 12.3% of the survey respondents - the third highest response.

The Comprehensive Planning Committee considered all aspects of this issue in making the land use recommendations contained in the Plan.

Environmental Quality and Open Space Preservation

The reputation and desirability of Bath as a beautiful, natural area were reflected in the responses of this section as well as in the essay responses. There was strong support for environmental protection measures that could be implemented through zoning and site design review. The data also indicates that while there was strong support among newer families with young children for additional active recreation facilities, long term residents and older households are critical of public expenditure for additional active recreation. It was noted that the school district could acquire additional acreage and/or provide these additional facilities as new schools are built.

The use of open space, and neighborhood park development has been identified as a key component of building community

identity, i.e. places where people can interface with other residents. There was concern expressed in the surveys about the lack of community identity and community spirit and many residents suggested that recreation facilities and greenway trail systems could be included in the design of future development.

The issue of identity also was brought up in relation to the continued existence of an "equestrian" component for Bath and development of policies that would encourage this. Many respondents strongly urged that horse trails continue to be part of the Firestone development and that equestrian trails connected to the Cuyahoga Valley National Recreation Area be pursued. The continued presence of horse facilities is seen as an element of preservation of the rural character.

The survey responses also indicated the importance of retaining the rural open space character along the thoroughfares and streets of Bath. The scenic views provided as one drives through Bath are a vital factor of the quality of the community. The land use and transportation sections of this Plan are designed to retain the rural residential streetscapes.

Control of Planning and Development Issues

The key issue of concern raised throughout the survey responses was that of the uncertainty of the future of Bath. Concern about continued annexations and problems with returning zoning control were consistently articulated in the survey responses. This fear of losing the ability to adequately plan for the future of the Bath area colors many of the responses. A good example of this is the responses to the question of whether or not central water and sewer was desirable. While responses varied by areas in the Township, some regions indicated a 50% not desirable rating for central water. At the same time, however, responses indicated that lack of public water was

one of the key issues cited in the question of what were the worst things about Bath. Further reading of the open-ended comment sections make it clear that provision of public water and sewer services are feared because residents equate the public facilities with overdevelopment and loss of the existing community character.

The policies and implementation strategies contained in this Plan are designed to alleviate the concerns about future overdevelopment, control of retail commercial land uses and inappropriate residential design. Legislation is currently being proposed at the State level to enable Townships to control a broad variety of site development issues. If this legislation is passed, Bath will have a wider variety of tools to use in zoning control and should immediately update its zoning resolution.

The Ohio Department of Transportation has drafted new Statewide Access Management Policies that recognize the relationship between the zoning and road capacity and safety. Bath Township should adopt these policies by reference in their development review procedures.

Chapter 3. Natural Features Analysis

Introduction

Protection of environmental quality is representative of a progressive community. In Bath Township, retained natural features not only represent a treasured community asset but also play a vital role in water resource protection important to residential homeowners. Further, natural resource protection in Bath is key to the health of the Yellow Creek Stream Stewardship Program currently being carried out by the Cuyahoga River Community Planning Organization.

From recent survey results and passage of a bond issue, it is obvious that Township residents highly value the natural resources and beauty of Bath Township. It is important that the Comprehensive Plan develop goals and policies to help guide land development decisions that will impact the natural environment of Bath. It is expected that as Bath continues under development pressure, Township policies will be necessary to protect sensitive environmental areas and resources. Many of the goals and policies contained in the Comprehensive Plan are designed to assure that Bath remains one of the environmental gems of the Cuyahoga Valley. To develop a sound natural resources protection policy an inventory of the environmental resources of the area was conducted.

ACRT, Inc., a consulting firm that specializes in Environmental Assessment Studies, assisted in preparing the environmental analysis portion of the Comprehensive Plan for Bath Township. ACRT staff conducted a Natural Features Inventory and Analysis. Environmental features such as waterways, floodplains, wetlands, hydric soils, and non-hydric soils with hydric inclusions, slopes greater than 18 percent, forest resources, and watersheds were mapped and analyzed.

Topography and Slopes

Topographic data was collected from the Geographic Information Systems of Summit County. Sixteen percent of the land in the Township consists of terrain with slopes greater than 12 percent. These steep slopes are most prevalent in the eastern portion of Bath Township in the Cuyahoga River and Yellow Creek Valleys and are shown on Map 1.

Construction on or near slopes has caused increased surface runoff and erosion. For these reason, steep slopes along stream valleys should be maintained with a vegetative cover to prevent soil loss and siltation. On all slopes over 12 percent, existing patterns of vegetation should be retained.

Quite a few roads and houses in Bath have been built on steep slopes with the result of reoccurring road closures due to land slides. In the past ten years, Yellow Creek Road, Bath Road and Revere Road have been closed intermittently due to land slides. It is recommended that Bath incorporate stronger development review policies to prevent development from occurring on steep slopes. For a 12% slope or greater, a 20 foot vegetative buffer is recommended to prevent soil erosion. For an 18% slope or greater, it is recommended that a 40 foot vegetative buffer be maintained, to prevent erosion and land slide problems.

It also recommended that site plan review regulations be adopted to prohibit development on slopes over 18 percent.

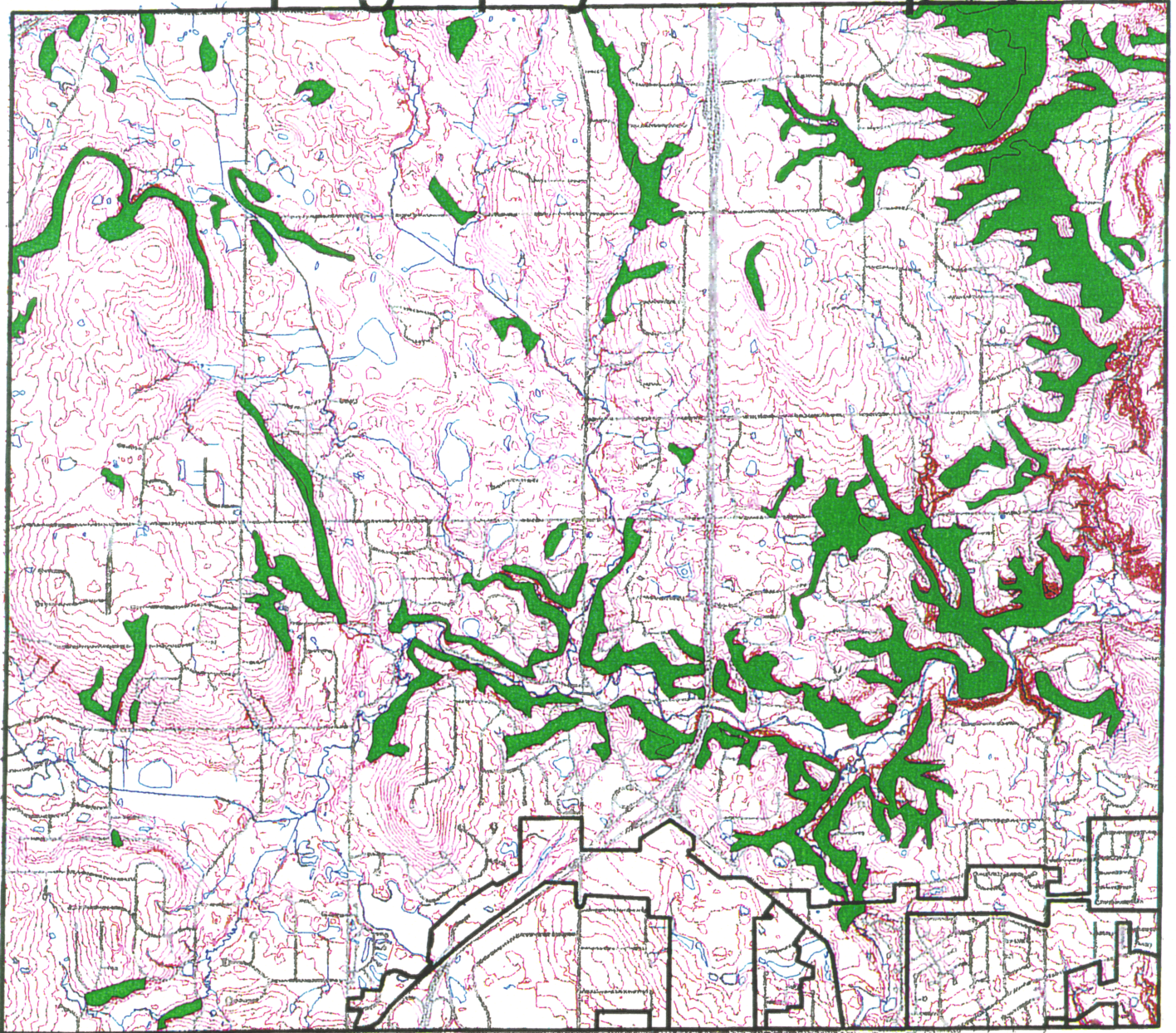
Canopy Cover

Forty percent of the township is wooded. Canopy cover is evenly distributed throughout most of Bath Township, except in the eastern park areas where forest lands are the most predominant. The Cuyahoga Valley National Recreation Area and O'Neil Woods Metro Park contain large tracts of forested land. (See Map 2.)

Natural Features Inventory and Analysis
in conjunction with the
Bath Township Comprehensive Plan
Prepared for:
Pflum, Klausmeier & Gehrum Consultants, Inc.
Prepared by:
ACRT, Inc.



Topography and Slopes



 Slopes > 18%

Source: Ritchie, A. and J.R. Steigler. 1990. Soil Survey of Summit County, Ohio. United States Department of Agriculture, Soil Conservation Service, Washington, D.C. 117pp. +67 maps.

 Topography (5 foot contour)

Source: Geographic Information Systems Summit County

 Waterbodies
 Roads

0 2000 Feet

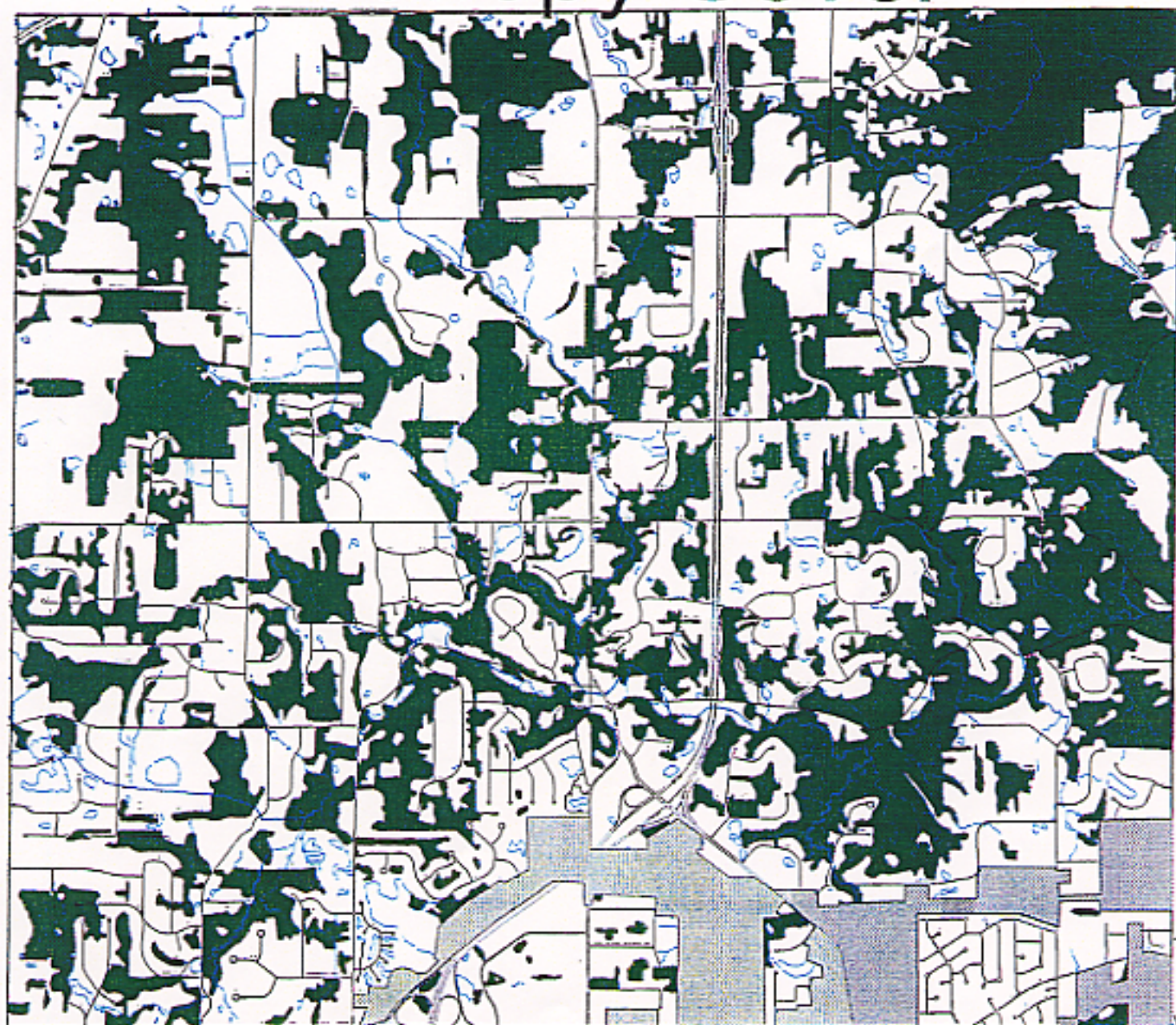

MAP 1
Topography and Slopes


Natural Features Inventory and Analysis
in conjunction with the
Bath Township Comprehensive Plan

Prepared for:
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
Canopy Cover






 Canopy Cover

Source: ACRT, Inc.

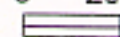
 Bath Township

 Annexed to City of Akron

 Annexed to City of Fairlawn

 Waterbodies
 Roads

0 2000 Feet

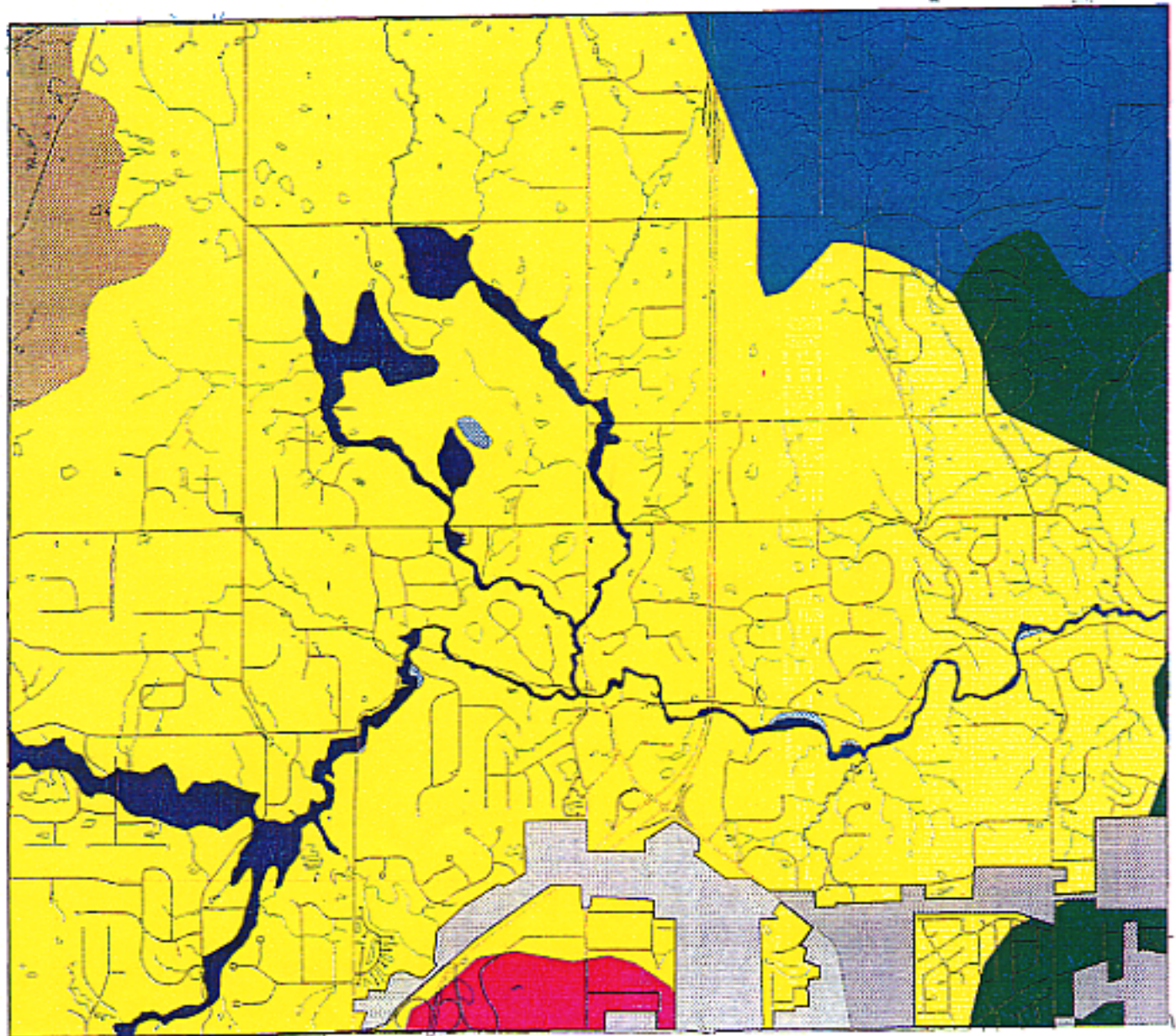


MAP 2
Canopy Cover

Natural Features Inventory and Analysis
in conjunction with the
Bath Township Comprehensive Plan
Prepared for:
Pflum, Klausmeier & Gehrum Consultants, Inc.
Prepared by:
ACRT, Inc.



Watersheds & Floodplains



Watersheds

- Cuyahoga River Tributaries
- E. Branch Rocky River
- Furnace Run
- Pigeon Creek
- Yellow Creek

Source: ACRT, Inc.

Floodplains

- 100 year
- 500 year

Source: Federal Emergency Management Agency Maps (1981)

- Bath Township

- Annexed to City of Akron

- Annexed to City of Fairlawn

- Waterbodies
- Roads

0 2000 Feet



MAP 3
Watersheds and Floodplain

The benefits of canopy cover include the ability to:

1. reduce air pollution by ingesting carbon monoxide and producing oxygen
2. reduce noise pollution by providing natural buffers
3. provide habitat for birds and mammals
4. reduce water run-off and soil erosion
5. enhance aesthetic and visual qualities of the community
6. reduce energy consumption by providing shade

Canopy cover, along with streams and wetlands, provides habitat diversity. Bath Township can protect its wildlife by preserving its tree canopy cover and avoiding wildlife habitat fragmentation. The ecological importance of forested corridors between developed parcels is enormous. Large areas of unconnected open space can be deceptively ineffective at providing wildlife habitat because they restrict migration necessary for seeking food, shelter or mates. To preserve areas of connected open space, Bath Township should consider how dedicated open space is arranged in relation to other planned or existing developments. This can be effectively implemented at the site plan review process by conservation set asides and by developing limits of disturbance requirements.

Watersheds

Watersheds were digitized and mapped from the United States Geological Survey topographic maps. There are five watersheds included in Bath Township: Yellow Creek, the Cuyahoga River Tributaries, the East Branch of the Rocky River, Furnace Run and Pigeon Creek. Yellow Creek is by far the largest watershed and is approximately 40 square miles. Pigeon Creek is a tributary of the Tuscarawas River. Just east of the

Township boundary, Yellow Creek, Furnace Run, and other tributaries empty into the Cuyahoga River, which has a watershed area of 809 square miles. Yellow Creek and Furnace Run are high water quality tributaries of the Cuyahoga River. In fact, of the Cuyahoga tributaries these are the only two which meet the standard for healthy aquatic life.

Because Yellow Creek is an important water resource, the North East Ohio Four County Regional Planning and Development organization (NEFCO) established the Yellow Creek Watershed Protection and Restoration Project. The study is designed to identify best management practices for use in the basin to protect water quality, restore degraded habitat and protect existing biological integrity. Results from the NEFCO study are expected within three years, and Bath Township should participate in this Study and incorporate the study recommendations into their development review processes.

Floodplains

Floodplains were mapped from the Federal Emergency Management Agency (FEMA) 100 and 500 year floodplain data (see Map 3). Floodplains are the areas adjacent to rivers and streams that are subject to frequent or regular flooding. Due to periodic scouring of the areas, floodplains are very unstable and potentially dangerous habitats for human use. Construction in and adjacent to flood plain areas increases the occurrence and severity of flooding.

The mapped floodplains correspond to sections of the North Fork of Yellow Creek and main stem of Yellow Creek. Floodplain wetlands absorb large volumes of water during high flows, reducing local flooding and delaying the release of water downstream. In addition they serve an important role in water quality protection, as

bank-side vegetation prevents pollutants from entering the waterway.

It is recommended that the Township exclude all development from occurring in the 100 year floodplain areas. Furthermore, the flood plain provides significant protection to water quality and flood prevention, therefore filling in of the floodplain should be discouraged.

Sometimes the established riparian zone, or the land adjacent to the stream, extends beyond or does not have a mapped 100-year floodplain boundary. While regulations are aimed to reduce construction within the floodplain, riparian zones outside the Federal Emergency Management Agency (FEMA) limits are often left unprotected. Acquiring or protecting these valuable strips of undisturbed green space along stream or river corridors with conservation easements will help to maintain and improve the surface water quality of Bath Township waterways. The Ohio Department of Natural Resources Division of Forestry recommends that a minimum buffer of 120 feet be established along all streams and rivers to protect surface water quality and provide adequate habitat for wildlife. This standard should be integrated into zoning review provisions.

Riparian Corridors

The preservation of riparian vegetated buffer zones offers significant protection of surface water quality. The integrity of the vegetated buffer zone also reflects the ability of the stream bank to resist the erosive forces of the stream. The presence of a wide riparian vegetated zone protects water quality from significant influxes of pollutants arising from overland runoff.

Riparian vegetated buffer zones provide a number of benefits including providing flood control, provide food and habitat for wildlife and fish, protects associated wetlands and

prevents disturbance to steep slopes. On the eastern side of the Yellow Creek mainstem, there are predominately steep slopes adjacent to the river. By maintaining the existing trees and other vegetation in this riparian corridor it greatly reduces problems of erosion on the steep slopes.

The Northeast Ohio Four County Regional Planning and Development Organization did a Riparian Habitat Study in 1994 that studied the riparian habitat along Furnace Run and Yellow Creek and tributaries to Yellow Creek. The Northwest Fork of Yellow Creek and the West Fork of Yellow Creek showed the most riparian habitat degradation. This NEFCO Study recommended that corridors in the Yellow Creek watershed that are currently wooded need to be protected.

Wetlands

Wetlands from the US Fish and Wildlife Service's National Wetlands Inventory maps were digitized and mapped (see Map 4). Less than five percent of the Township is designated as wetlands. Wetlands and other jurisdiction waterbodies, such as lakes and ponds, are more common in the western half of Bath Township than in the rugged eastern part of the Township. The former Firestone Estate near the central portion of the Township contains extensive wetland areas, including a bog, which is a rare high quality aquatic ecosystem.

Wetlands hold significant environmental value and deserve protection. Wetlands provide habitat to a myriad of species in Bath Township. Wetlands are important in flood mitigation and stormwater abatement. They function as sponges that absorb water, delaying its downstream release, and serve as biological filters by purifying water before it proceeds downstream. Wetlands are also important for aquifer recharge and for stream bank stabilization during high flows.

Since so little of Bath Township's wetlands remain, all the remaining wetlands should receive equal protection in order to protect biological diversity. It is recommended that there should be a policy of no net loss of wetlands within the Township. Further, it is recommended that mitigation for wetlands or flood plain projects be strongly discouraged. The Township should implement a more rigorous environmental site design review process that evaluates plans to the extent they avoid any possible disturbances to existing wetlands.

The rich biodiversity of Bath Township's wetlands can offer intense aesthetic enjoyment to all citizens and superior educational opportunities for the school children of the community.

Soils

Soils data for Bath Township were obtained from the Soil Survey of Summit County (Ritchie and Steiger, 1990) - see Map 4). The Wetlands and Soils Map shows hydric and non-hydric soils with hydric inclusions. These areas are covered by moderately drained to very poorly drained soils. Most of the areas of hydric soils correspond with the stream valleys and terraces of Yellow Creek. Hydric and non-hydric soils with hydric inclusions are often not suitable for building because of stability concerns, permeability characteristics that preclude septic tank use and frequent association with wetlands. It is recommended that the Township require site specific soils information as part of the development review process.

Open Space Preservation and Resource Protection

Bath Township is rich in natural beauty and in unique environmental assets as listed above. The 1996 Survey of the Township residents found that these natural resources and scenic beauty are highly valued and a

goal should be toward their preservation. In the survey there was strong agreement for instituting requirements to limit damage to natural features. There was general support for the concept of requiring additional open space and the protection of environmentally sensitive areas. Support for larger minimum lot sizes reflected the concern about protecting individual wells and septic systems.

In March of 1996 Bath residents approved a \$3.8 million bond issue to fund the Township's purchase of parts of the Firestone Estate for a nature preserve. This indicates that the residents of Bath Township highly value the natural beauty and open spaces still found in the Township.

Open space areas contribute to the quality of life in Bath and indeed is the key character component of the Bath Community. They provide views and scenic areas and maintain a portion of the historic rural atmosphere of Bath and provide a crucial stormwater management component for Township planning. The Township should aggressively pursue preserving open space areas to maintain the character of Bath and its opportunities for long term environmental protection. Open space recommendations can be categorized into three areas: resource protection; greenway connections; and development open space set asides.

Certain areas within Bath should be acquired and preserved due to the amount and quality of environmental characteristics present. Bath conservation organizations should develop a priority list for the most important environmentally sensitive land to be acquired. The Park Board, Revere Land Conservancy, or other capable organizations should evaluate lands within Bath to determine the environmental quality and pursue acquisition or conservation easement based on the results of the evaluation. The following Resource Protection Criteria should be used to

Natural Features Inventory and Analysis

in conjunction with the

Bath Township Comprehensive Plan

Prepared for:

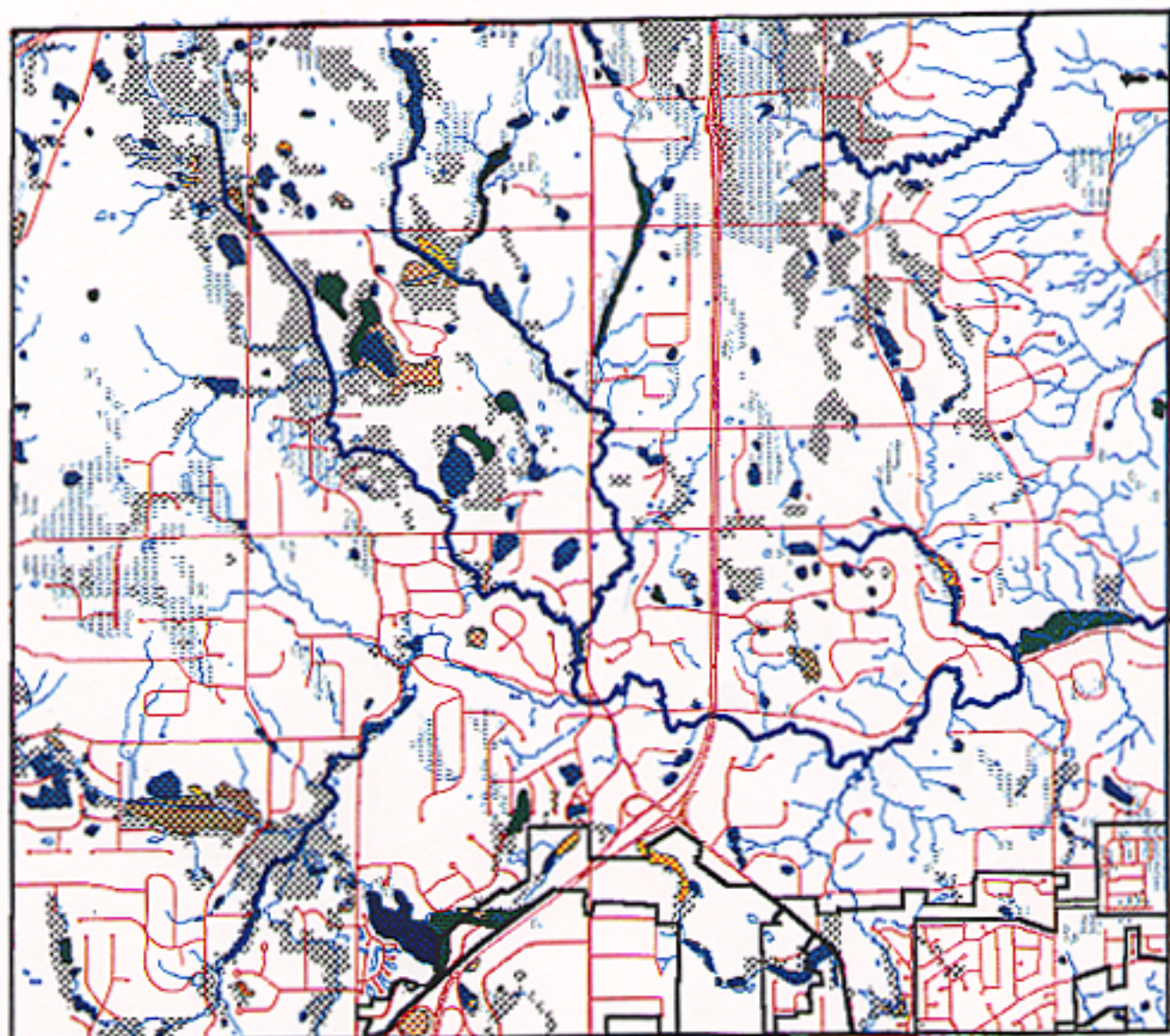
Pflum, Klausmeier & Gehrum Consultants, Inc.

Prepared by:

ACRT, Inc.



Wetlands & Soils



Wetlands

- R2DWNZ - Riverine Lower Perennial Open Water/ Unknown Bottom Intermittently Exposed/ Permanent
- L1DWNZ - Lacustrine Littoral Open Water/ Unknown Bottom Intermittently Exposed/ Permanent
- P2EMW - Palustrine Emergent Intermittently Flooded/ Temporary
- P2EMT - Palustrine Emergent Saturated/ Semipermanent/ Seasonal
- W2D21Y - Palustrine Forested Scrub/Shrub Broad-leaved Deciduous Saturated/ Semipermanent/ Seasonal
- P2D1W - Palustrine Forested Broad-leaved Deciduous Intermittently Flooded/ Temporary
- P2D1Y - Palustrine Forested Broad-leaved Deciduous Saturated/ Semipermanent/ Seasonal
- P2D2EMW - Palustrine Forested Broad-leaved Deciduous Emergent Intermittently Flooded/ Temporary
- P2D1W - Palustrine Forested Broad-leaved Deciduous Intermittently Flooded/ Temporary
- P2OW1 - Palustrine Open Water Permanent
- P2OWY - Palustrine Open Water Saturated/ Semipermanent/ Seasonal
- P2OWZ - Palustrine Open Water Intermittently Exposed/ Permanent
- P2S21Y - Palustrine Scrub/Shrub Broad-leaved Deciduous Saturated/ Semipermanent/ Seasonal
- P2S22Y - Palustrine Scrub/Shrub Broad-leaved Deciduous Emergent Saturated/ Semipermanent/ Seasonal

Source: United States Fish & Wildlife Service, National Wetlands Inventory Maps, Wetlands and Wood Ruffed Grouse (1977)

Soils

- Hydric
- Non-hydric with hydric inclusions

Source: R. Klein, A. and J.R. Stepper, 1993, Soil Survey of Summit County, Ohio, United States Department of Agriculture, Soil Conservation Service, Washington, D.C. 117pp. #47 maps.

- Waterbodies
- Roads

0 3000 Feet



determine areas that should be preserved throughout the Township.

1. Does property abut or contain water resources (a stream, pond, wetland, bog, swamp or marsh)?
2. Is the property part of an important aquifer recharge area for local water wells.
3. Is the property important for maintaining water quality? (Does it have water resource buffer or protection value; protect ground water supply from development or pollution?)
4. Does the property have importance for surface water drainage or as a potential storage site?
5. Is the property part of a flood plain or helpful to erosion control?
6. Does the property contain endangered or special species of plants or wildlife or have other unique or unusual ecological features?
7. Does the property have value as a part of a migration route or wildlife corridor?
8. Does the property form linkages with, abut or buffer any of the above or connect with existing or proposed protected lands, trail corridors, historic sites or structures?
9. Does the property constitute the only remaining open space in an otherwise developed area?
10. Does the property have value for outdoor recreation or education (walking, skiing, bird watching, etc.)?
11. Does the property have potential to be part of "open space" development (to protect such lands due to development

proximity or suitability)?

12. Does the property provide scenic views or landscapes? (Does it have unique characteristics such as attractive foliage, unique trees, varied topography, visible water, etc.?)
13. Does the property provide a visual buffer against development or incompatible land uses?
14. Does the property contain trails or have potential for trails (hiking, biking, etc.) or other possibilities for outdoor recreation?
15. Is the property presently or recently used for farming or other agricultural uses?
16. Is the property the only remaining farmland in an otherwise non-agricultural area?

Development Open Space Set-aside

As new subdivisions are proposed for development, Bath Township should require that a certain percentage of the subdivision be set aside as permanent open space. If planned properly, these open space dedications can be linked together to form linear greenway natural areas.

The Rural Conservation Concept is intended to provide additional green space in new developments in keeping with the intent of preserving natural areas in Bath.

The intent of the Rural Conservation Concept is also to preserve those areas that are particularly environmentally sensitive. To accomplish this, the Township should establish guidelines and criteria to direct both Township staff and developers to protect appropriate areas. Guidelines similar to the Resource Protection Criteria as listed above should be established and incorporated into

site plan review for all new development and proposed subdivisions.

The quality of maintenance and preservation of existing and future dedicated areas within residential developments determines the effectiveness of land set asides. The Township should work with homeowners associations and the Revere Land Conservancy to establish maintenance and management guidelines that are acceptable to all parties involved.

The Township should also encourage developers to submit management plans for areas dedicated for open space. Such management plans should outline the management objectives, define responsibilities and outline procedures for maintenance.

Environmental Protection Guidelines

Bath Township must establish programs to protect the environmental sensitivity and integrity of the community. As development continues to occur, land that is currently open will be built on or paved over. Although this is an inevitable part of American life, a community can take steps to minimize the impacts of land development.

Storm water management is an important component of growth management. It is important for maintaining water quality and preventing erosion, but also for the prevention of flooding. In support of storm water management, the zoning regulations should be revised to require streambank setbacks. Stream corridors are natural stormwater managers and setback requirements can improve a stream's ability to function effectively and protect its integrity. The Township should also continue to pursue active participation in the Ohio Department of Natural Resources

(ODNR) nonpoint source management Nature Works Program which provides funds for restoration of riparian corridors. The remaining wetlands are an important attribute of Bath Township's overall ecosystem. A minimum construction setback of one hundred (100') feet from wetlands should be established for new development.

The Township should institute educational programs on the value of preserving natural features, including trees. Bath should adopt policies that encourage and provide for the use of native vegetation as landscaping materials.

Golf courses should be developed and managed with consideration for the protection of the environment. Buffer zones or other protective measures should be maintained and/or created to protect high quality surface water resources or environmentally sensitive areas. The design of golf courses should incorporate Integrated Plant Management which emphasizes plant nutrition and overall plant health as well as emphasizing integrated pest management (Environmental Principles for Golf Courses in the United States by the Center for Resource Management, 1996).

Oil and gas well activity, if not carefully controlled, may create some land use conflicts and possible negative impacts to the environment. Municipalities can control the location of oil/gas well activities by land use type but at the present time, the ability of Townships to regulate the location of oil and gas wells is somewhat limited to the provisions available under State law. However, there are several pieces of proposed State legislation being currently considered that would strengthen Township zoning powers to make their zoning powers similar to that of municipalities. If this State legislation is passed, Bath Township should revise their zoning to strengthen these type of provisions.

Chapter 4 Public Facilities

Introduction

The issue of provision of public water and sewer facilities has historically been intrinsically linked to the concept of preserving the large lot rural residential characteristics of the Bath Community. In devising the proposed policies for the Comprehensive Plan, the Steering Committee carefully reviewed a range of scenarios regarding the appropriate and necessary locations for the long-term provision of public water and sewer facilities. The Committee carefully weighed the importance of public sewers to the long term health and safety of the Community. Development of the land use concept policies took into consideration the possibility of providing public water and/or sewer for the remaining potential development areas. In developing those policies, the comments from the citizen survey and the subsequent focus group were given careful consideration.

Currently, only the southern portion of Bath Township is served by public water and sewer facilities. The location of existing facilities is delineated on Map 5. Both public water and sewer extend north up Cleveland-Massillon Road almost to the center of the Township. Focus group participants, many survey respondents and residents participating in the initial interview process expressed the desire to have adequate public facilities available for future and existing development along Cleveland-Massillon Road, and S.R.-18.

It was argued that the quality of the commercial areas of Bath should be equal in quality to the residential areas and that high quality office and neighborhood retail development required public facilities.

Concern was expressed by the County Health Department about the long-term viability of the septic systems in the residential neighborhoods along the southern border of Bath east of Cleveland-Massillon Road.

Overshadowing the desire for appropriate public facilities was the concern that provision of water and sewer would change both the commercial/residential relationships as well as the rural residential character of Bath.

The Comprehensive Plan recognizes that the locational dispersion of existing development combined with steep slope topographical features precludes the provision of public facilities in many areas of the Township and thus are areas of limited concern. The density recommendations for future development and resubdivision of existing lots reflect that reality.

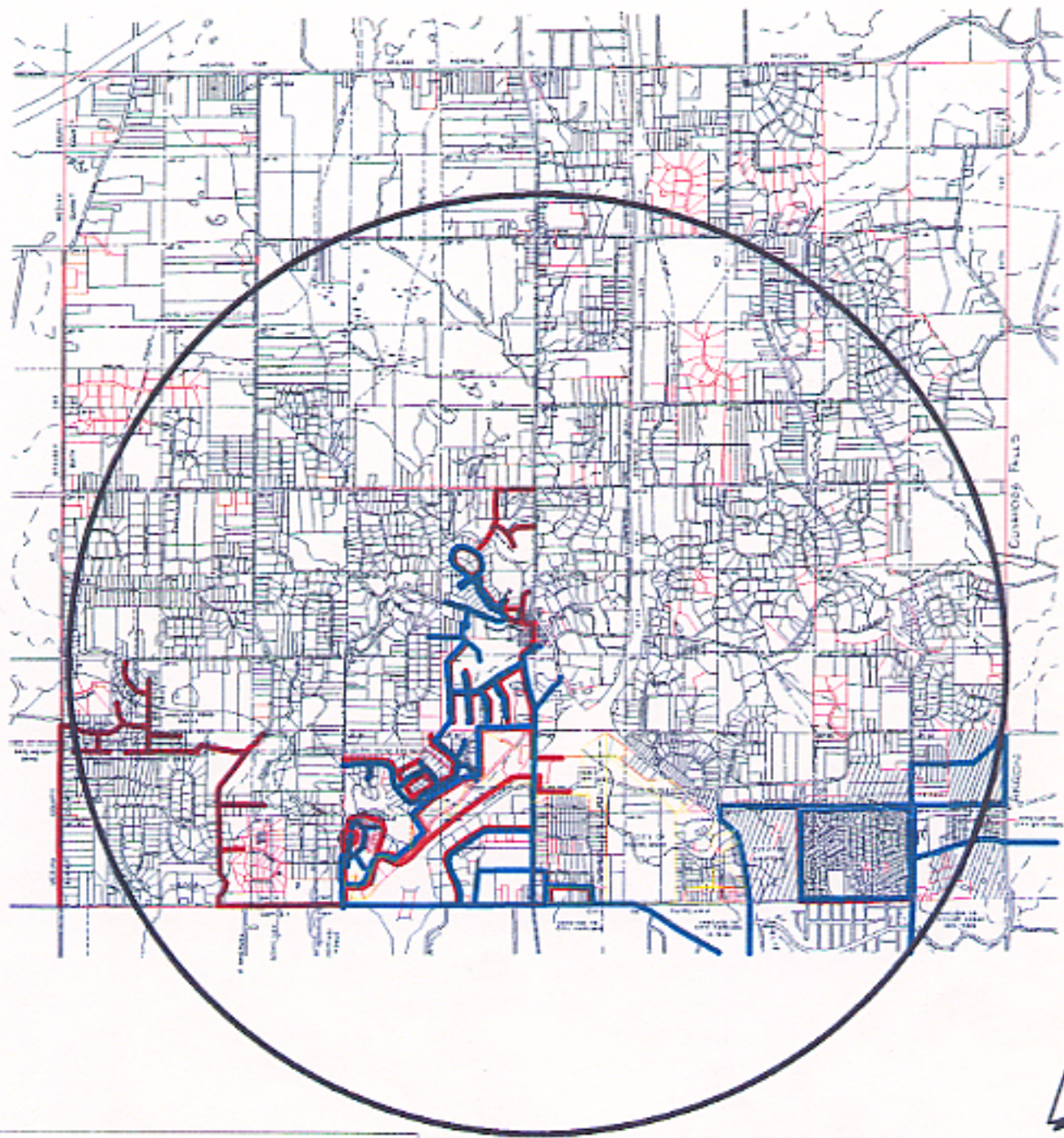
For the large undeveloped parcels in the Northwest area of the Township that are not constrained by topographical limitations, the Plan recommends design policies which accommodate the provision of public facilities but retain the rural open space characteristics of the residential community and limit the commercialization of the Cleveland-Massillon Road and west S.R.-18 Corridors. The plan emphasizes the provision of public water and sewers for the southern "edge" neighborhoods to the east of Cleveland-Massillon Road. Most importantly the Plan stresses the importance of the Bath Water and Sewer District playing an empowered role in the selection of public facility locations and potential providers.

Historically, there have been many proposals relating to the provision of public facilities in Bath. The Plan does not presume to judge the current or past proposals. The Plan does address the concepts of provision of needed public facilities while retaining the quality character of Bath and providing for well-designed future residential and commercial areas.

Policies

1. Proactively negotiate for the eventual provision of central water and sewer facilities for the two residential neighborhoods at the southern border of the Township east of Cleveland-Massillon Road.
2. Include the Bath Water and Sewer District as an active participant in the establishment of central water and sewer service areas by potential providers.
3. Include representatives of the Bath Water and Sewer District in the establishment of zoning regulation criteria and recognizes this involvement through any future Intergovernmental Joint Agreement.
4. Plan for the long-term provision of central water and sewer facilities in the northern portion of Cleveland-Massillon Road Corridor to support high quality development.
5. Proactively coordinate with the County Health Department to create solutions to correct the degradation of water resources as a result of failed septic systems in the Township.

Water and Sewer Infrastructure



Legend



Water Lines

Sewer Lines

Bath Township Comprehensive Plan

MAP 5
Water and Sewer Lines

Chapter 5. Land Use Plan

Bath Township Yesterday and Today

Several existing conditions need to be documented in order to make future land use decisions. Collection and analysis of historical population, housing and building trends illustrate how Bath Township has grown in the past and how it is growing today. Existing land use and environmental constraint maps document future development parameters. These are important elements that allow Bath Township to evaluate the effectiveness of current regulations. Together, this information

provides a basis upon which to make projections about future growth trends and to analyze current development conditions.

Historical Population

The population growth in Bath has been gradual over the last 30 years. Since 1970, the population growth rates have been soft, partially due to the lack of central water and sewer. Overall densities in the Township, taken as a whole, are currently estimated to be no higher than approximately 2 persons per acre. Therefore, the Township still maintains a low density population.

TABLE 1.

Historical Population
Bath Township, Summit County, Ohio

<i>Year</i>	<i>Population</i>	<i>Percent Change</i>	<i>Number Change</i>
1960	4,613		
1970	7,552	64%	2,939
1980	8,476	12.20%	924
1990	9,015	6.40%	539

The historical population figures illustrate the trend of residential development in Bath Township. The historical population charts population growth up to 1990, the date of the last US Census. There was a major jump in population between 1960 and 1970, as Table 1 illustrates with an increase of 2,939 persons. The growth rate between 1970 and 1980 was 12.2%, with an increase of 924 persons. The 1980 - 1990 growth rate for

Bath Township was approximately 6.4 percent which is substantially less than growth rates in the State and region.

Current Population

Building Permit data was utilized as the basis for determining Bath Township's current

population. Table 2 indicates the number of building permits issued in Bath Township from 1982 to 1996.

TABLE 2.

Bath Township Residential Building Permits

<i>Year</i>	<i>Total Permits</i>
1982	13
1983	44
1984	22
1985	51
1986	53
1987	84
1988	91
1989	71
1990	49
1991	54
1992	36
1993	48
1994	49
1995	25
1996	34
TOTAL	724

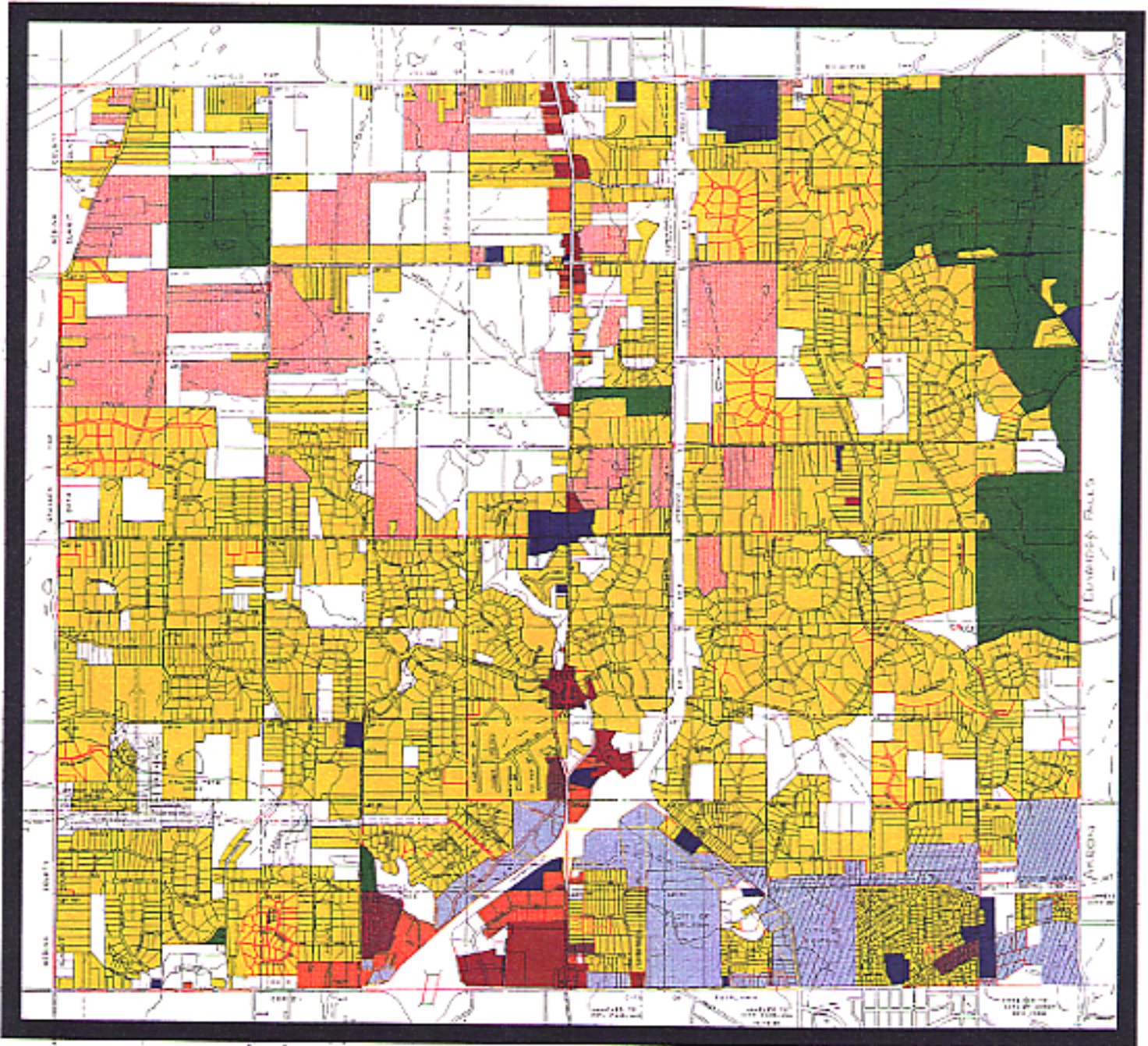
Permits for more than 724 homes (both single family and multi-family units) have been issued in the last fifteen years. For the years between 1982 and 1989, the data was obtained from the Summit County Department of Development, Division of Building Standards. For the following years after 1989, the housing permit data was obtained from the Bath Township Zoning Office. According to this data, the average number of residential building permits issued between 1982 and 1989 was 54 permits a year. For the time period between 1990 and

1996, the average number of residential building permits was 42 permits a year. In this same time period, the number of residential building permits issued was 292, with 224 of the permits being issued for single family and 71 of the permits for condos. The average number of residential permits between 1982 and 1996 was 48 permits per year.

The number of building permits issued since the 1990 Census was used to project the amount of residential growth that has

occurred in the last seven years. Using 1990 Census data for persons per household (2.8 persons per dwelling) , it is estimated that there are an additional 826 residents in Bath Township that live in the 295 homes that received permits from 1990 to 1996. When added to the 9,015 residents in 1990, the 1996 population estimate for Bath Township is 9,841.

Bath Township Existing Land Use



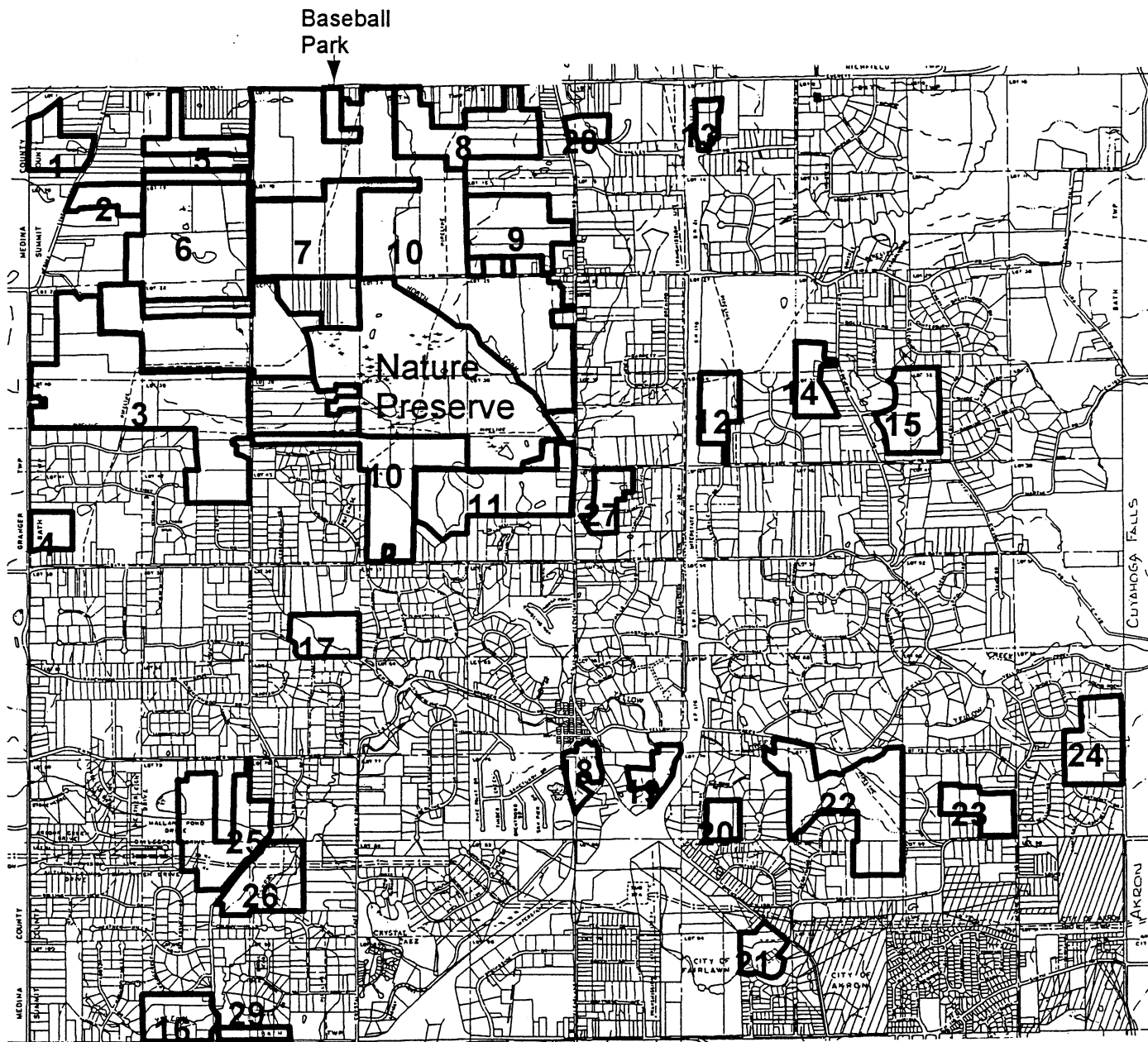
- AGRICULTURAL INFLUENCES
- MEDIUM DENSITY RESIDENTIAL
- OFFICE COMMERCIAL
- OUTSIDE BATH
- PARKS AND OPEN SPACE
- PUBLIC/ SEMI-PUBLIC
- RETAIL COMMERCIAL
- LOW DENSITY RESIDENTIAL

0 4000 Feet



MAP 6
Existing Land Use

Potential Development Areas



Bath Township Comprehensive Plan



Map 7
Potential Development
Areas

Projected Population and Housing Demand

Preparing future population projections provides a means to analyze the impacts that continued growth can have on a community. It is difficult to predict with accuracy what future Bath Township population rates will be by 2020. While past growth rates are indicative of the relationship of past market demand, zoning regulations and available developable land, they are not reliably predictive under Bath's current situation. The Comprehensive Plan has thus utilized the concept of build out potential for Bath Township. This involves identifying remaining development areas, establishing appropriate land use designations and recommended densities.

Land Use Analysis

Land use is a critical documentation element in the development of a comprehensive plan. Existing land use provides a snapshot of how the land in Bath Township is currently being used. The existing land use helps to identify areas within the Township that have future development potential and areas where incompatible land uses exist. Combining the land use map with environmentally sensitive areas allows the Township to identify where potential development problems areas are located.

An existing land use survey was conducted using a parcel map of the Township. This involved determination of the use of each parcel of land using field checks and aerial photographs. Each parcel is categorized into one of the following classifications: Low Density Residential (single family residential), Medium Density Residential (including two-family homes, attached units and condominiums), Retail Commercial, Office Commercial, Public and Semi-Public Institutional, Parks and Open Space, and Agricultural Influences.

Parcels that are currently undeveloped do not have a land use designation and are considered as potential development areas. Map 6 illustrates the generalized existing land use for Bath Township.

The next step needed to evaluate the growth parameters for Bath Township was to determine those areas that have development potential. These areas were determined by identifying undeveloped land and large parcels with potential for subdivision using the existing land use map.

Once identified from the existing land use map, undeveloped land areas were grouped with adjacent undeveloped land areas that have the same zoning classification to form Potential Development Areas (PDA). Each PDA is numbered and the area measured in acres. Map 7 illustrates the locations of Potential Development Areas.

Using the land area calculation of each PDA, it is possible to determine the amount of housing units that can be developed in the Township under existing zoning. This is referred to as current ultimate build-out. The results of the build-out calculations are shown in Table 3. Build-out is determined by multiplying the land area for each PDA by the minimum lot area requirement for the existing zoning district. Utilizing the build-out calculation, it was determined that if no changes were made to the existing zoning regulations, Bath Township could expect an additional 1,727 housing units based on existing zoning and the amount of potential developable land in the Township.

By knowing the estimated number of buildable units for each PDA, the potential population that would be generated by build-out of the undeveloped areas can be determined by multiplying the buildable housing units by the average number of person per household in Bath Township. It is estimated that the average number of persons

per household for new units in the future will be approximately 2.8 persons using U.S. Census Data. The current population for Bath is estimated to be 9,841 based on building permit data added on with the 2.8 person per dwelling unit population multiplier to the base 1990 Census population. Based upon an additional 1,727 dwelling units, an additional 5,000 residents allowing for a total Bath Township population of 15,000 would occur at full build-out of existing zoning.

Table 3
Bath Township Remaining Development Areas
Residential Buildout Projection Under Existing Zoning

Remaining Development Areas	BUILDOUT PROJECTION				
	Acreeage	Existing Zoning Districts	Existing Minimum Lot Area	Potential Single Family Buildout Units	Potential Population
1	42	R-2	1.5 Acre	28	78
2	28	R-2	1.5 Acre	19	53
3	312	R-2	1.5 Acre	208	582
4	23	R-2	1.5 Acre	15	42
5	34	R-2	1.5 Acre	23	64
6	210	R-2	1.5 Acre	140	392
7	138	R-2	1.5 Acre	92	258
8	111	R-2	1.5 Acre	74	207
9a	79	R-2	1.5 Acre	53	147
10	684	R-2	1.5 Acre	456	1,277
11	126	R-2	1.5 Acre	84	235
12	38	R-2	1.5 Acre	25	70
13	15	R-2	1.5 Acre	10	28
14	34	R-2	1.5 Acre	23	64
15	63	R-2	1.5 Acre	42	118
16	47	R-2	1.5 Acre	31	87
17	42	R-2	1.5 Acre	28	78
18	23	R-2	1.5 Acre	15	42
19	22	R-2	1.5 Acre	15	42
20	19	R-2	1.5 Acre	13	36
21	28	R-3	1.0 Acre	28	78
22	145	R-2	1.5 Acre	97	272
23	38	R-2	1.5 Acre	25	70
24	66	R-2	1.5 Acre	44	123
25	102	R-2	1.5 Acre	68	190
26	66	R-2	1.5 Acre	44	123
27	30	R-2	1.5 Acre	20	56
28a	11	R-2	1.5 Acre	7	20
Total	2,576			1,727	4,832

* A portion of both 9 and 28 are in the B-1 Zone

Holding Capacity Projection

The calculation of build-out demonstrates what the potential population of Bath Township would be under existing zoning. This potential development area analysis is a somewhat conservative estimate of what the build-out would be because smaller acreage undeveloped areas have not been included in the analysis. The cut-off for potential development areas was 13 acres or greater, since most of the smaller vacant areas have already been platted for future development, or have no available frontage. Further, there are very few of these small parcels.

The potential development full build-out scenario under current zoning regulations, could significantly affect the rural character that so many residents identify as the most appealing feature of the community. In addition, it would be undesirable for all the PDA's to experience full build-out because there are a number of natural feature considerations that need to be considered and subsequently protected (please refer to Chapter 3. Natural Features Analysis for analysis and recommendations). A significant amount of remaining development areas in Bath possess environmentally sensitive areas. These areas should be protected from development not only for their ecological and aesthetic values but also because of the important roles that these elements play in performing drainage and water supply functions. Further, some environmental conditions such as steep slopes and unstable soils present clear constraints to development.

These sensitive environmental attributes include potential wetland areas, floodplains, streams and waterways, ponds, and areas of unstable soils or severe slopes. Areas that represent natural habitats, historic attributes, and scenic amenities are also considered to be valuable assets to the Township and desirable for preservation. Map 8 illustrates the locations of environmentally sensitive areas

within identified potential development areas.

Table 4 illustrates an estimate of the constrained land in each PDA, that is, land that could be withheld from development. This estimate is based on an analysis done by ACRT, Consultants, of probable environmental constraints. The environmental constraints used in this analysis were Wetlands, (source: National Wetlands Inventory Maps, U.S. Fish and Wildlife Service) Floodplains (source: Federal Emergency Management Agency (FEMA) Maps), Slopes > 18% (source: Soil Survey of Summit County), Hydric soils (source: Soil Survey of Summit County).

The Holding Capacity Table 5 indicates Potential Buildable Units under existing zoning and the subsequent population projection if environmentally sensitive areas are removed from gross acreage development potential. The environmental holding capacity for the Township would allow for approximately 1,300 additional housing units. This represents an additional 3,600 population for a total estimate of 13,500 persons in Bath Township at full buildout. Once again, these numbers represent population potential under the current zoning and land use designation.

Table 4
Environmental Constraints on Potential Development Areas

PDA Number	PDA Acres	Natural Resources Constraint Acres	Constraints %
1	42	12	29
2	28	4	14
3	312	19	6
4	23	0	0
5	34	26	77
6	210	105	50
7	138	36	26
8	111	23	21
9	86	11	13
10	684	63	9
11	126	60	48
12	38	1	3
13	15	5	33
14	34	8	24
15	63	12	19
16	47	20	42
17	42	18	43
18	23	7	32
19	22	15	69
20	19	0	0
21	28	5	15
22	145	56	39
23	38	2	5
24	66	8	11
25	102	51	50
26	66	52	79
27	30	8	27
28	15	7	8
29	13	0	0
Total	2,600	634	24%

Natural Features Inventory and Analysis
in conjunction with the

Bath Township Comprehensive Plan

Prepared for:

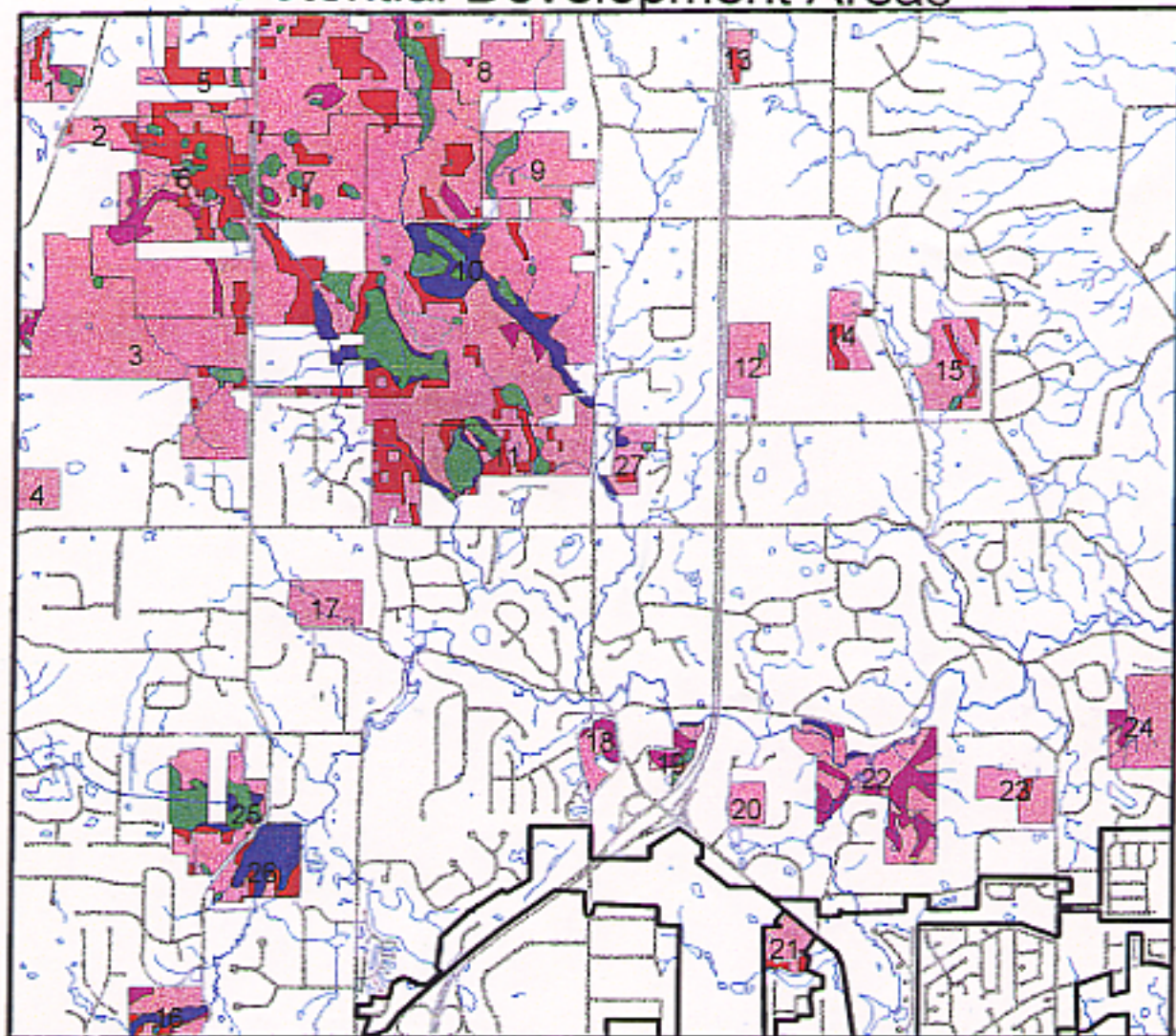
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




Prepared by:

ACRT, Inc.



Environmental Constraints on Potential Development Areas



-  Wetlands
-  Floodplains
-  Hydric Soils
-  Slopes > 18%
-  Potential Development Areas

-  Hydrology
-  Roads

MAP 8
Environmental
Constraints

TABLE 5 Bath Township Potential Development Areas
Holding Capacity Buildout Projection

HOLDING CAPACITY BUILDOUT PROJECTION							
Potential Development Areas	PDA Size (Acres)	Existing Zoning Districts	Minimum Lot Area	Constrained Land Area (Acres)	Developable Land Area (Acres)	Buildable Units	Potential Population
1	42	R-2	1.5 Acre	12	30	20	56
2	28	R-2	1.5 Acre	4	24	16	45
3	312	R-2	1.5 Acre	19	293	195	546
4	23	R-2	1.5 Acre	0	23	15	42
5	34	R-2	1.5 Acre	26	8	5	14
6	210	R-2	1.5 Acre	105	105	70	196
7	138	R-2	1.5 Acre	36	102	68	190
8	111	R-2	1.5 Acre	23	88	59	165
9a	79	R-2	1.5 Acre	11	68	45	126
10	684	R-2	1.5 Acre	63	621	414	1,159
11	126	R-2	1.5 Acre	60	66	44	123
12	38	R-2	1.5 Acre	1	37	25	70
13	15	R-2	1.5 Acre	5	10	7	20
14	34	R-2	1.5 Acre	8	26	17	48
15	63	R-2	1.5 Acre	12	51	34	95
16	47	R-2	1.5 Acre	20	27	18	50
17	42	R-2	1.5 Acre	18	24	16	45
18	23	R-2	1.5 Acre	7	16	11	31
19	22	R-2	1.5 Acre	15	7	5	14
20	19	R-2	1.5 Acre	0	19	13	36
21	28	R-3	1.0 Acre	5	23	23	64
22	145	R-2	1.5 Acre	56	89	59	165
23	38	R-2	1.5 Acre	2	36	24	67
24	66	R-2	1.5 Acre	8	58	39	109
25	102	R-2	1.5 Acre	51	51	34	95
26	66	R-2	1.5 Acre	52	14	9	25
27	30	R-2	1.5 Acre	8	22	15	42
28a	11	R-2	1.5 Acre	5	6	4	11
Total	2,576			632	1,944	1,304	3,651

*A portion of both 9 and 28 are in the B-1 Zone

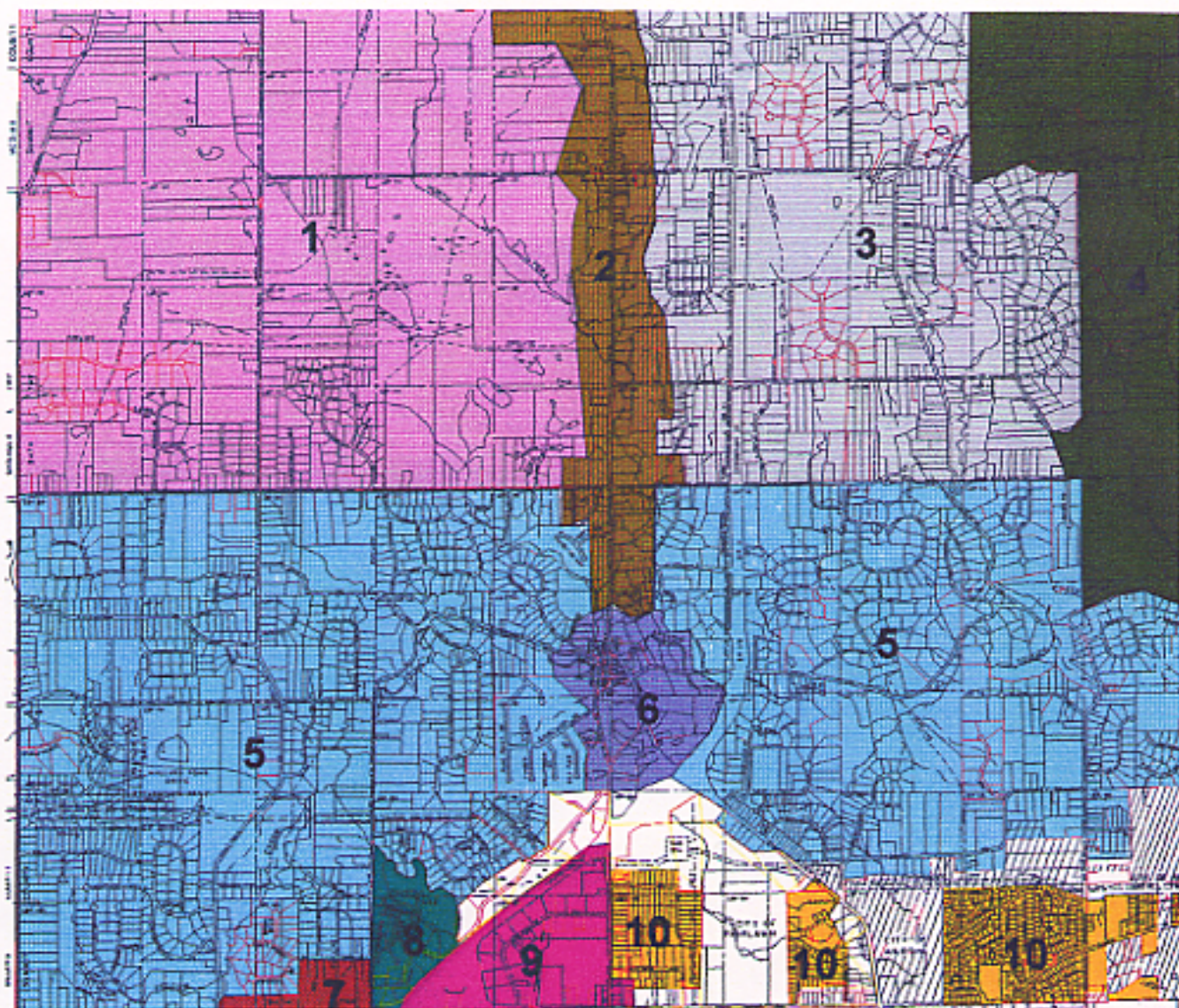
Land Use Concept Plan

Concerns about the development issues relating to the northwest area of the Township, the concerns about the Cleveland-Massillon Corridor and the concerns regarding the Southern area of Bath adjacent to the Montrose complex have all been thoughtfully considered and reviewed to define land use policies and recommendations for each land use concept area. The following Comprehensive Plan Policy Statements have been formulated based on the analysis of citizen concerns and the Bath Township Comprehensive Planning Committee input about development and land use issues, existing land uses, and environmental characteristics and varying scenario buildout analysis. The Land Use Concept Plan outlines the existing community characteristics, recommended illustrative land use types and design considerations for each concept area, which are designated geographic areas in Bath. The Land Use Concept Plan is the underlying illustration of Bath Township's Policy to protect and enhance Bath's unique rural character and promote long-term community vitality.

Comprehensive Plan Policy Statements

1. Promote and reinforce an open space preservation single-family community character
2. Protect environmentally sensitive areas from degradation.
3. Promote quality public services supporting the planned character of the community.
4. Develop and maintain a transportation system that provides adequate circulation and safety for the planned population while maintaining the rural streetscape.
5. Protect residential areas from commercial encroachment by land use designation and streetscape buffering standards.
6. Encourage small scale neighborhood type retail in certain select areas.
7. Carefully manage the development of the remaining large parcels of land through the use of special zoning districts designed to retain the open space character of the community.
8. Plan for the Bath Water and Sewer District to become a viable organization in terms of deciding appropriate locations for new central water and sewer service in the Township.
9. Develop and provide a Township-wide system of open space and conservation greenways, with a trails system to connect parks and neighborhoods.
10. Work cooperatively with adjacent communities to establish long term joint zoning approach to deter additional annexation.
11. Promote the contiguity of open space and agricultural/ equestrian uses in the northwest area of the Township by adopting provisions for an agricultural preservation zone district.
12. Preserve the history of Bath by conserving the design and improving the value of property within designated historic and cultural conservation district

Land Use Concept Map



1. Rural Preservation Area
2. Cleveland-Massillon Corridor
3. Estate Residential Neighborhood
4. Park and Conservation Area
5. Suburban Residential Area
6. Ghent Village
7. Route 18 Office District
8. Crystal Lake Village Area
9. Highway Retail Office Area
10. Edge Neighborhoods



Bath Township Comprehensive Plan

**MAP 9
Land Use Concept
Areas**

13. Adopt concept plan policies that provide development/investment opportunities consistent with the character of the Bath community.

These policies are represented throughout the land use concepts described below.

Bath Township is comprised of a variety of geographic districts and neighborhoods that have differing characteristics, such as different residential densities, presence or absence of utilities, presence or absence of commercial uses. These concept areas each have their own distinct land uses and identity. Land use policies have been developed for each concept area recognizing these distinctions in incorporating desired vision for design quality and environmental protection.

The character of a district or neighborhood is determined by a number of factors: existing development, location within the Township, amount of undeveloped land, types of uses and appearance of the area. Ten community character areas have been identified. Some of the character areas represent a specific district in Bath, while others are illustrative of general land use characteristics that are found in several locations in Bath. The goals of the Comprehensive Plan are to develop policies which reinforce the strengths of each concept area and provide guidelines for the compatible integration of future development.

Therefore, each of the ten concept areas recommend land use types and design controls for future development. The geographic distribution of the Land Use Concepts is illustrated on Map 9. The recommended land use concepts for each community character area is described below.

Geographic Land Use Concepts

1. Rural Preservation Area

Description

Located in the northwest area of the Township, this area has prime importance for the future quality of Bath's rural character. This area, which includes the former Firestone Estate, has sentimental and historical value to the Township as the former Hunt Club's area for fox hunting activities and other equestrian pursuits. To many people in the community, this area represents the best of Bath, both past and present, and they have a great attachment to the area. This is partly illustrated by the local support of the 1996 tax levy to purchase portions of the Firestone Estate for a nature preserve and active recreational use. Areas outside the Firestone Estate are also prized for their rural character, open spaces and informal equestrian links.

Policies will be described as to how best preserve this rural character interface, that is so highly valued in this community.

This northwest Rural Preservation Area currently has no central water and sewer availability. It is the more rural, undeveloped area of the Township, having the most vacant land. It contains 11 Potential Development Areas (PDA's) with an approximate total area of 1,800 acres. This Concept Area contains approximately 75% of the vacant land in Bath Township. According to the environmental constraint analysis, there are 359 acres that are constrained by a combination of steep slope, wetlands, floodplains and hydric soils.

This area generally has poorer soils than the rest of the Township and thus has specific constraints based on septic system capability. This area, because of soil type septic

constraints warrants an overall larger lot size requirement than exists under current zoning.

Of key importance is the presence of agricultural and equestrian uses. Many of these parcels are designated as agricultural districts under State legislation, and as such are exempt from utility assessments. Several are registered under Current Agricultural Use Valuations which allows properties to have a lower property tax value.

The Firestone Estate is located in PDA 10 and contains the largest amount of undeveloped land in the Township. With the recent acquisition by the Township of approximately 400 acres of the Firestone Estate for a Nature Preserve and new Bath Baseball Park, 60 acres to Revere School and 150 acres sold to adjacent property owners to buffer their lots, there is now approximately 684 acres of the Firestone Estate left in PDA 10.

The following is a listing of key characteristics for this concept area.

Existing Community Character

- Rural Character is a combination of undeveloped parcels and large lot single family detached homes.
- Overall existing density is less than 1 dwelling unit per 10 acres.
- Primarily agricultural character with equestrian and other open space uses.
- Has very important historic and cultural significance for the character of Bath
- Existing residential development activity representative of parcels being subdivided into single family residences using available road frontages.
- Large number of Potential Development Areas, largest concentration of undeveloped land in Township.

- Significant amount of environmentally sensitive areas representing potential wetlands, floodplain areas, hydric soils and waterways.
- Currently large amounts of open space and undeveloped land contributing to rural character.
- Includes Camp Christopher and Firestone Estate.

Potential Development Areas

- Contains PDA's 1 - 11
- Total PDA acreage approximately 1,800 acres

Capacity under Current Zoning Including Environmental Constraints

- Current Zoning: R-2
- Potential dwelling units: 951
- Potential additional population: 2,663

Recommended Densities

- Gross densities up to one dwelling unit per three acres. If instituted, a Special Planning Overlay District would allow densities of one dwelling unit per 2 acres in exchange for 50% permanent open space of the site.
- Potential dwelling units: 445 (based upon one dwelling unit per three acres)
- Potential additional population: 1,246 (see Table 6)

TABLE 6.

RESIDENTIAL LAND USE ANALYSIS - IMPACT OF LAND USE CONCEPTS

HOLDING CAPACITY BUILDOUT PROJECTION WITH RECOMMENDED ZONING DENSITIES						
Potential Development Areas	PDA Size (Acres)	Recommended Minimum Lot Area	Constrained Land Area (Acres)	Developable Land Area (Acres)	Buildable Units	Potential Population
1	42	3.0 Acres	12	30	10	28
2	28	3.0 Acres	4	24	8	22
3	312	3.0 Acres	19	293	97	272
4	23	3.0 Acres	0	23	5	14
5	34	3.0 Acres	26	8	2	6
6	210	3.0 Acres	105	105	35	98
7	138	3.0 Acres	36	102	34	95
8a	52	3.0 Acres	13	39	13	36
9a	79	3.0 Acres	11	68	23	64
10	684	3.0 Acres	63	621	207	580
11	126	3.0 Acres	60	66	11	31
12	38	2.5 Acres	1	37	15	42
13	15	2.5 Acres	5	10	4	11
14	34	2.5 Acres	8	26	10	28
15	63	2.5 Acres	12	51	20	56
16a	23	1.5 Acres	10	13	8	22
17	42	1.5 Acres	18	24	16	45
18	0	N/A				
19	0	N/A				
20	19	1.5 Acres	0	19	13	36
21	28	1.0 Acres	5	23	23	64
22	145	1.5 Acres	56	89	59	165
23	38	1.5 Acres	2	36	24	67
24	66	1.5 Acres	8	58	39	109
25	102	1.5 Acres	51	51	34	95
26	66	1.5 Acres	52	14	9	25
27	30	1.5 Acres	8	22	15	42
28	15	6 units per Acre	7	8	48	134
Totals	2,452		592	1,860	782	2,187

* Portions of PDA's 8,9 and 16 are divided between residential and nonresidential uses

TABLE 7.

NON-RESIDENTIAL LAND USE ANALYSIS - IMPACT OF LAND USE CONCEPTS

HOLDING CAPACITY PROJECTION FOR NON-RESIDENTIAL LAND USES							
Potential Development Areas	PDA Size (Acres)	Floor Area Ratio	Minus Right of Way Area (Acres)	Environ. Constrained Land Area (Acres)	Developable Land Area (Acres)	Building Square Footage	New Jobs Created
8b	59	0.30	50	10	40	524,680	472
9b	7	0.30	6	0	6	78,408	71
16b	24	0.30	20	10	10	130,680	118
18	23	0.30	20	7	13	164,003	153
19	22	0.30	19	15	4	48,352	47
29	13	0.30	13	0	13	164,003	153
TOTAL	148			42	85	1,110,126	1,014

New jobs created by future development are projected using an average estimate of 11.8 jobs for .30 Floor Area Ratio (F.A.R.)

Illustrative Land Use Types

Single family detached estate homes, agriculture, conservation, parks, trails and multi-use open space, and planned single family open space design rural subdivisions

Design Considerations

Residential: Gross densities up to one dwelling unit per three acres. Create a Special Planning Overlay District process to encourage open space conservation subdivision design. The district would allow densities of one dwelling unit per 2 acres in exchange for submission of an overall Master Concept Plan that included 50% permanent open space conservation area and greenway and trail concepts. A minimum of 25 acres is required for Special Planning District consideration. If pending State legislation is adopted, allowing townships to control the design of planned development, it is recommended that all future subdivisions in this Concept Area be required to include conservation design elements. Other recommendations include prohibiting development in environmentally sensitive areas, and requiring strict setback requirements from streams, wetlands, severe slopes; limitation on road widening, use of rural design standards for roads, and control of driveway access points.

Nonresidential: Agriculture, equestrian, park and recreational uses, and educational institutional uses.

The Rural Residential Conservation Development Concept

In rural suburban areas, the most common development pattern has been conventional, large lot zoning with access along existing road frontage. The results are that eventually there is very little land “preserved” and the rural streetscape is

altered. Many rural communities, in recognition of this oncoming development, have attempted to plan for quality growth while maintaining existing rural character and identity. Goals are set to “preserve natural features” or “maintain the character of the community”.

There is an alternative development pattern which is appearing in some rural communities in the Midwest and East. It involves creative site planning and flexibility in lot sizes. In this way, a development can accommodate the same overall densities and number of units as conventional large lot zoning, while preserving farmland, natural features, scenic views, and minimizing infrastructure costs.

What is Rural Conservation Development?

Also known as an “open space subdivision design” or “rural conservation zoning”, the principles behind this type of site planning involves the adaptation of cluster design for uses in rural areas and suburban fringes. Rather than applying conventional large lots (typically two to five acres) that consume an entire site, a developer designs with smaller lot sizes, thus preserving a substantial portion of the land for open space.

The result is that the development may have the same number of units and the same overall density as with conventional lots, but involves lower development and maintenance costs due to reduced total length of streets and sewer and water service extension. The open space areas provide an opportunity for a variety of uses including continued agricultural use, or simply undeveloped areas of wood or wetlands. The open space areas can still be farmed with a permanent conservation easement to protect the open space, or the open space areas can be dedicated to the Township, maintained by a homeowners association or given over to a land trust to own and manage.

There are several benefits to the rural conservation design concept being recommended:

- ◆ Increased property and home values due to a continued feeling of living in the country with the advantages of less lot maintenance.
- ◆ Reduced cost of infrastructure.
- ◆ Preservation of existing agricultural land, woodlands, wetlands and scenic views which create a better “quality of life” perception.
- ◆ Flexibility of use of open space as continued agricultural use, as recreational use or dedicated undeveloped land.
- ◆ Sense of community among residents who recognize that their community is different from other suburban areas.
- ◆ Opportunities for joint septic disposal options.

Diagrams 1,2 and 3 illustrate the concept principles. Diagram 3 illustrates how the Rural Residential Conservation Concept preserves open space and rural character while maintaining the same number of permitted units as under traditional zoning. A goal for this type of development design would be to link the open spaces or agricultural lands preserved so that as large of blocks of combined open space could be preserved as possible. A Special Planning Overlay District could be utilized to encourage this type of design.

2. Cleveland-Massillon Corridor

Concept Area 2 is designated as the Cleveland-Massillon Road Corridor. Spanning the entire Township from north to south, this concept area shares importance with the Rural Preservation Area in that it is a critical component of establishing the rural design aspects of Bath.

A Corridor Study for Cleveland-Massillon Road was included in the Comprehensive Plan process because of the importance of this corridor in preserving the community character of Bath Township. The task at hand is to create a long-term development plan for the Corridor that:

- (1) Preserves the historic and residential components of the Corridor
- (2) Encourages re-use of marginal non-residential development in a neighborhood scale, non-strip fashion.
- (3) Integrates new uses within the context of preservation of the open-space character of Bath.
- (4) Limits new retail uses to neighborhood scale within designated districts.

Corridor Use Configuration and Recommendations

Many residents of Bath Township have expressed the concern that Cleveland-Massillon Road will become a “big box” strip retail corridor that will forever change the character of Bath and eliminate any existing residential streetscape components. This was evident in the survey results.

The existing corridor lends itself to specific land use separation concepts that form the basis for this area’s policy recommendations. From the south, the area from S.R.-18 to Ghent Village contains a variety of large commercial retail and office uses which are placing transitional pressures on the remaining undeveloped and residential parcels. High volumes of traffic in this area heavily impact existing residential land uses. Because of the unique pressures and characteristics of this portion of the corridor, recommendations for this section will be found in two additional concept areas,

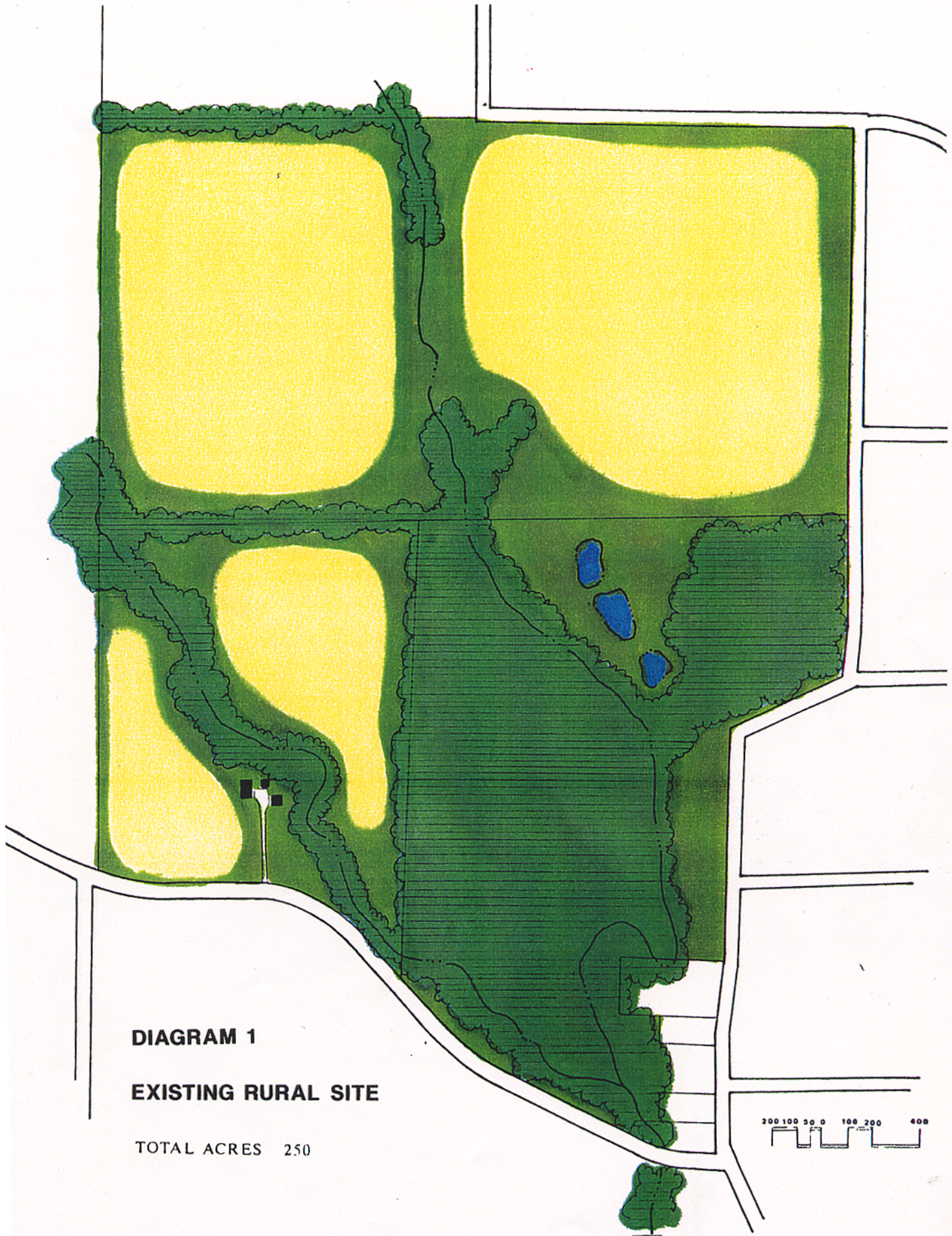
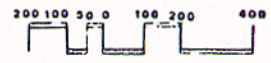


DIAGRAM 1

EXISTING RURAL SITE

TOTAL ACRES 250



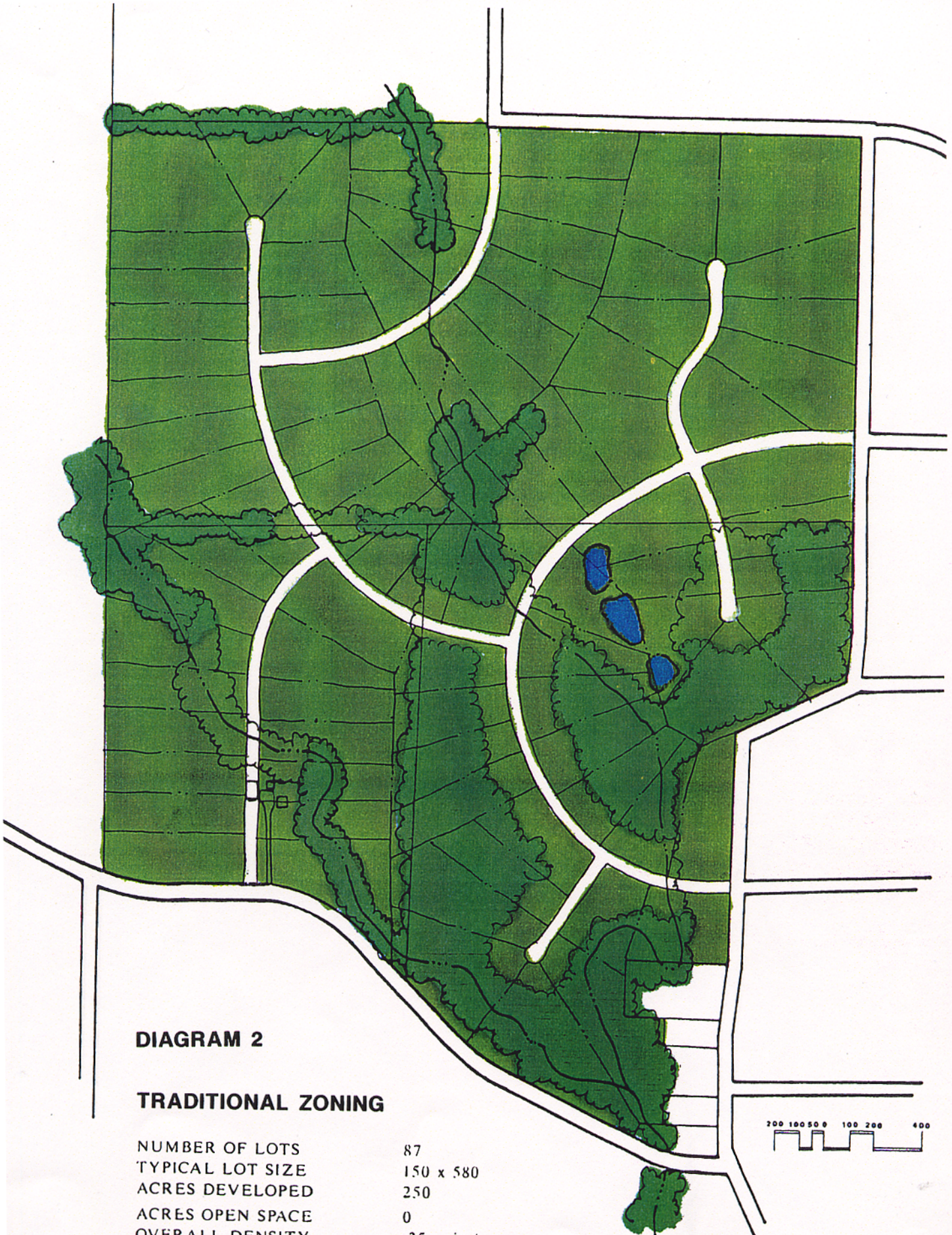
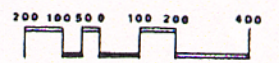


DIAGRAM 2

TRADITIONAL ZONING

NUMBER OF LOTS	87
TYPICAL LOT SIZE	150 x 580
ACRES DEVELOPED	250
ACRES OPEN SPACE	0
OVERALL DENSITY	.35 units/acre
LINEAL FEET OF STREET	10,900



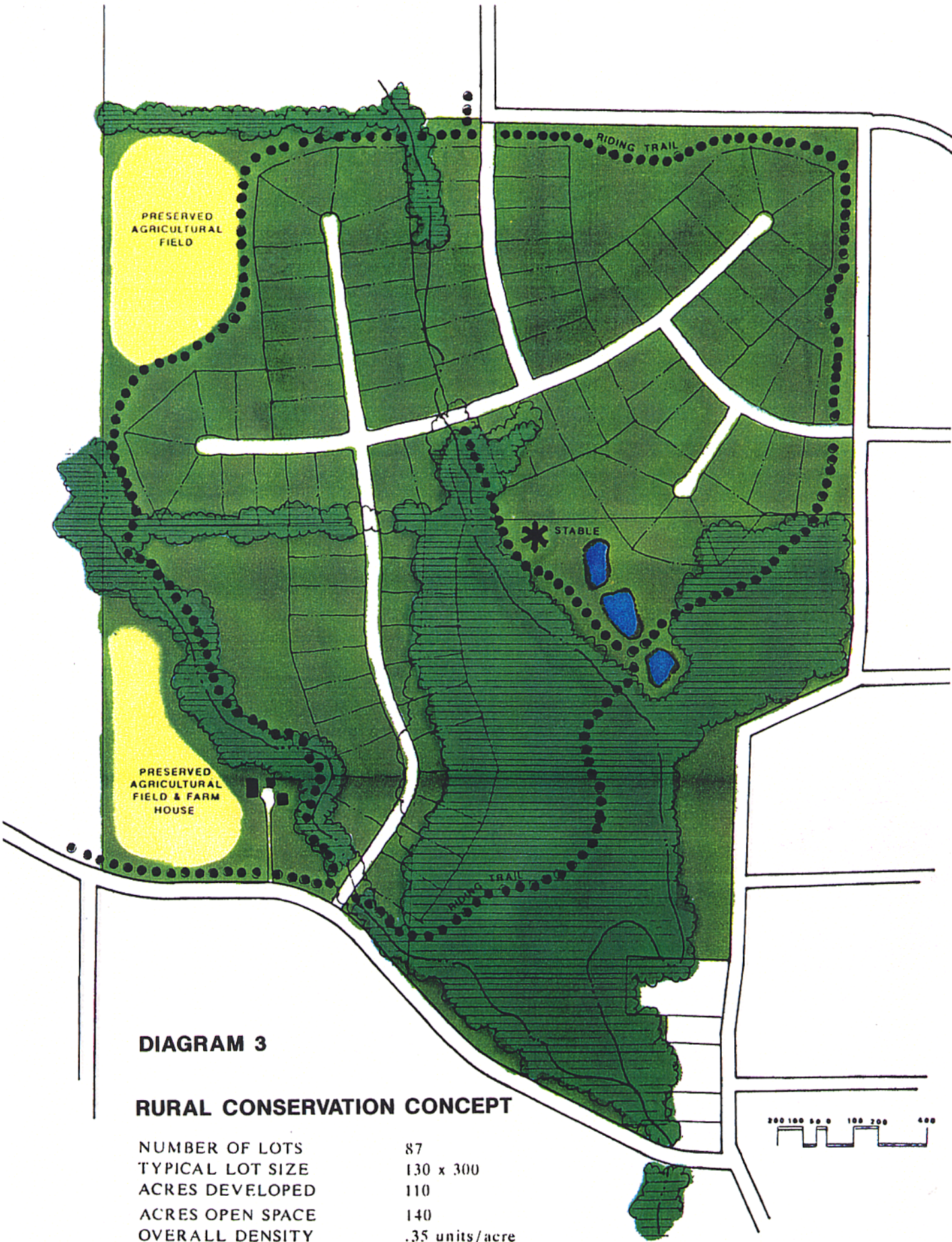


DIAGRAM 3

RURAL CONSERVATION CONCEPT

NUMBER OF LOTS	87
TYPICAL LOT SIZE	130 x 300
ACRES DEVELOPED	110
ACRES OPEN SPACE	140
OVERALL DENSITY	.35 units/acre
LINEAL FEET OF STREET	8,200



Concept Area 9 - Highway Retail Office and Concept Area 10 - Edge Neighborhoods.

The section from Ghent Village north to the public use concentrations at Bath Road forms a solid residential area with Ghent Village commercial uses being of supportive neighborhood character and scale. The remaining undeveloped parcels of land are heavily impacted and limited by steep slopes and the Yellow Creek Riparian Corridor.

The corridor segment between Bath and Ira Roads currently retains its rural residential character with strong streetscape vegetative elements and very deep structure setbacks. It is anchored at the south end by the public uses which currently represent the "center" of Bath and at the north end by Hammonds Corners with a wide variety of public and commercial uses. The policies for this segment are designed to preserve the vegetated streetscape, minimize future curb cuts, and protect the historic characterization of the existing commercial and residential uses while recognizing the vacant land development potential.

The northern section of the corridor from Ira to Everett Road represents the biggest challenge and opportunity for enhancing the gateways into Bath. Currently it presents a nondescript image of Bath anchored on the north with a small strip center and transitional highway service uses. Immediately north of the Hammonds Corners commercial district are large tracts of undeveloped land. The majority of this land will be subject to change of use pressures due to its current underutilization, its adjacency to the the Firestone lands and its large parcel configuration. The large depth configuration of the undeveloped parcels offers an opportunity to design new development in a non-strip fashion that will greatly improve the Gateway aspects of the area.

Existing Community Character

- ◆ Major gateway into Bath from north and south

- ◆ Rural/ suburban "feel" with small scale limited commercial
- ◆ Utilization of old single family homes into retail/ office uses
- ◆ Hammonds Corners area and Four Corners - old Town Hall area, both historic preservation areas
- ◆ Mixture of single family residential uses with limited retail/ office commercial
- ◆ Includes large number of Potential Development Areas
- ◆ High degree of marginal uses that represent redevelopment potential

Potential Development Areas

- ◆ Contains PDA 's 27, 28 and part of 8,9, 10 and 11.
- ◆ Total PDA acreage approximately 200 acres

Recommended Densities

- ◆ One recommended option is to add additional area for multi-family development along east side of Cleveland-Massillon (see Cleveland-Massillon Road Corridor Study Map 10). This would allow 8 acres to be developed at densities of 6 units per acre.
- ◆ Rest of residential densities would remain at current Zoning of 1.5 acres per unit.

Illustrative Land Use Types

Single family detached homes, small scale retail commercial, non-fast food restaurants, professional services, no "big box" retail establishments, office commercial developments utilizing open space subdivision design concepts.

Overall Design Considerations

Residential: Recommended Corridor Design Overlay District to include the following:

- front yard landscaping and street tree planting;
- coordination with an overall access plan for management placement of driveways;
- allow for multi-family townhouses on northeast side of Cleveland-Massillon Road, Spring Valley Road and Everett Road.

Non-residential: Recommended Corridor Design Overlay District to include the following:

- Adopt zoning to limit retail commercial footprint size to 10,000 square feet (free standing), prohibition of fast food restaurant uses.
- Adopt conversion guidelines for single family into retail use.
- Implement open space site design for commercial sites.
- Retail and office commercial establishments at floor area ratio of between .25 and .35.
- Consistent building setback, front yard landscaping and street tree planting. Coordination with an overall access management plan for new construction or expansion of existing establishments.

In specific parts of the corridor, historic and cultural conservation design overlay zoning district regulations will apply. See Map 11 Proposed Historic Overlay Zoning areas.

Sub-Area Design Considerations

Ghent Village to Bath Road

- Retention of residential land uses with strict limit on conversion of residential structures to office or retail use.
- All development to adhere to required stream and slope setbacks.
- Include Ghent Village under Historic District Guidelines

Bath Road to Ira Road

- Corridor zoning requirements to include maintenance of large building setbacks with minimum 50' street landscape.
- Retention of residential uses outside of Hammonds Corner Historic District.
- Corridor zoning to limit curb cuts in development approval.
- Hammonds Corner Historic District to include retention of existing architecture and thematic landscaping and limits on new commercial footprint size.
- Adjacent residential development to provide pedestrian links to Township Park.

Ira Road (north of Hammonds Corner) to Everett Road

- It is recommended that an additional area on the northwest side of Cleveland-Massillon Road south of Everett be allocated to office uses (see Cleveland-Massillon Road Study Map 10).
- Corporate Office Park Uses to contain conservation open space design elements and minimum 200' landscape buffers to residential uses.
- Townhouse residential to buffer commercial and single family uses north of Spring Valley Road

Limit development of outlot frontage parcels for maintenance of streetscape.

The Township should investigate the possibility of using Tax Increment Bond Financing Districts or Special Assessment Districts for future development areas in the Cleveland-Massillon Road Corridor District. This could allow for controlled infrastructure development and funding of streetscape improvements.

As stated previously, transportation and traffic management are key to the design character of Cleveland-Massillon Road. These issues are developed in more detail in Chapter 7.

Historic Overlay Districts

The Comprehensive Plan is proposing the creation of 3 Historic Districts within the Cleveland-Massillon Road Corridor.

- (1) Hammond Corners Historic District
- (2) Four Corners Area by old Town Hall
- (3) Ghent Village Historic District

These areas are recommended for inclusion in the Historic Overlay District (see Map 11) This Historic Overlay District would provide further requirements in terms of site plan review and architectural review than currently required, which should add in the overall continued improvement of the Corridor aesthetics.

All three of these areas proposed for inclusion in the Historic Overlay Zoning District are in the same geographic areas being researched for Historic District status by the Bath Historic Society. It is desired by the Bath Historic Society that further development review guidelines be developed and applied by the Appearance Review Committee to maintain historic appearance standards consistent with the Western Reserve Architectural Style (1850's - 1900's era). The Zoning Commission should work

with the Bath Historic Society in developing these Historic Overlay District Regulations.

These Historic Overlay District Regulations should include the following:

- (1) architectural review elements, including building massing and size requirements
- (2) landscaping and streetscaping elements

These unique historical area nodes provide distinct visual breaks along the Cleveland-Massillon Corridor. Scenic road and byway linkages could be explored between Hale Farm Village and these Historic Overlay District areas as well to unify and complement this historic area theme.

3. Estate Residential Neighborhood

Description

Located in the northeastern area of the Township, this area currently does not have central water and sewer availability and topography conditions make this unlikely in the future. This area has a preponderance of large lot, single family residential land uses with some institutional and agricultural uses. This area includes four PDA areas totaling 150 acres. Twenty-six of these acres have a natural resource development constraints such as wetlands or hydric soils.

It is recommended that lot sizes be increased in this area in recognition of the continued absence of public facilities and predominance of steep slopes with erosion concerns.








Existing Community Character

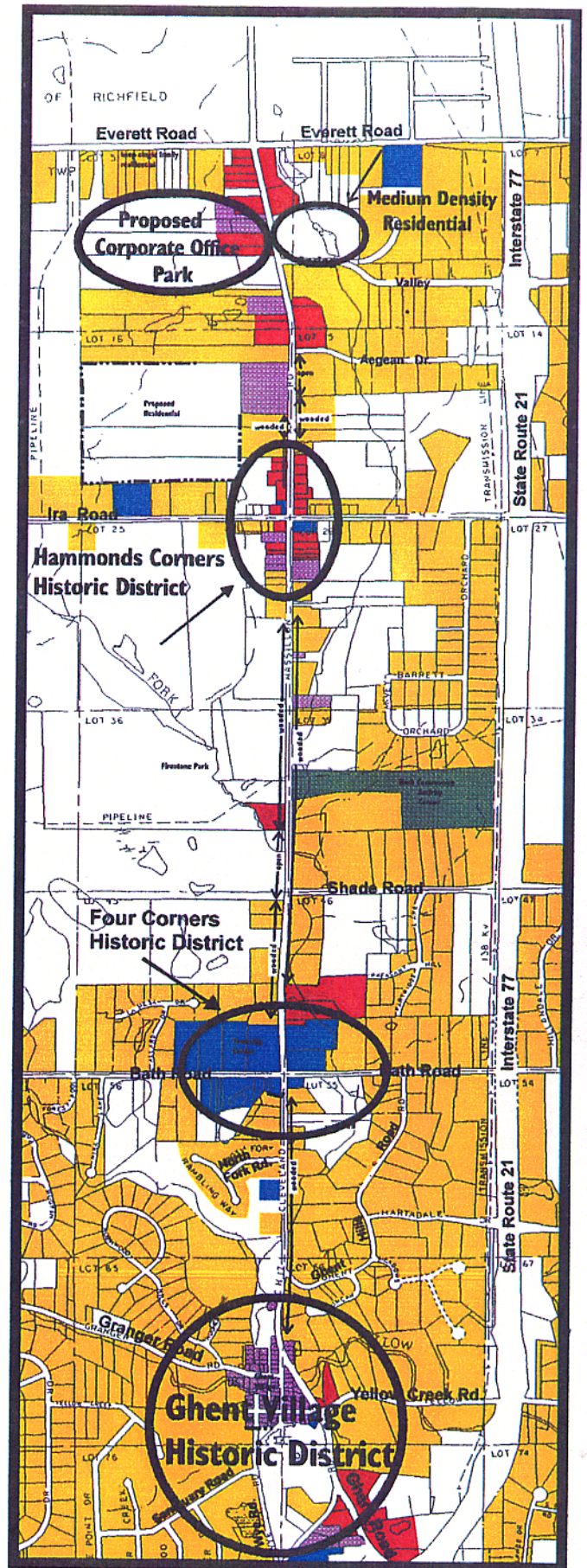
- Primarily single family detached residential subdivisions
- Existing densities vary between 1.5 acres to 5 acre lots

Cleveland- Massillon Road Corridor Study

Map 10.

Existing Land Use

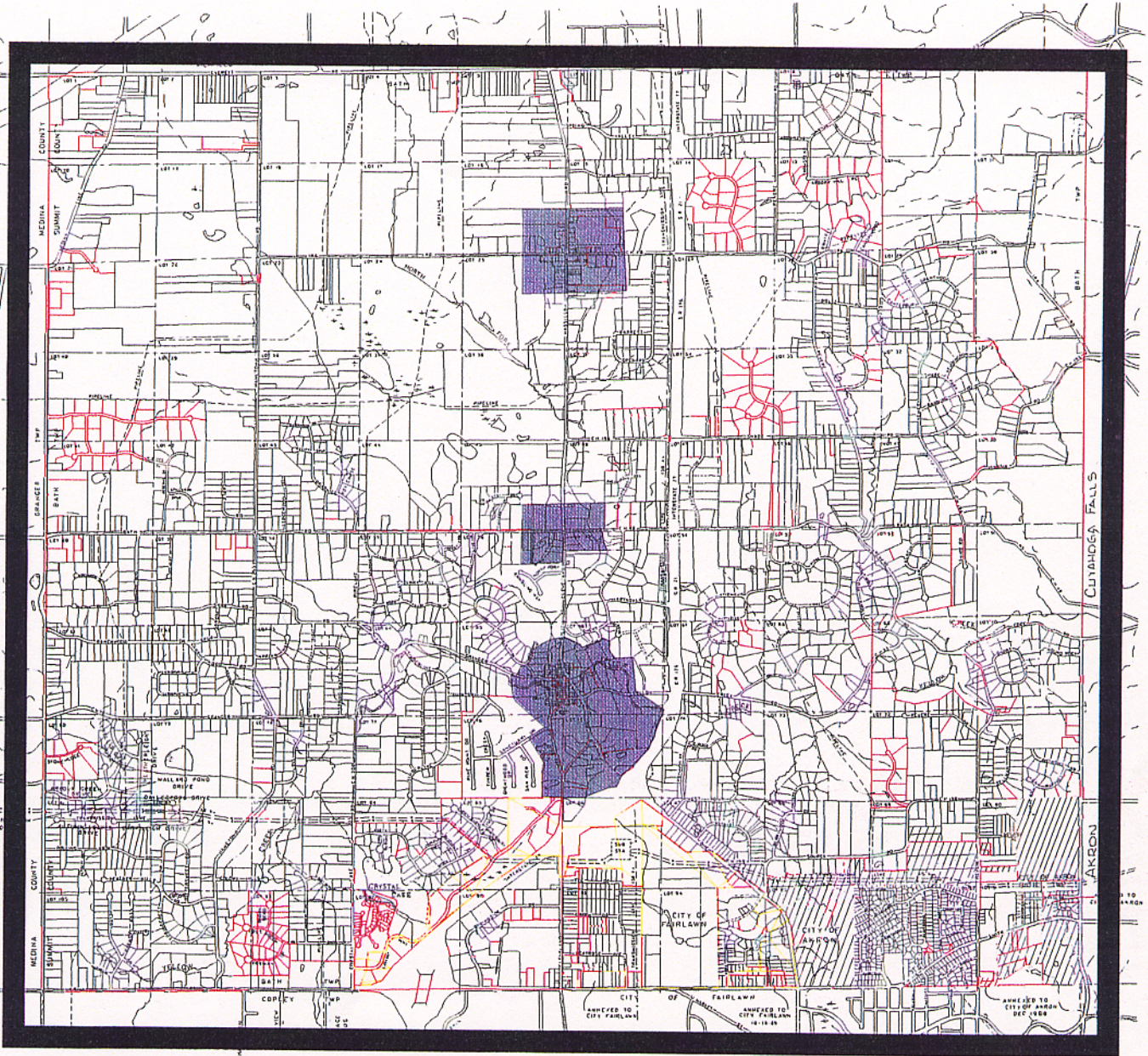
-  Vacant/Undeveloped
-  Single Family Residential
-  Multi- Family Residential
-  Institutional
-  Commercial
-  Office
-  Parks and Recreation




0 500 1,000 2,000 3,000 Feet



Proposed Historic District Overlay Zoning Areas



Legend

 Historic Overlay District



- The character of the Cuyahoga Valley National Recreation Area extends into this area and has connecting tree canopy linkages
- * Isolated Potential Development Areas with development potential limited due to infrastructure constraints
- * Includes Crown Point Ecological Center
- * Scattered equestrian uses and tree farms and other vacant, low density uses
- * Significant amount of environmentally sensitive areas including areas of steep slope prone to erosion

Potential Development Areas

- * Contains PDA's 12-15.
- * Total PDA acreage 150 acres.

Capacity under Current Zoning Including Environmental Constraints

- * Current Zoning: R-2
- * Potential dwelling units: 83
- * Potential additional population: 233

Recommended Densities

- * Gross densities up to one dwelling unit per two and a half acres.
- * Potential dwelling units: 49
- * Potential additional population: 137

Illustrative Land Use Types

Single family detached estate homes, agriculture, conservation, parks and multi-use open space, institutional uses and public service uses.

Design Considerations

Residential: Gross densities up to one dwelling unit per two and a half acres; open space dedication requirements; prohibit

development in environmentally sensitive areas.

Nonresidential: Agricultural, park and recreational uses, conservation uses, institutional uses, and public service uses.

4. Parks and Conservation Area

Description

The majority of land use in this concept area is in open space and park land, with limited single family residential. This area includes the Cuyahoga National Recreation Area, the O'Neil Woods Metropark and the Riding Run Metropark. This area does not have water and sewer availability.

Existing Community Character

- * Land is predominantly owned by public park agencies, contains part of the Cuyahoga Valley National Recreation Area and the O'Neil Woods Metropark
- * Area contains a limited amount of private property, limited single family residential
- * Has no identified Potential Development Areas
- * Significant environmental features include extensive tree canopy and areas of steep slope prone to erosion
- * Historic Hale Farm is located here as part of the Cuyahoga Valley National Recreation Area

Illustrative Land Use Types

Single family detached estate homes, parks and multi-use open space, institutional uses, agriculture and public service uses.

Residential: Gross densities up to one dwelling unit per five acres for resubdivision consideration; open space dedication

requirements to provide future trail linkages; prohibit development in environmentally sensitive areas.

Nonresidential: Agriculture, park and recreational uses, institutional uses, and public service uses.

5. Suburban Residential Area

Description

The two Suburban Residential Concept areas are located in the southern part of the Township on either side of Cleveland-Massillon Road. The land uses are predominantly single family residential and vacant land.

The area on the west has moderate public sewer availability as there is sewer along Hametown Road, ending before Lois Drive. There is also sewer along Heatherleigh Drive, Arbour Green Drive and Barnsleigh Drive on the west side near Medina Line Road. The Robinwood Hills Area has public water and sewer. The rest of the Concept Area on the east side of Cleveland-Massillon Road does not have water and sewer currently available.

This entire Concept Area includes eight Potential Development Areas with a total of 525 acres. According to the environmental constraint analysis, there are 207 acres that are constrained by a combination of wetlands, floodplains, hydric soils, and severe slopes. However most of the major constraints to development are found in PDA's 25 and 26. PDA 25 is located near Mallard Pond. 51 of its 102 acres are constrained. PDA 26 is located by the Yellow Creek River and Hametown Road. Of 66 acres it contains 52 constrained acres. For both of these areas the main constraints are wetlands, floodplains and hydric soils. Due to the importance of maintaining the integrity of the Yellow Creek Watershed and to protect water resources, opportunity to

purchase key sensitive environmental parcels should be pursued by both the Township and the Revere Land Conservancy in accordance with the priority criteria listed in Chapter 3 of this Plan.

Existing Community Character

- Primarily single family traditional suburban residential subdivisions
- Existing residential densities vary between 1.5 acres to 3 acres, with a mix of single family densities and configurations
- Includes a large number of Potential Development Areas
- Character of area determined by Yellow Creek Watershed
- Significant environmental constraints to development include steep slopes, wetlands and floodplains

Potential Development Areas

- * Contains PDA's 16,17,20,22,23, 24,25 and 26.
- * Total PDA acreage 525 acres.

Capacity under Current Zoning Including Environmental Constraints

- Current Zoning: R-2
- Potential dwelling units: 212
- Potential additional population: 592

Recommended Densities

- Residential densities as under current Zoning.

Illustrative Land Use Types

Single family homes, open space cluster residential development, agriculture and conservation uses.

Design Considerations

Residential: Gross densities up to 1.5 unit per acre; open space dedication requirements to provide trail linkages; prohibit development in environmentally sensitive areas, utilize open space zoning to preserve open space relationships.

Nonresidential: Park and recreational uses, institutional uses, public service uses.

Potential Development Area Interface with S.R.-18

The largest Potential Development Area along S.R.-18, is PDA 16, containing 47 acres. Due to the high degree of environmental resource constraints on the property (20 acres are constrained), it is recommended that Open Space Subdivision Design be used. The land use designation of this PDA is important in that it defines the change from the office uses on the east to the residential areas on its western and northern borders. In focus group discussions, it was noted that the high traffic volumes along S.R.-18 make future single family development difficult from a market value perspective. Although the area is currently zoned for single family residential, the potential expansion of S.R.-18 and the commercial zoning of adjacent areas create constraints along the frontage area for new single family development. However, review of the S.R.-18 Corridor Study (1996), commissioned by the Summit County Engineer reveals that further expansion of intense commercial uses to the west of the Interstate Highway 77/S.R.-18 interchange will only add to the serious traffic problems that exist along the S.R.-18 corridor. The study emphasizes the need for serious access management controls that limit

further driveway construction along S.R.-18. In coordination with this study, it is recommended that the primary access to this PDA should be from Hametown Road and that a single family residential land use designation be retained in the northern part of the parcel above the flood plain area. An Office Conditional Use zoning designation may be considered for the frontage area only if a traffic impact study indicates that the projected trip generation data is below 50 trips per peak hour and driving access is limited to a right in, right out configuration or utilizes a separate access road.

6. Ghent Village

Description

This includes the older, commercial part of Bath. Part of this area is sewerred along Granger Road and part of Cleveland-Massillon Road. This Concept Area includes the intersections of Yellow Creek Road, Ghent Road, Granger Road and Cleveland-Massillon Road. The land use is a mixture of office commercial and retail commercial. This area is composed of a number of historic structures in the older village area and the local Historical Society is interested in this area being designated as an historic district. While there appears to be a significant amount of vacant land, the land contains significant environmental constraints. There are two future potential development areas containing 45 acres, which include PDAs 18 and 19. For these two Potential Development Areas, according to the environmental constraint analysis, approximately half of the 45 acres contain environmental constraints. Twenty-two acres of PDAs 18 and 19 have significant natural resources constraints, especially severe slope topography.

Existing Community Characteristics

- Current and historic center of Bath Township
- Concentration of office and retail land uses around intersection of Cleveland-Massillon, Yellow Creek and Ghent Roads
- Mix of residential uses, single family attached and detached homes
- Compatible mix of small scale commercial and residential uses
- Undeveloped land is severely constrained with wetlands, floodplains and steep slopes

Potential Development Areas

- Contains PDA's 18 and 19
- Total PDA acreage 45 acres

Capacity under Current Zoning Including Environmental Constraints

- Current Zoning: R-2
- Potential dwelling units: 16
- Potential additional population: 45
-

Recommended Uses

- Mixed use residential, office and neighborhood scale retail.

Illustrative Land Use Types

Existing single family dwelling units, bed and breakfast establishments, village scale retail uses, village scale restaurants, personal services, specialty retail, professional offices, institutional uses, public service uses, and park and multi-use open space uses.

Design Considerations

Residential: Compact densities reflective of existing building pattern; overall appearance and design to maintain historic architectural quality. Development to be controlled by Historic District Regulations.

Nonresidential: Compact densities reflective of existing building pattern; overall appearance and design to maintain historic architectural quality; coordination with an overall access management plan for new construction or expansion of existing establishments. Implement Historic Overlay Zoning District regulations to include architectural design regulations, building size limitations and landscaping requirements.

7. Route 18 Office District

Description

This Land Use Concept Area is on the southwestern part of Bath Township along S.R.-18, between the Suburban Residential Area and the Crystal Lake Village Area. The area is comprised mainly of medical office uses. This area is adjacent to S.R.-18 water and sewer services and is bordered by a sewer line along Hametown Road. It currently provides a buffer between the intense retail uses along S.R.-18 and the western residential areas of District 5.

Existing Community Characteristics

- ◆ Highway dominated character, high volume traffic impacts
- ◆ Mixture of medical services, office commercial and vacant land
- ◆ Small Potential Development Area along S.R.-18

Potential Development Areas

- Contains PDA 29
- Total developable PDA acreage is 13 acres.

Capacity under Current Zoning

- Current zoning: B-4
- Potential square footage: 164,003

Recommended

- Retain current zoning and expand B-4 boundary to Hametown Road.

Illustrative Land Use Types

Limited to existing residential and office commercial

Residential: No new residential development should be permitted.

Nonresidential: Professional offices; medical services, require development impact analysis study for traffic, establish uniform design standards for zoning regulations, implement access management controls and assure compatibility with adjacent residential areas with improved landscape buffering regulations. (See S.R.-18 access management proposals in Area 5 above.)

8. Crystal Lake Village Area

Description

This area is west of Embassy Parkway, has smaller lots, and a predominance of condominium cluster development. This area is served by central water and sewer and does not contain any Potential Development Areas.

Existing Community Character

- ◆ Prevailing land uses are office commercial and single family residential
- ◆ Higher densities with smaller lot residential developments
- ◆ Single family attached residential (condos)
- ◆ Public water and sewer availability
- ◆ Private parkland and open space around Crystal Lake
- ◆ Serves as a buffer between Montrose area and Suburban Residential Concept area.

Illustrative Land Use Types

Single family homes, office commercial and private park.

Design Considerations

Residential: Gross densities up to 4 units per acre; prohibit development on environmentally sensitive areas, road characteristics to conform to the recommendations of the Transportation Policies. Landscape buffers required for streetscape and between office commercial and residential.

Nonresidential: Office commercial establishments at floor area ratio of between .25 and .35; consistent building setback, front yard landscaping and other landscaping/ buffering requirements. Adopt zoning regulations to provide uniformity in applicable design standards and to assure compatibility with adjacent residential areas.

9. Highway Retail/Office District

Description

This area is located to the west of S.R.-18 and Interstate 77 interchanges. It has water and sewer availability and contains a mixture of retail commercial, office commercial and institutional uses. There is little vacant land

left that has not already been allocated to commercial uses, and policies relate primarily to redevelopment and expansion of existing uses. The S.R.-18 Corridor Study (1996) identifies the intersection of Springside Drive and S.R.-18 as a specific problem area in terms of turning movements. One method of addressing this issue is to review the types of land uses allowed in the area and limit those uses that have high volumes of traffic generation. To that end it is recommended that no further development of regional retail uses be allowed in this concept area. Reuse and redevelopment of existing retail parcels fronting on S.R.-18 will be required to meet all access management requirements currently contained in the Ohio Department of Transportation Access Management Policies and/or any future access management plans adopted for the Corridor by the Summit County Engineer. A Traffic Impact Study will be required for all new and redevelopment uses. In no case will new development be approved which would degrade the traffic level of service below its 1997 level.

Existing Community Character

- Highway dominated character, high volume traffic impacts
- Mixture of office and retail commercial and institutional
- Limited vacant land
- Has some newer office uses
- Older retail/ hotel area
- Adjacent to Interstate 77 and S.R.-18, strong highway visual impact

Illustrative Land Use Types

Office commercial, retail commercial and institutional uses

Design Considerations

Residential: No residential should be permitted

Nonresidential: Office commercial, retail commercial and institutional uses, public service uses. Require development impact analysis study for traffic. New development and proposed redevelopment required to include landscape elements, use adopted access management guidelines. New site plan review measures are needed to cover additional requirements for parking lots, parking lot setbacks, and interior landscaping as well as more landscaping requirements around new buildings and streetscape buffering requirements.

10. Edge Neighborhoods

Description

There are three neighborhoods that comprise the "Edge Neighborhoods", the density and configuration of these neighborhoods are reflective of older traditional neighborhoods. These neighborhoods are located on the southeastern part of Bath Township. The western Edge Neighborhood is adjacent to S.R.-18, and is bordered by Fairlawn to the east, and Cleveland-Massillon Road on the west. These Edge Neighborhoods are not contiguous to each other but are separated by portions of land located in Fairlawn or Akron. The land uses in these neighborhoods are mainly residential, except for office uses along Cleveland-Massillon Road. There is very little vacant land left.

These older neighborhoods are defined by their higher density, their adjacency to the intense retail areas of the S.R.-18 Corridor and their contingency to the corporate boundaries of Akron and Fairlawn. They present planning challenges to Bath in that they are isolated residential areas facing different development pressures than other Bath neighborhoods. These neighborhoods

are important to Bath because they provide a type and value of housing that is important to the housing diversity of Bath. Also, the preservation of the integrity of these neighborhoods is important to the character of Bath in that their strength acts as a controlling factor to additional expansion of commercial sprawl exemplified by the nearby Montrose area. Further commercial retail development would serve to increase traffic congestion along this already degraded transportation corridor. The Cleveland-Massillon Road area in particular is already facing unmanageable traffic congestion problems. These Edge neighborhoods also help to buffer the lower density Suburban Residential Neighborhoods to the north from the more intensive commercial uses to the south.

The Edge Neighborhood on the farthest east side of Bath, adjacent to Smith Road, has public water and sewer and is less impacted by the congestion effects of S.R.-18. The other two Edge Neighborhoods, both west of this east Edge Neighborhood, have no connections to public facilities and are on septic systems and private wells. The lots here average one half acre in size. Due to the lack of space for replacement septic systems if the existing systems fail, and the proximity of these septic systems to private wells, it is strongly recommended that public water and sewer facilities should be planned for these neighborhoods and be included in any public service provision arrangement governed by intergovernmental agreement.

Existing Community Character

- Noncontiguous older residential neighborhoods adjacent to Fairlawn and Akron
- In general, lot sizes are small compared with the rest of Bath, 1/2 acre lots or smaller
- Two of the three edge neighborhoods are unsewered and on wells

- Predominant land use is single family detached residential

Potential Development Areas

- Contains PDA 21
- Total developable PDA acreage is 23 acres

Capacity under Current Zoning including Environmental Constraints

- Current zoning: R-3
- Potential dwelling units: 23
- Potential additional population: 64

Recommended Densities

Even if public water and sewer is extended to all of the neighborhoods, it is recommended that the densities for this Edge Neighborhood area remain at the one acre lot density, to maintain the residential character of this area. With most of these lots already built out, it does not seem advisable to recommend increasing the allowable densities, in that increasing densities could bring more redevelopment and commercial development pressure on these Edge Neighborhoods.

Illustrative Land Use Types

Single family residential, multi-family residential, and institutional uses.

Design Considerations

Residential: It is recommended that trail linkages be developed between these Edge Neighborhoods and connecting to other proposed greenway systems in Bath and the Cuyahoga Valley National Recreation Area and Summit County Metroparks. This trails network would provide needed open space, help to reduce some of the isolation from the rest of the Bath Community, as well as providing recreational amenities to the

residential population here. It is recommended that landscaping requirements be increased to provide more non-deciduous buffering between residential uses and adjacent commercial uses and traffic.

For the east Smith Road Edge Neighborhood, continue compact densities reflective of existing building pattern. For the middle Edge Neighborhood, provide more landscaping buffering requirements for properties that abut Fairlawn and Akron borders to maintain residential integrity. Bath officials should coordinate with Fairlawn and Akron on new development proposals that border Bath so that the site plan review requirements are understood by all parties.

Townhouse and assisted living areas are recommended along Cleveland-Massillon Road frontage area in west Edge Neighborhood to reinforce viability of the existing adjacent residential area. The access management recommendations of this Comprehensive Plan support the recommendations made in the S.R.-18 Corridor Study (1996). It is recommended that any further lot subdivision along Cleveland-Massillon Road not be permitted to have any additional curb cuts but will use only the existing curb cut access points. The purpose of limiting curb cuts is to reduce traffic congestion and impacts to this area, and for access management along Cleveland-Massillon Road to be done in conjunction with the access management recommendations for S.R.-18 (per above S.R.-18 Study).

Also, no new residential development within these neighborhoods will be permitted without the provision of central water and sewer.

Nonresidential: Instead of commercial development the preferred mode of development along Cleveland-Massillon would be townhouse development or

assisted-living facilities with a minimum of 50' landscaped buffer to adjacent residential use. New development will be required to include landscape elements and use adopted access management guidelines.

Along Cleveland- Massillon Road, between S.R.-18 and Interstate 77, there are a number of single family homes on the east side that currently have signs for Office development. This area is Zoned B-4. To the immediate east, the property is zoned R-3, and the neighborhood is developed on approximately 1/2 acre lots as single family homes.

Concern has been expressed that continued commercial development along Cleveland-Massillon in this western Edge Neighborhood will negatively impact the existing single family neighborhood and provide for more impetus for further transitions from residential to commercial uses. It is recommended that the most appropriate land use for this area currently zoned B-4, would be for townhouse development and more assisted living facilities, in order to buffer the existing Edge Neighborhood from more intensive commercial development uses. This would also provide a broader range of housing opportunities for Bath. However, office uses would be allowed as conditionally permitted uses.

Whether the area develops in office commercial uses or as multi-family residential, it is important to preserve the extensive wooded streetscape along the front of the properties on the east side of Cleveland-Massillon Road. It is also important to provide 50 feet vegetated buffers along the rear of the Cleveland-Massillon properties to buffer these uses from the adjacent single family residential neighborhood. It is recommended to not allow retail development to occur here, even as a conditionally permitted use. If new office uses are permitted, it is recommended

that any new buildings be constructed to have a “residential” appearance to blend in with the existing residential neighborhood.

CONCLUSION

The Land Use Concepts recommend the location and design parameters for Bath Township’s future development. If these Land Use Concepts are implemented, Bath’s total build-out is reduced from 3,651 to approximately 2,187 in terms of additional population (see Table 6, Residential Land Use Analysis - Impact of Land Use Concepts). These concepts should be the basis upon which the Township should establish regulatory mechanisms for controlling land use. The Township’s zoning text and map should be adapted and changed to incorporate the land use concept recommendations.

The following Land Use Policy Matrix summarizes the Concept Area Analysis as discussed in this chapter.

Land Use Policy Matrix
Sections 1 & 2

Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
1. Rural Preservation Area	<p>1. Primarily agricultural in nature</p> <p>2. Largest concentration of developable land in Township</p> <p>3. Contains key wetlands, scenic areas</p> <p>4. Has historic and cultural significance for the character of Bath with past fox hunts, equestrian uses</p>	<p>1. Single family residential</p> <p>2. Agricultural/ vacant</p> <p>3. Equestrian uses and large blocks of public ownership</p>	<p>1. Ensure the preservation of agricultural and rural areas</p> <p>2. Preserve open space and natural resources</p> <p>3. Preserving an equestrian interface</p> <p>4. Integration of the Nature Preserve with future development</p> <p>5. Containment of large parcel development impacts</p> <p>6. Development of open space greenways system</p> <p>7. Potential development of Firestone Estate</p>	<p>1. Keep agricultural uses as part of the community</p> <p>2. Promote rural open space developments that preserve open spaces and natural features</p> <p>3. Retain roadway viewsheds as rural in nature (no road widening)</p> <p>4. Integration of future development in keeping with the current rural character</p> <p>5. Sensitive development of the Firestone Estate, with careful preservation of its natural features</p>	<p>1. Agriculture/ equestrian supportive uses</p> <p>2. Single family residential</p> <p>3. Residential utilizing open space site design concepts</p> <p>4. Public uses</p>	<p>1. Use of agricultural districts</p> <p>2. Create a Special Planning District process to encourage open space subdivision design</p> <p>3. Recommended gross densities are one dwelling unit per three acres</p> <p>4. Adopt policies to limit road widening and encourage rural streetscape preservation and enhancement</p> <p>5. Institute strict setback requirements from environmentally sensitive areas</p> <p>6. Preserve existing wetlands, require wetland buffer zone setbacks</p> <p>7. Riparian corridor setbacks</p> <p>8. Prohibit the cutting of trees on slopes greater than 12%, establish slope buffer</p>
Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
2. Cleveland - Massillon Corridor	<p>1. Major gateway into Bath from north and south</p> <p>2. Rural/ suburban "feel" with small scale limited commercial</p> <p>3. Utilization of old single family homes into retail/office uses</p>	<p>1. Single family residential</p> <p>2. Vacant land</p> <p>3. Limited retail/ office commercial</p> <p>4. High degree of marginal uses that represent redevelopment potential</p>	<p>1. Type and scale of commercial uses</p> <p>2. Encourage nodal small scale commercial</p> <p>3. Development of the corridor in a non-strip configuration</p> <p>4. Redevelopment potential of existing residential uses</p>	<p>1. Keep uses and scale in neighborhood character</p> <p>2. Discourage large scale commercial</p> <p>3. Proactively plan for future transportation needs</p> <p>4. Encourage open space site design for commercial sites</p> <p>5. Protect existing residential neighborhoods along the Corridor</p>	<p>1. Residential</p> <p>2. Small scale retail commercial</p> <p>3. Neighborhood retail</p>	<p>1. Adoption of strict access management guidelines for the Corridor including rear access management measures</p> <p>2. Widen road into 3 lanes at intersections</p> <p>3. Adopt expanded site plan review processes for all commercial proposals</p> <p>4. Adopt zoning to limit retail bldg. footprint size to 10,000 sq. ft. (free standing),</p> <p>5. Adopt conversion guidelines for single family into retail use</p> <p>6. Adopt landscaping and tree preservation policies along the Corridor</p> <p>7. Implement Historic Overlay Zoning and Corridor Design Overlay Zoning regulations</p>

Land Use Policy Matrix (con't)
Sections 3 - 4

Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
3. Estate Residential Neighborhood	<p>1. Predominately large lot residential</p> <p>2. Tree canopy provides links to the CVNRA</p> <p>3. The character of the Cuyahoga Valley National Recreation Area extends into this area</p> <p>4. Areas of steep slopes prone to erosion</p> <p>5. Isolated potential development parcels</p> <p>6. Redevelopment potential limited due to infrastructure constraints</p>	<p>1. Single family residential</p> <p>2. Undeveloped/ agricultural</p> <p>3. Scattered equestrian uses</p> <p>4. Large publicly maintained ecological areas</p> <p>5. Tree farms</p>	<p>1. Connections to CVNRA trail system</p> <p>2. Preservation and maintenance of estate character</p> <p>3. Development to be sensitive to existing tree canopy and steep slopes</p> <p>4. To preserve compatible relationships with CVNRA and other public ecological areas such as Crown Point</p>	<p>1. Continue residential large lot scenic wooded character</p> <p>2. Maintain ecological areas</p> <p>3. Establish and maintain connections to bike/hike trails and equestrian trails</p> <p>4. Improve wildlife corridors</p>	<p>1. Single family residential</p> <p>2. Open space conservation and ecological areas</p> <p>3. Agricultural/ equestrian supportive uses</p>	<p>1. Maintain densities at appropriate levels to interface with park ecological character (minimum 2 1/2 acre lots)</p> <p>2. Prohibit the cutting of trees on slopes greater than 12%, establish slope buffer setbacks</p> <p>3. Coordination with CVNRA on possible trail connections</p>
Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
4. Parks and Conservation Area	<p>1. Location of CVNRA, and O'Neil Woods Metropark, contains limited amounts of private property</p> <p>2. Contains large lot houses</p> <p>3. Areas of steep slope prone to erosion</p>	<p>1. Public parks</p> <p>2. Limited single family residential</p> <p>3. Limited institutional/ public uses</p> <p>4. Undeveloped/ agricultural</p>	<p>1. Develop connections between public trail systems to develop future Bath Greenways System</p> <p>2. Create open space buffers and compatible uses outside of Park boundaries</p>	<p>1. Create linear open space forested corridors between here and Estate Residential Neighborhood</p> <p>2. Coordinate with Park offices to help maintain open space character in areas not owned by Park</p> <p>3. Maintain historic links with Hale Farm</p>	<p>1. Open space/ Park Preserve</p> <p>2. Limited residential compatible with public park interface</p>	<p>1. Coordination with CVNRA for compatible policies and trail/ bike path extensions</p> <p>2. Gross densities up to one dwelling unit per five acres</p> <p>3. Open space dedication requirements for proposed trail system</p>

Land Use Policy Matrix (con't)
Sections 5 & 6

Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
5. Suburban Residential Area	<ol style="list-style-type: none"> 1. Character of area determined by Yellow Creek Watershed 2. Mix of single family densities and configurations 3. Areas of steep slope and wetlands limits development potential of remaining land 4. Traditional suburban single family subdivisions 	<ol style="list-style-type: none"> 1. Single family residential 2. Undeveloped/ agricultural 	<ol style="list-style-type: none"> 1. Preservation of existing single family residential subdivisions 2. Protection and improvement of Yellow Creek riparian corridor 3. Lack of pedestrian connections between existing residential neighborhoods 4. Development of open space greenway along Yellow Creek riparian 	<ol style="list-style-type: none"> 1. Prohibit development on environmentally sensitive areas 2. Prevent erosion on steep slopes 3. Keep riparian corridor vegetated 4. Create wide riparian corridor buffer for multi-use purposes 5. Traffic congestion along SR 18 Corridor 	<ol style="list-style-type: none"> 1. Single family residential 2. Agricultural uses 	<ol style="list-style-type: none"> 1. Implement open space overlay zoning to protect sensitive areas and to provide visual breaks 2. Create open space dedication requirements 3. Riparian corridor setbacks 4. Site plan review to look at slope protection and erosion protection 5. Adopt additional floodplain setback regulations to protect the integrity of the 6. Implement access management controls along SR 18 7. Require traffic impact studies for non-residential development
Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
6. Ghent Village	<ol style="list-style-type: none"> 1. Historic character 2. Small scale commercial uses 3. Undeveloped land is severely constrained with wetlands, floodplains and steep slopes 4. Compatible mix of small scale commercial and residential uses 	<ol style="list-style-type: none"> 1. Office commercial 2. Retail commercial 3. Single family residential 	<ol style="list-style-type: none"> 1. Maintain compatible small scale commercial and residential mix 2. Create a village atmosphere - thematic landscaping 3. New development needs to be small scale to fit in with the topography of the available land 	<ol style="list-style-type: none"> 1. Review zoning for the area to develop a limited list of allowable uses 2. Provide for streetscape and landscape improvements 3. Expand "Village" area to include potential development areas 4. Encourage small scale, specialty shops 5. Historic preservation 	<ol style="list-style-type: none"> 1. Residential 2. Small scale, niche shops keeping the area's historic charm 3. Public area, benches/ flowers/ coffee shop 4. Small restaurants 	<ol style="list-style-type: none"> 1. Implement zoning standards which will include limitations on uses and building footprint size 2. Maintain Yellow Creek riparian corridor, improve landscape/ buffering 3. Site plan review 4. Implement historic and conservation design overlay zoning district regulations

Land Use Policy Matrix (con't)
Sections 7 & 8

Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
7. Route 18 Office District	<ol style="list-style-type: none"> 1. Highway dominated character, high volume traffic impacts 2. Several small narrow parcels of undeveloped land along Route 18 3. Location of new large medical services office complex 4. Mixture of land uses 	<ol style="list-style-type: none"> 1. Medical services 2. Office commercial 3. Vacant land 	<ol style="list-style-type: none"> 1. Containment of retail sprawl 2. New development should complement adjacent medical services office complex 3. Access management is key issue 	<ol style="list-style-type: none"> 1. Provide adequate buffers between new office commercial and 2. Development should be planned to mitigate traffic impacts 3. Encourage office development rather than big box retail 	<ol style="list-style-type: none"> 1. Medical services 2. Office commercial 	<ol style="list-style-type: none"> 1. Require traffic impact studies 2. Adopt access management guidelines 3. Site plan review 4. Establish uniform design standards to assure compatibility with adjacent residential areas 5. Negotiated policies for utility extensions 6. Stormwater management 7. New development required to include landscape elements 8. Reinforce buffers to existing single family residential
Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
8. Crystal Lake Village Area	<ol style="list-style-type: none"> 1. Higher densities with smaller lot residential developments 2. Single family attached residential (condos) 3. Private parkland and open space around Crystal Lake 4. Little vacant land for additional development 5. Public water and sewer availability 6. Serves as a buffer between Montrose area and Suburban Residential Concept area 	<ol style="list-style-type: none"> 1. Single family attached residential (condos) 2. Office commercial 3. Private park 	<ol style="list-style-type: none"> 1. Need for buffering between Fairlawn border and Bath 2. Stormwater management 3. Traffic access control issues 4. Preservation of residential character where adjacent to 	<ol style="list-style-type: none"> 1. Provide adequate buffers between new commercial and residential uses 2. Development should be planned to reduce traffic impacts 3. Improve current stormwater management capabilities 	<ol style="list-style-type: none"> 1. Single family detached residential 2. Single family attached residential (condos) 	<ol style="list-style-type: none"> 1. Implement buffering requirements between Fairlawn border and Bath 2. Stormwater management 3. Additional site plan review standards along State Route 18 Corridor 4. Implement access management controls along SR 18 Corridor

Land Use Policy Matrix
Sections 9 & 10

Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
9. Highway Retail Office	<ol style="list-style-type: none"> 1. Newer office uses 2. Older retail/ hotel area 3. Adjacent to Interstate 77 and Route 18, strong highway visual impact 	<ol style="list-style-type: none"> 1. Office commercial 2. Retail commercial 3. Institutional 4. Limited vacant land 	<ol style="list-style-type: none"> 1. Redevelopment of existing retail uses 2. Maintenance of office use component 3. Coordination with Fairlawn on development issues, design guidelines 	<ol style="list-style-type: none"> 1. New development should be planned to mitigate traffic impacts 2. Retention of office component 	<ol style="list-style-type: none"> 1. Office commercial 2. Retail commercial 3. Institutional 	<ol style="list-style-type: none"> 1. Additional site plan review standards along State Route 18 Corridor 2. Traffic impact studies for all new and redevelopment 3. No new regional retail uses 4. New development and redevelopment required to include landscape elements 5. Stormwater management 6. Access management requirements along SR 18 Corridor
Concept Area	Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Implementation
10. Edge Neighborhoods	<ol style="list-style-type: none"> 1. Noncontiguous older residential neighborhoods adjacent to Fairlawn and Akron 2. Smaller lot residential neighborhoods 3. Two neighborhoods are unsewered and on wells. 4. Three separate neighborhoods along State Rte. 18 make up this Concept Area 	<ol style="list-style-type: none"> 1. Single family detached residential 2. Single family attached residential (condos) 3. Institutional 4. Office commercial 	<ol style="list-style-type: none"> 1. Lack of central water and sewer 2. Lack of open space recreational facilities 3. Coordination with Fairlawn and Akron on development issues 	<ol style="list-style-type: none"> 1. To provide for long term residential stability 2. Provision of adequate public facilities 3. To identify potential for open space linkages to other public open space/park areas 	<ol style="list-style-type: none"> 1. Single family detached residential 2. Townhomes and assisted living housing 3. Single family attached residential (condos) 4. Selected conversion to small scale office uses, along Cleveland-Massillon 	<ol style="list-style-type: none"> 1. Coordination with Bath Water and Sewer Board for long term provision of adequate water and sewer facilities 2. Identify proper linkages to open space system 3. Any new office commercial use, should blend in with existing residential, prohibit retail uses 4. Maintain trees along Cleveland-Massillon frontage and require increased landscaping buffers

Chapter 6 Recreation, Open Space and Greenways Plan

Recreational areas are important to a community in that they provide a place to relax and play in a natural setting and provide locations for community interactions. Open space can contain parkland, trails, wildlife habitat, unusual topographic features, scenic vistas, floodplains, and historic sites.

The Recreation, Open Space and Greenways Plan plays an important role in the overall comprehensive planning strategy. Bath Township is going to continue to grow. Recreational areas and open space are now and will continue to be in the future, desirable attributes of the community. Actions must be taken in order to improve on the Township's current facilities and protected areas and to preserve opportunities for future development of greenway connections.

Recreation and Open Space Policy Statements

The following policy statements outline the foundation for the Township to make further decisions regarding recreation, open space and greenways.

General Policy

Open space corridors and recreation areas are valuable assets which contribute to the community identity and protect fragile environmental resources. A comprehensive systems of open space linkages and active and passive recreation should be developed in a manner that serves a multi-use function and enhances the sense of community. Active efforts are necessary to protect the steep slopes and riparian corridors of the Township from further degradation and to establish a more directed approach to maintaining and improving environmental quality.

Implementation Policies

1. Create a greenway system that links existing parks, riparian corridors, drainage systems and other natural areas. Develop a system of protected conservation greenways to reduce flooding, improve water quality and protect remaining wildlife habitat.
2. Provide through appropriate land use, and zoning regulations, an environment conducive to preservation of wetland ecosystems and unique plant and animal communities.
3. Require inclusion of appropriate open space and greenway linkages as part of site plan review and approval.
4. Establish a system of public access trails that accommodate pedestrians, bicyclists and horseback riders and that provide for a community wide system.
5. Provide for a variety of active and passive recreation opportunities for Bath Township residents.
6. The Bath Township Park Board, Revere Land Conservancy, Revere School Board and other entities should explore cooperative operation agreements to effectively utilize all currently available recreational, open space and natural areas.
7. Establish a consortium of appropriate public and private organizations to monitor and raise funds for greenway acquisition.
8. Work with existing non-profit land trusts such as the Revere Land Conservancy to acquire donations of land or conservation easements for permanent open space protection.

9. Improve the degraded riparian corridor habitat along the Northwest Fork tributary of Yellow Creek and the West Fork tributary of Yellow Creek.
10. Investigate the possibility of providing bike and pedestrian lanes in connection with ongoing road improvement activities.
11. Immediately proceed with the development of a parcel specific plan for creation of a township-wide system of greenways and trails.
12. Target fund requests from State Programs such as Nature Works to provide planning acquisition and development monies for a Greenway system.
13. Review all Township policies and plans in light of the overall goal of environmental protection. The Township will provide leadership in adopting "Green" policies for township operating procedures such as minimizing or eliminating the use of herbicides and pesticides on Township properties.

Bath Recreation Facilities and Parks

Bath's recreational facilities are provided at the Bath Community Activity Center. Bath's Community Activity Center is 38 acres in size and has 4 ball fields, one soccer field, 2 playgrounds, 4 tennis courts, a volleyball area, a small basketball court, a pavilion and a nature trail. Bath's Plan for the Bath Community Activity Center is to add another soccer field and one football/ lacrosse field.

Revere Elementary has a ball field. Revere High School has a football and a soccer field, 3 baseball fields and a running track. However, all these facilities are shared with Richfield Township as well.

See Table 8 for National Recreation and Park Association (NRPA) Suggested Park Facility Development Standards. These standards are generalized for average population demands and do not take into consideration specific local demand options. However, Bath does have deficiencies in active recreation facilities according to these Standards.

In an effort to address the specific needs for active recreation facilities, Bath Township government, along with input from local schools, and athletic boards, formulated the following needs assessment done in June, 1996. It was determined that the following additional sports fields are needed; 4 baseball fields, 1 football field, 1 soccer field and 1 open practice space. The Township would like to build ball fields on part of the Firestone Estate for the community. It is a perceived need in the community that the schools need more athletic sports fields.

With the recent acquisition of part of the Firestone Estate by Bath Township, the Township plans to move forward with its proposed Bath Baseball Park, on a 25 acre parcel, south of Everett Road. The plan is to build three soccer practice areas and eight baseball fields at the new Baseball Park.

Bath Township has two private parks that fall into the Mini Parks category, small parks, with the service area being less than .25 mile radius. One private park is near Hametown Road on Spring Crest, and the other is a private park by Crystal Lake.

See Table 9 for National Recreation and Park Association (NRPA) Suggested Park Area to Population Ratio Standards. The Bath Community Activity Center is in the north central part of the Township, adjacent to Cleveland-Massillon Road., When using the National Recreation and Park Association standard, Bath is lacking approximately 34 acres of Community Parks. The current Community Activity Center is 38 acres in size and for the population, at a standard of 8

acres per 1,000 population, Bath would require 72 acres of Community Parks. Community Parks are defined as serving several neighborhoods and have a 1 to 2 mile service radius.

It appears with the recent purchase of parts of the former Firestone Estate by Bath Township for a Nature Preserve and for community ball fields, that some of the above recreation facility and park land shortages are in the process of being remedied.

According to the NRPA Standards, Bath shows deficiencies in Neighborhood Parks. Neighborhood Parks are defined as having a minimum of 15 acres and serving a radius of

Table 8.
NRPA SUGGESTED PARK FACILITY DEVELOPMENT STANDARDS

Facility Type	Existing Number of Facilities	NRPA Recommendation Facilities/Population	NRPA Recommended Number of Facilities At 1990 Population	Surplus or Deficit
Basketball	1	1 per 5000	2	-1
Tennis	4	1 per 2000	5	-1
Baseball/ Softball	4	1 per 2500	4	0
Football	0	1 per 20,000	0	0
Soccer	1	1 per 10,000	1	0
Swimming Pool	0	1 per 20,000	0	0
Volleyball	1	1 per 5000	2	-1
1/4 Mile Running Track	0	1 per 20,000	0	0
Indoor Ice Rink	0	1 per 100,000	0	0

Table 9.
 NRPA SUGGESTED PARK AREA TO POPULATION
 RATIO STANDARD

	Suggested Park Size at NRPA Standards	Existing Total Acres	Existing Ratio Total Acres/ 1000 Pop.	NRPA Suggested Ratio Total Acres/ 1000 Pop.	Existing Park Deficiency at NRPA Standards in Total Acres
Mini Parks	<1 acre	15	1.7	0.50	0
Neighborhood Parks	15+ acres	0	0	2.00	-18
Community Parks	25+ acres	38	3.5	8.00	-34
Minimum Total Local Park System	NA	32	3.5	10.5	-62.5

1/4 to 1/2 mile radius. Bath has no Neighborhood Parks and it should have 18 acres of Neighborhood Parks according to the NRPA standards. In the Community Survey done in the fall of 1996, it was revealed that the respondents in the Edge Neighborhood in Area L along Smith Road desired neighborhood open space recreation areas. These neighborhood parks are important factors in suburban concentration residential areas. There is a 5 acre parcel near that neighborhood owned by the Township that will be studied for possible future recreational utilization. Also, future trail planning for Bath Township will explore linkages to this area to other greenway systems in Bath and the Cuyahoga Valley National Recreation Area and Summit County Metroparks. One possible connection to explore is with the Sand Run Parkway Metropark.

Bath does have two large regional park systems within its borders. In the north east, it has the Cuyahoga Valley National Recreation Area, with approximately 800 acres within Bath Township. And just to the south of this, it has O'Neil Metropark, with approximately 250 acres within Bath Township. Both regional parks have trail systems which can be linked to an overall Township system.

The presence of the Cuyahoga Valley National Recreation Area and O'Neil Metropark may help to explain why Township residents on the whole did not strongly support acquisition of land for more neighborhood parks on the Township Survey done in the fall of 1996. The presence of nearby regional park facilities plus large residential lots contribute to the perception that additional facilities are not needed. Many people may perceive that they do not need a neighborhood park because they have so much green open space on their individual lots. Another factor that may explain the response to the neighborhood park question is that Bath residents knew that they have already supported preservation of the Firestone Estate for public open space and recreation with their tax dollars. Bath

residents have used the Firestone Estate for hunt club activities in the past and that area has been viewed upon as highly valued passive recreation open space. However, there was strong support on the Township Survey for the development of a system of bike and hike trails. It is desirable to work towards Bath Township trail connections, (including with the newly acquired Bath Nature Preserve) to the existing trail systems of the Cuyahoga Valley National Recreation Area and O'Neil Metropark.

Bath Township's recent acquisition of 370 acres of the former Firestone Estate for a Nature Preserve will be an asset to the community in terms of providing more recreational opportunities. The preserve will be used for passive recreation and nature education. Tentative plans for the preserve include walking and horseback riding trails along North Fork Creek, west of Cleveland-Massillon Road. This 370 acre parcel is bounded by Ira Road, North Fork Creek and Bath Creek and is rich in wetlands, woods and fields.

Open Space

Greenways are linear corridors of protected open space which are managed for conservation and/or recreation. The purpose of developing a system of conservation greenways is to protect the environmental, economic and aesthetic values of existing high quality natural resources. Bath's natural resources should be protected for the enjoyment of future generations and to retain the Community aesthetic style. In addition to their value to citizens, these resources provide habitat for a rich biodiversity of native fauna and flora, including wildlife and birds, endangered and threatened plants and animals. The following resources will be preserved to the maximum extent feasible:

1. The riparian corridors of Yellow Creek and Furnace Run. Yellow Creek and Furnace Run are high water quality tributaries of the Cuyahoga River.

2. The unique bogs, wetlands and natural ponds possess environmental, aesthetic, recreational and economic benefit to citizens of the Township.
3. Bath Township possesses a rich canopy cover of trees in many sensitive riparian corridors. This cover provides important protection, especially along the erosion prone steep slopes of the township's stream valleys. Trees minimize the depletion of sediment from steep slopes and riparian areas. They store vast quantities of water. They provide habitat for plants and animals and for healthy fish populations in shady streams.
4. Existing agricultural acres provide a rich patch-work of land use that reflects the historic character of the township. This character provides an important sense of place, irreplaceable viewsheds and watershed protection, to all current and future residents of the township. In addition, farmland provides wildlife and plant habitat.

The first step towards the creation of a Conservation Greenways System for the Township as indicated in Map 12. Existing Riparian Corridors, would be to require the conservation of riparian corridors. Greenways are corridors that link areas of undisturbed natural habitat. Such corridors provide a passage of wildlife to travel from one sector or community to another. Stream corridors are one identifiable example of a natural greenway system.

Bath Township should maintain as well as create greenway connections through the community. Bath Township should require a one-hundred and twenty (120') feet vegetated riparian buffer from proposed development. This recommendation will not only accomplish the objective of creating conservation greenways but will also improve stormwater runoff and overall water quality management. Bath Township should work cooperatively with local land trusts to acquire conservation easements, especially along Yellow Creek and its tributaries.

Recreational Greenways and Trails

The citizens of Bath have identified a need for increased recreational opportunities. In 1995, the citizens passed a tax levy which authorized the purchase of land for parks and nature preserves. While there is much open space left in Bath, little of that space is accessible to the public for exercise and recreation. Currently, pedestrian and bicycle transportation in the township is unsafe due to hilly, narrow roads and lack of sidewalks and bicycle paths or lanes.

Equestrians represent a significant portion of Bath Township's population. While, equestrian interests have established an informal system of horseback trails, access is dependent on the grace of deeded property owners.

It is recommended that Bath Township establish a system of public access trails that accommodate pedestrians, bicyclists and horseback riders. Potential linear connections for pedestrians, bicyclists and equestrians exist as little traveled back roads which are currently in the public domain, and as utility right of ways and other private properties. Possible trail connections could link, parks and trails, including the Cuyahoga Valley National Recreation Area trail system and Summit Metroparks trail systems, with the new Bath Nature Preserve. Other possible connections include the Buckeye Trail along Oak Hill Road, and the Scenic Byways system along Riverview Road.

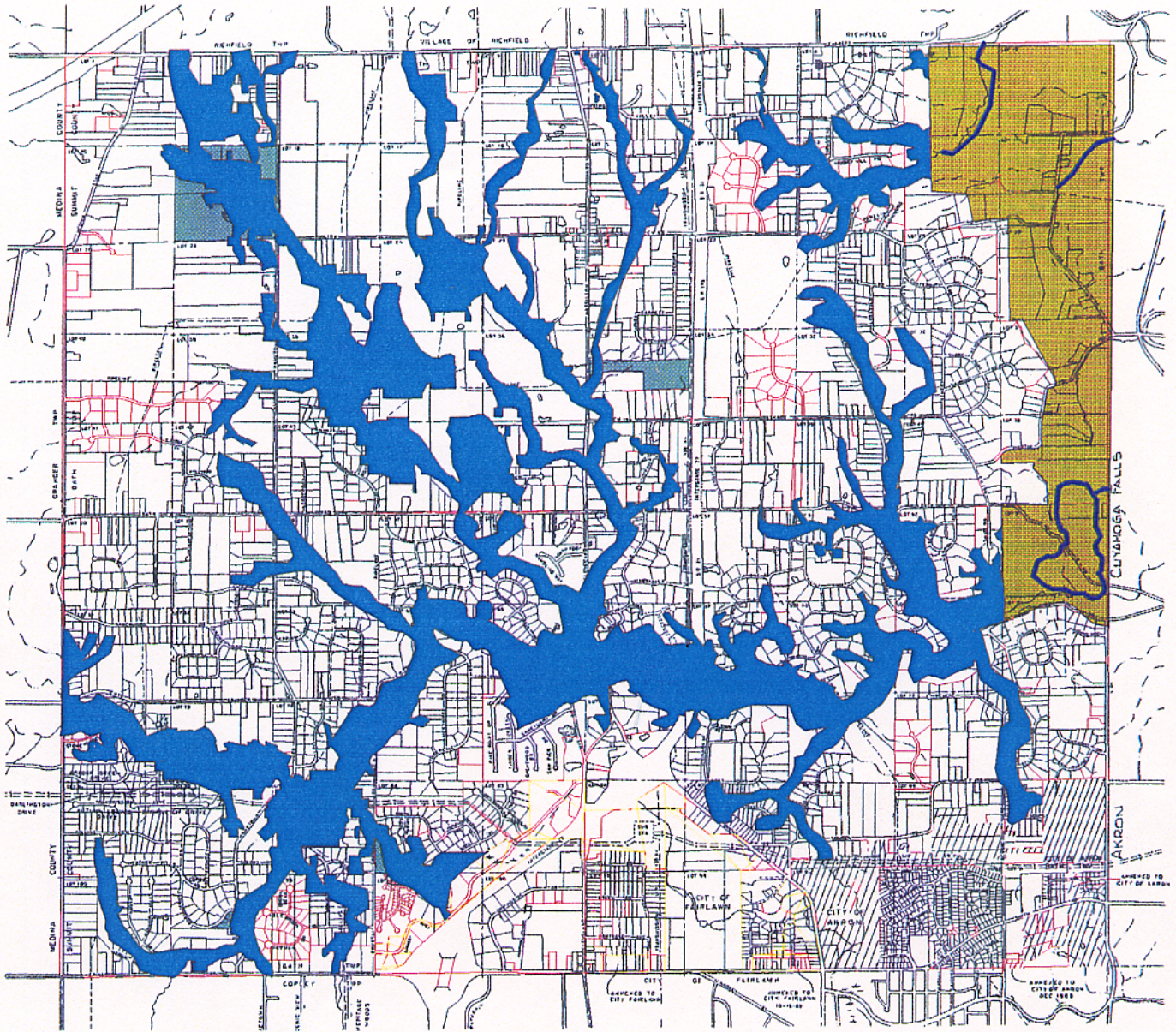
Methods which the Township will employ to establish this system of trails and open space greenways will include the following policies and practices:

1. Bath Township will set aside monies for the drafting of a comprehensive parcel specific trail plan which identifies all potential trail linkages, indicates implementation priorities, and identifies a trail maintenance and management plan. Bath Township should appoint a Bath Greenways and Trail Plan Committee

within one month from Comprehensive Plan approval, with a Trails Plan prepared within 12 months of Committee formation.

2. Potential trail linkages will include riparian corridors, scenic roadways, and suitable utility right of ways. Where necessary, linkages may include establishing dedicated bike lanes.
3. Implementation priorities will include public involvement procedures, funding strategies for purchase of easements and deeds, and timetables for implementation.
4. Future greenway and trail maintenance and management plans will include the identification of a management entity and funding mechanisms.
5. The Township will actively support the reauthorization and expansion of Federal Intermodal Surface Transportation Enhancement Act (ISTEA) enhancements for funding of pedestrian and bicycle trails.
6. When roadways are widened, the Township will provide leadership for promoting the addition of bicycle lanes as part of the road improvements.

Riparian Corridors



Legend

-  O'Neil Woods Trails
-  CVNRA Trails
-  Riparian Corridors
-  Park Areas
-  Local Recreation Areas



Chapter 7. Bath Township Thoroughfare Plan

Transportation management is the key to controlling development. It is important to consider transportation and land use decisions as two interrelated issues. Land use conditions determine the amount of traffic on a road and the need for improvements. Traffic conditions determine whether land uses are located (and desirable) on certain roads based on their ability to carry traffic safely and effectively.

Along with land use, the Township needs to consider other elements of transportation planning to help manage the entire roadway network. Some of the elements the Township should address include:

- ◆ Designating the proper function for each road within the Township;
- ◆ Access management for all major traffic corridors;
- ◆ Requiring traffic impact studies (TIS) for all new developments that generate 100 or more trips per hour during peak hours;
- ◆ Encourage the design of internal roadway systems within the Firestone development and all new developments;
- ◆ Emphasize safety and efficient operation of all roads in Bath Township.
- ◆ Require implementation through the site design review process of the curb cut consolidations and limitation of additional driveway access points contained in the 1996 S.R.-18 Corridor Plan.

Map 13 shows the existing base traffic conditions of Bath Township's roadway network. The map illustrates the average daily traffic (ADT) counts for several vital areas in the Township, and the locations where manual turning movement counts were taken. Analysis of these counts compared to

1994 traffic counts taken by AMATs and the Summit County Engineer reveals that traffic is increasing west of the Rt.18/I-77 interchange (20%) and along Cleveland-Massillon Road north of Ghent Village (14%). Traffic along the S.R.-18 corridor east of Ghent Road has not increased and the traffic on Cleveland-Massillon Road just north of S.R.-18 has actually decreased substantially since 1994. This is due to the construction of the Embassy Parkway/ Cleveland-Massillon Road connector and the desire for the travelling public to avoid the Cleveland-Massillon/S.R.-18 intersection area whenever possible.

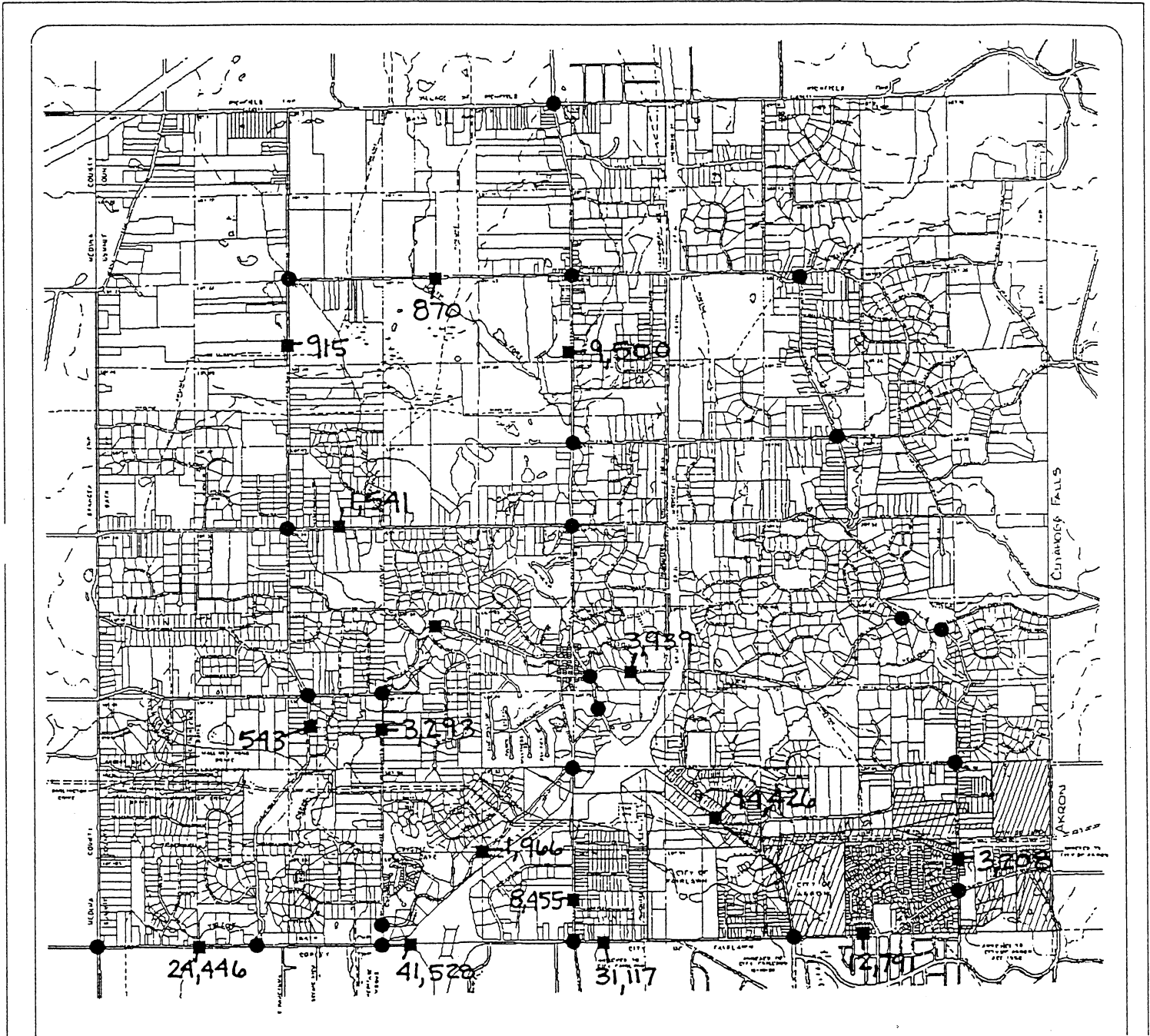
Functional Classification System

The functional classification system represents the hierarchy of roads in Bath Township based on a number of elements including: the length and purpose of trips, access to properties and the amount of traffic on the roads. Designating the function of each road within the Township allows better management of the entire network as a whole. The following is a summary of the roadway classifications for Bath Township.

Interstate Highways

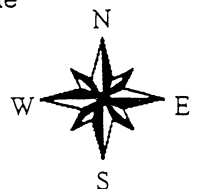
Interstate highways are federally designated thoroughfares that are designed to move large volumes of traffic between regions at high speeds. These highways also function to provide local businesses and industries access to national markets. Access to the interstate highways is typically from arterials and, in general, limited to above grade interchanges.

Map13: Bath Township Existing Traffic Conditions

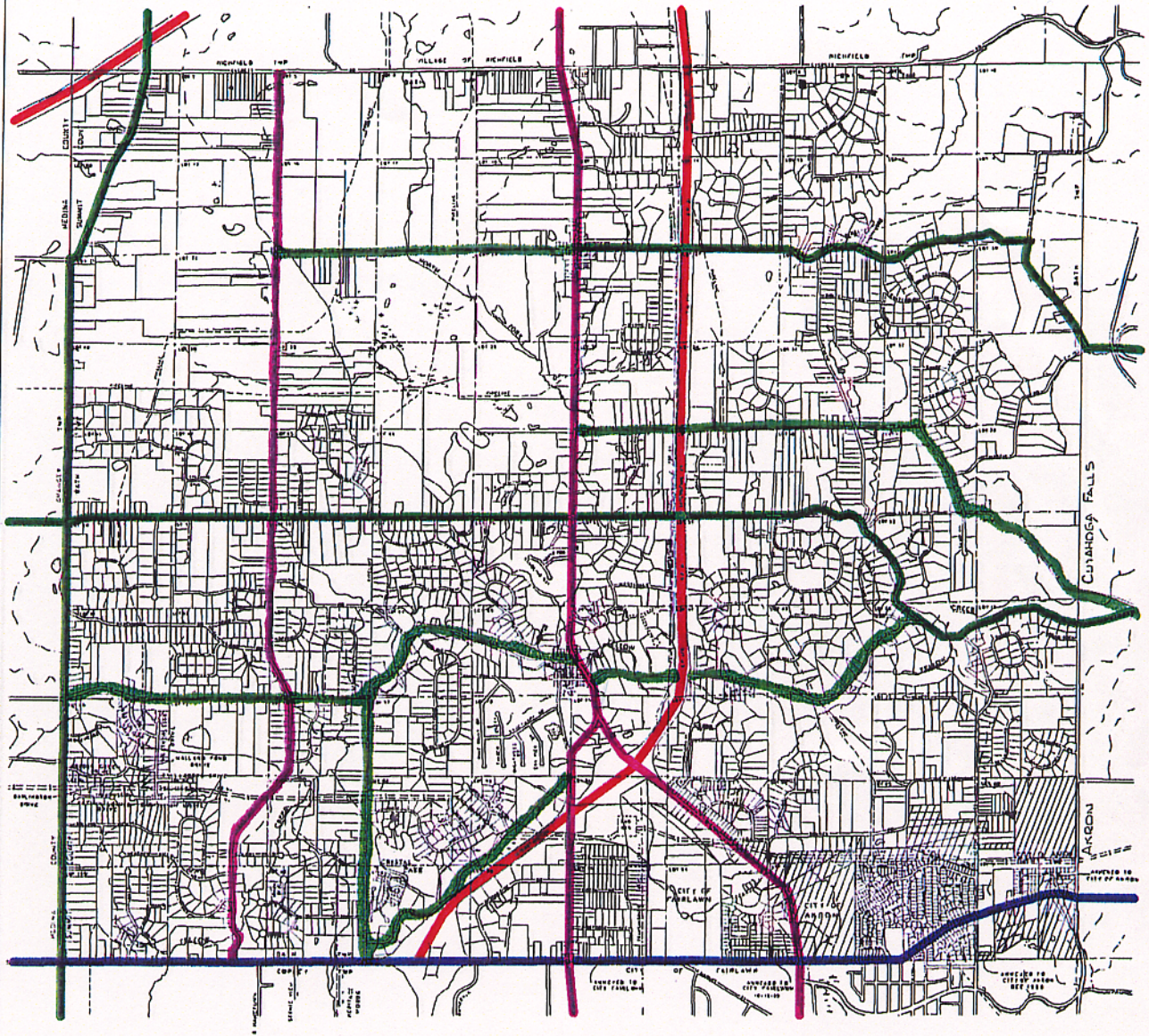


NOTE: The traffic counts were conducted on a typical weekday for 24-hours. The turning movements were conducted during a peak hour. The actual field count data was provided under separate cover to the Township.

- Average Daily Traffic Counts
- Location of Turning Movement Counts



Map14: Bath Township Functional Classification System



-  Expressway
-  Major Arterial
-  Minor Arterial
-  Collector



Access Management

The principal idea behind access management is the logical control and reduction of traffic access along major thoroughfares in order to reduce potential traffic conflicts and maintain normal traffic flow. There are several techniques that can be utilized to help manage access including control of the location of driveways, shared parking areas, the addition of access roads, the installation of additional traffic signals, new signage, the construction of barriers and medians, or restriction of vehicle turning movements. These techniques can be used to retrofit existing developments or to create a layout for undeveloped areas. The following are more detailed descriptions

and illustrations of some of the more commonly used access management techniques:

Note: In Figures 1 to 3 , the left side of the road shows the access for residential uses. The right side of the road shows the access and parking for non-residential uses.

Typical Access

Access for most properties on a road involves one or more driveways for each property. In addition, for non-residential land uses, there is typically a large parking lot in front of the building. Figure 1 shows a road with no access management utilized.

Figure 1: Typical Access



Advantages

- ◆ No responsibility by private property owners to maintain joint access roads and parking.

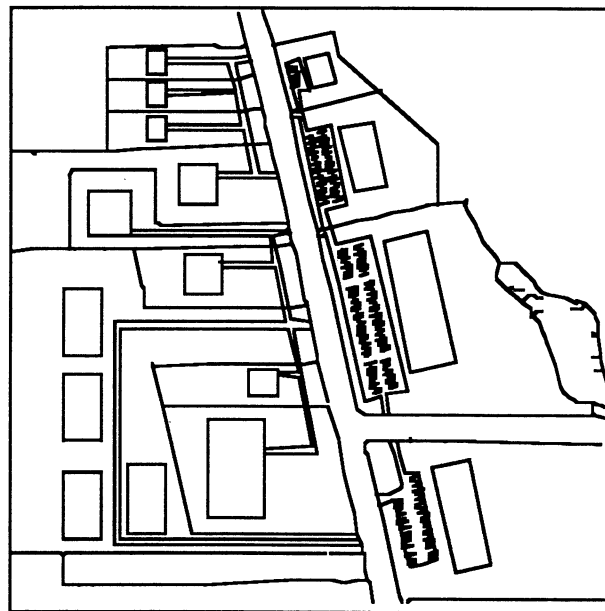
Disadvantages

- ◆ Higher numbers of curb cuts can result in an increased potential for accidents.
- ◆ More curb cuts slow down traffic flow, increasing traffic congestion.
- ◆ Buildings have to be setback more from the road to allow for parking and access.
- ◆ Views of the buildings are decreased because of the need for parking and access to be between the road and the buildings.

Front Access Management

One of the most common forms of access management is shared driveways and shared parking in front of the buildings. Access drives that parallel the main road are also common. In all of these forms of access management, access from side roads instead of the main road is encouraged. Figure 2 illustrates some of these ideas.

Figure 2: Front Access Management



Advantages

- ◆ Reduction in the number of driveways;
- ◆ Does not require a person to use the main road to access adjacent properties.
- ◆ Shared parking may reduce the number of parking spots required and thus lessen the amount of paved areas.
- ◆ Shared access is on private property. The Township is not responsible for cleaning, plowing or any improvements.

Disadvantages

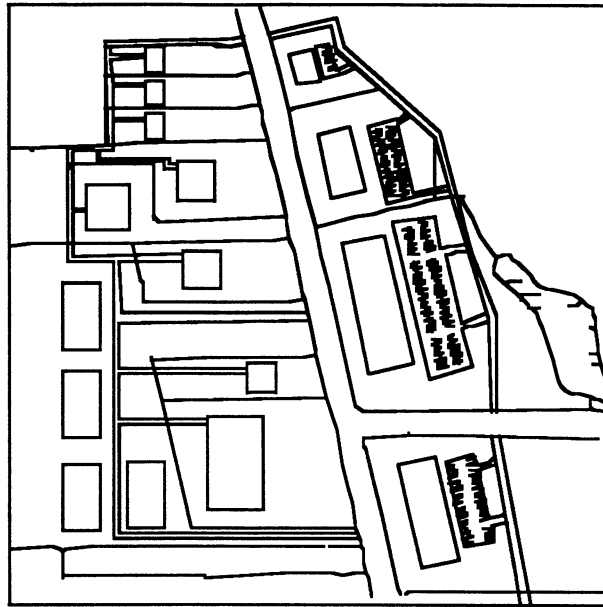
- ◆ Buildings have to be setback more from the road to allow for parking and access.
- ◆ Parking and access areas block the view of the buildings from the main road, similar to the typical access example.

Rear Access Management

Rear access management is similar to front access management. However, access is

gained from an access road located behind the structures, usually on the rear property lines. Figure 3 illustrates rear access management.

Figure 3: Rear Access Management



Advantages

- ◆ Reduction in the number of driveways.
- ◆ Does not require a person to use the main road to access adjacent properties.
- ◆ Shared parking may reduce the number of parking spots required and thus lessen the amount of paved areas.
- ◆ Buildings can be setback close to the main road allowing for clear visibility of all the buildings. This may also create a “character” for the area.
- ◆ Access is from a rear access road that can be maintained by the Township or County.

Disadvantages

- ◆ May be difficult to locate entrances without good directional signage.

S.R.-18 Access Management

In 1996, the Summit County Engineer's Office prepared a corridor study for S.R.-18 in an attempt to begin systematically addressing the congestion and traffic pattern incompatibility that has resulted from a lack of pro-active planning along this corridor.

The report recommends a variety of approaches including installation of a closed loop signal system, new signalized intersections, redesign of the IR77/S.R.-18 interchange and additional turn lanes at key intersections.

More importantly it recognizes

- (1) the necessity of adopting strict access management policies for new development and redevelopment of existing uses along the corridor, and
- (2) that due to finite traffic improvement limitations, new land uses that generate high volumes of traffic should be limited.

Bath's Comprehensive Plan seeks to implement these goals by requiring traffic impact studies for all non-residential uses adjacent to S.R.-18 intersections, limited future development of regional retail market uses, requiring driveway access consolidations as part of a site plan review process, and specifically limiting new access points in the area west of the IR77 interchange.

Finally, the Cleveland-Massillon Road/S.R.-18 intersection is defined in the County Engineer's study as being "in a perpetual state of congestion". To mitigate future demands on this intersection, the Bath Comprehensive Plan limits redevelopment along the east side of Cleveland-Massillon Road south of Ghent Road to low intensity office and residential uses.

Traffic Impact Studies

Traffic flow, parking and access for a development are typically not addressed until the latter stage of a site plan. A developer will design these elements around the building once the building has already been located on the site. If little consideration is given to any of these vital parts of a development, the following problems may result:

- Inadequate access capacity;
- On-site congestion;
- Congestion on the public street system;
- High accident experience; and
- Limited flexibility to adjust the design or operation to changed conditions.

The best way to prevent these problems is to utilize traffic impact studies during the first stages of development planning. Traffic impact studies should be required for any development that generates 100 or more trips at peak hour. This 100 trips threshold would be expected to accommodate a development of approximately 160 single-family homes, 220 multi-family units, 60,000 square feet of general office space, or 10,000 square feet of retail space. It may also be necessary to require a traffic impact study for developments along major thoroughfares or where safety and capacity concerns arise.

The traffic impact study should be an integral part of the development review process. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a proposed development. The purpose of a traffic impact study is to determine what the impact of traffic will have on the existing and proposed roadway network, and what impact the existing and proposed traffic on the roadway system will have on the proposed development.

It is recommended that Bath Township adopt traffic impact study requirements for developments accessing township roads.

Appendix A provides an outline of a typical traffic impact study report.

Internal Roadway Systems

It is important that the Township know how all of the roads within Bath Township work together before planning for proposed roads. This will help determine which roads are the Township's main corridors and thus how they can improve them to make traffic flow easier.

S.R.-18 is the major arterial road that accesses the interstate and the minor arterial roads. Other than this road, the main corridors through Bath Township are Cleveland-Massillon Road and Hametown Road, both of which run north/south in direction. These two roads can provide access to most of the major collectors and local streets within the Township.

Since the main focus of transportation will be on the three major roads, the Township must look at how the roadway systems of new developments will gain access to these roads. The solution to this is encouraging that all new developments have an internal roadway system that gains access to any of the major roads either directly or by use of one of the east/west collector streets. These major collector streets include Bath Road, Ira Road, Shade Road, Everett Road, Granger Road and Yellow Creek Road. By utilizing internal roads that interconnect and eventually lead to collector streets, access to the development may be limited to a few main entrances and thus will also limit through traffic.

Promoting internal roadway systems and a simple hierarchy of Township roads will make traffic flow within the Township more logical and easier to maintain.

Safety and Operations

The safety and operations of the Township roads is always a big concern. To maintain

the safe operation of the Township's roads, the Summit County Engineers and the Ohio Department of Transportation (ODOT) have established a set of roadway standards based on the following three manuals:

- ◆ A Policy on Geometric Design of Highways and Streets;
- ◆ The Ohio Manual on Uniform Traffic Control Devices (OMUTCD);
- ◆ The Ohio Department of Transportation Location and Design Manual.

These manuals establish the minimum standards required for roadway cross sections, guard rails, speed limit issues, sight distances, and the placement of signage and information systems and other important transportation details. More importantly, these standards list the warrants, or conditions, for which improvements can be made. As an example, traffic signals can not be installed unless the intersection meets warrants on items such as minimum vehicular volume, accident experience, peak hour delay, or other various warrants. If improvements are made that do not meet these minimum set of warrants, then the Township, the County and/or the State may be liable for accidents or injuries caused by the improvements. For these reasons, the Township needs to complete thorough traffic studies to make logical decisions about roadway improvements.

Scenic Roadways Plan

It is recommended that a local system of scenic roadways should be planned for Bath. Bath Township, with the location of Hale Farm within its borders, as well as other historic sites and areas; contains roads with historic and scenic resources that are worthy of recognition and protection. One of the purposes of this scenic roadway system shall be the protection of scenic viewsheds. The following list shall be used as the criteria for the possible inclusion of roads into the local scenic roadway system:

Cleveland-Massillon Road Corridor Study

Existing Conditions

Cleveland-Massillon Road is the vital north/south link in the Bath Township roadway system. Its importance to the region and the vast development potential in the area north of Ghent Road are cause for special planning and evaluation, especially since Cleveland-Massillon Road is the only road in the Township proposed to be widened with the exception of some intersections on Hametown Road. This Corridor Study is a long range plan by which future development proposals can be evaluated and public improvements can be made.

Cleveland-Massillon Road is one of the highest volume roads in all of Bath Township with the exception of S.R.-18 and the Interstates. It is also one of the Township's two main north/south roads, the other north/south road being Hametown Road. However, being that Cleveland-Massillon nearly bisects the Township in two, it is one of the easiest roads to access and one of the most pleasant to travel on.

At present, an average of between 8,500 and 9,500 cars travel along Cleveland-Massillon Road daily. The portion of the road that makes up the Corridor Study is the area north of Ghent Road. This study area along with existing average daily traffic (ADT) counts and the intersection detail numbers are shown on Map 15, the Existing Conditions Map.

The intersection numbers correspond with intersection details shown on the following pages. These details show lane width, turn lanes, and manual turning movement counts at the peak hours for all six intersections along the Corridor. As can be seen in these details, the majority of people are traveling north/south through the region with a small portion of the cars turning east or west. Of

those who turn on to east/west collector streets, the main portion are turning toward the eastern half of the Township.

For each of the six intersections, a level of service (LOS) analysis was completed. In a LOS analysis, each intersection is given a rating of A to F. An LOS of A means that traffic is flowing freely with no delays and a LOS of F means that there are long delays and difficulties making turns. For intersections that are not signalized, an LOS rating has been given to each directional movement.

Overall, the intersections along Cleveland-Massillon Road are in good condition. This is especially true for the signalized intersections at Bath Road, Ira Road and Everett Road which were given an LOS rating of B. The signalized intersection at Ghent Road is rated at an LOS of C but this is also the busiest intersection in the Corridor. The unsignalized intersections are where problems begin to arise. The intersections at Shade Road and Yellow Creek Road are rated at an LOS of B for those traveling north and south on Cleveland-Massillon Road and an LOS of C and lower for cars trying to turn.

Projected Level of Service

To help predict needed future improvements along the Cleveland-Massillon Road Corridor, it is important to look at the projected growth in the area. To do this, a new level of service (LOS) analysis was run using two uniform growth rates. These growth rates are 1.5 times the existing traffic and 2.0 times the existing traffic. By comparing the existing LOS with the two projected LOS, you can see where problems will begin to arise. Table 10 illustrates the three LOS ratings for each intersection along Cleveland-Massillon Road.

Table 10: Level of Service Analysis

Intersection	Existing LOS	1.5x Growth LOS	2.0x Growth LOS
1. Everett Road	B	B	B
2. Ira Road	B	B	B
3. Shade Road *	A/C	A/E	B/F
4. Bath Road	B	C	F
5. Yellow Creek Road *	B/F-D	C/F-F	F/F-F
6. Ghent Road	C	F	F

* Non-signalized intersections

- LOS of Cleveland-Massillon Rd./LOS of east-west intersecting roads for non-signalized roads

See Appendix B for Intersection Counts and Level of Service Information

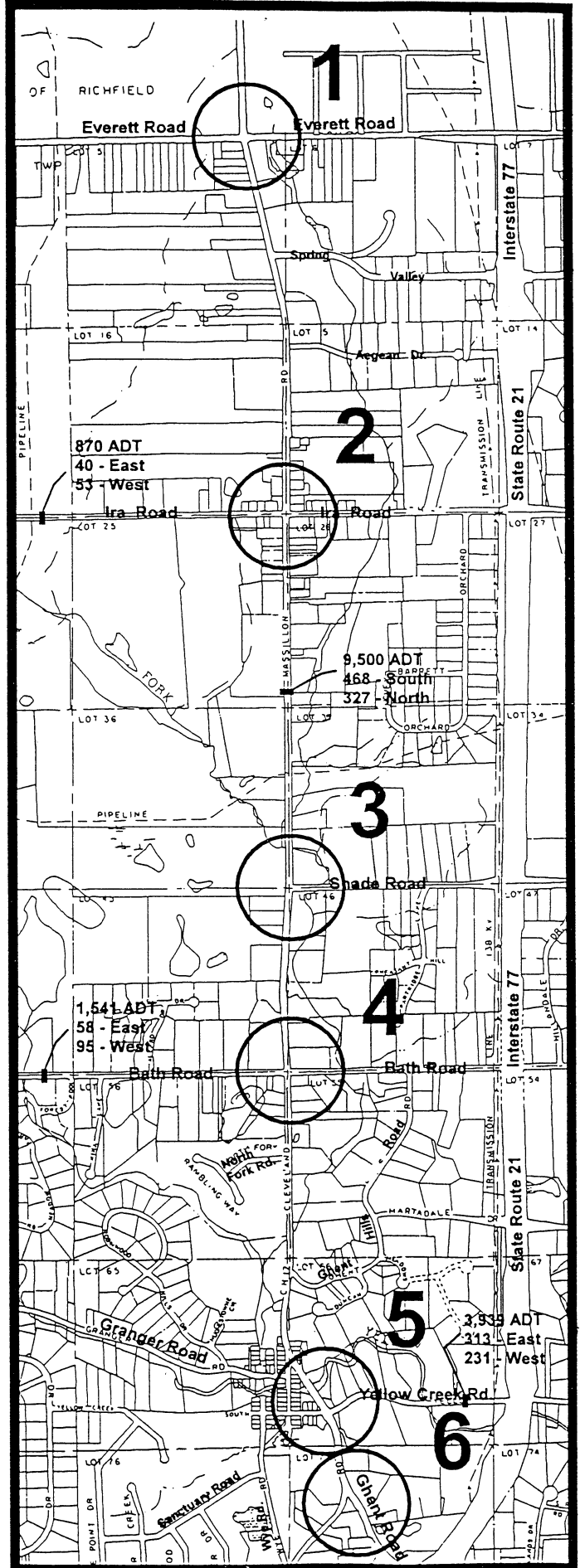
Cleveland- Massillon Road Corridor Study

Map 15.

Existing Roadway Conditions

313 - East
231 - West PM Peak Hour Traffic Count

○ Intersection Detail



Eventually, the two non-signalized intersections may require traffic studies to look at the potential for the installation of a traffic signal. This traffic study needs to logically prove that the intersections meets the warrants set forth by the State and the County.

Another potential impact on the Cleveland-Massillon Corridor is the development of the Firestone Site. Most of the new traffic generated by any development on this site will also directly impact Bath Road and Ira Road. To better understand the potential problems, it was vital to do a level of service analysis for the projected traffic generation. However, this is difficult since the development is still in the conceptual format. To do the Firestone Development LOS, the following was assumed:

- ◆ Ten year buildout
- ◆ 7,200 trips generated daily from the commercial uses on Cleveland-Massillon Road
- ◆ 7,400 trips generated daily from the residential uses.
- ◆ 36% capture rate (meaning that 36% of the trips would be generated from people already traveling along Cleveland-Massillon Road).

With these assumptions, it was calculated that there would be approximately 22% additional traffic added to the existing Cleveland-Massillon Road traffic. These additional trips would be emphasized on the Bath Road and Ira Road intersections. After completing the LOS analysis, it was found that even with the additional growth, both intersections would be at a LOS of B.

Corridor Improvements

It is recommended that Cleveland-Massillon Road be widened to three lanes

at intersections and that landscape medians be installed at these intersections. The length of these median barriers would be 400 feet from these intersections. The purpose of installing median barriers at intersections is to prevent driveway traffic from accessing the intersection and increasing traffic congestion and traffic accidents.

It is also recommended that, if a public water supply was provided in the future so that fire protection safety was not an issue, a full length boulevard median running along Cleveland-Massillon would have a number of advantages. The purpose of utilizing a barrier median is to be able to control access along the Cleveland-Massillon Road Corridor to help keep traffic moving freely and safely. A boulevard median would require people to make right turns into a property and right turns out of a property, thus eliminating left turns which often are the cause of traffic congestion. Breaks in the median would be spaced at a minimum of 1,000 feet between each other to allow turning movements in other places than just intersections. However, at this time, a full boulevard treatment along Cleveland-Massillon Road is not acceptable because it cannot meet fire safety requirements.

Instead of relying on the boulevard treatment to control access, it is recommended that front and rear access management controls be utilized. (Refer to Front Access Management Figures and Rear Access Management Figures 2 - 3). One of the major advantages in utilizing either front or rear access management is the reduction in the number of driveways and the reduction in traffic congestion along the main roads. Along with front and rear access management controls, it is recommended that the number of curb cuts be controlled to require a minimum driveway spacing of 750 - 1,000 feet along Cleveland-Massillon Road. Curb cut controls reduces the number of full

access points, thereby reducing the number of conflicts encountered by motorists along the Corridor.

Chapter 8 **Implementation Section**

The Comprehensive Plan has formulated policies and implementation strategies for a number of key issue areas of concern to the Township. The following issue areas have been identified as needing specific implementation measures.

Issue Areas

- (1) The community desire to provide effective development controls in the northwest area of the Township, which has the largest amount of undeveloped land remaining in the Township (75%)
- (2) The need to protect residential neighborhoods from further encroachment from retail commercial pressures moving north and west from the Montrose area at the Township's southern edge
- (3) The community desire to protect the rural streetscape along the Cleveland-Massillon Corridor and to avoid large scale commercial development from spreading north along the corridor
- (4) The need to protect the open spaces and overall rural character of the community
- (5) The importance of protecting the sensitive environmental resources of the area, to prevent further erosion and stormwater management problems
- (6) The need to prevent and correct degradation to surface and ground water resources which result from inadequate septic treatment.
- (7) The need to protect the integrity of current neighborhoods, to provide effective buffers for non-residential uses adjacent to residential communities
- (8) The community desire to improve the aesthetic layout and design of new businesses, and making them blend in

with the existing character or improve the chaotic interrelationship along S.R.-18

- (9) The importance of protecting the historic character of buildings and structures in certain identified areas along Cleveland-Massillon Road and to make new development consistent with the same historic theme
- (10) The creation of a Conservation Greenway System, to protect the existing forested canopy, wildlife and riparian corridors in the community
- (11) The importance of providing for the provision of passive and active recreation opportunities to meet the needs of the community, including future planning for a local system of trails
- (12) The need for improved access management to reduce potential traffic conflicts and maintain safe traffic flow
- (13) The importance of creating opportunities for the quality redevelopment of marginal properties

The following section provides a summary of recommendations that have been made in various chapters pertaining to these various land use and transportation issues. Most of the action steps proposed will require modification to the existing Zoning Resolution.

The following are recommended strategy action steps to address the key issue areas listed above:

Action Steps
APPLICABLE TO ALL ISSUE AREAS:
Include expanded site plan review procedure in zoning resolution for all development except minor subdivisions

Protection of Open Space and Rural Character

- ◆ Create a Special Planning Overlay District process to encourage open space subdivision design. This open space subdivision design has a number of advantages including the concept of building “neighborhoods” and providing the framework for creating community amenities such as bike trails and greenways. See Chapter 5. Land Use Plan, Rural Preservation Concept area for more discussion on this topic.
- ◆ Require open space set-asides for new residential development. It is recommended to start with new developments and by linking, create portions of the greenways/ trails system.
- ◆ Resource Protection Criteria should be used to determine priority open space areas that should be preserved and/or purchased.
- ◆ Utilization of agricultural districts to protect agricultural land and equestrian uses from development pressures.
- ◆ Rural road design should be encouraged. The road design should be appropriate for the rural, and semi-rural areas of Bath and should maintain narrow collector and local residential streets. Widths should be consistent with traffic needs and not over designed. On local roads emphasis should be placed on lower speed limits rather than the widening and realignments to achieve safety standards.
- ◆ Work with Revere Land Conservancy and other organizations on acquisition of land and easements, especially along Yellow Creek mainstem and its tributaries. These acquisitions should be guided by the Resource Protection Criteria.
- ◆ Revise Township Zoning to require the conservation of vegetated riparian buffers and protect the riparian buffer areas from development.
- ◆ Draft a comprehensive parcel specific trail plan (taking into account pedestrian, bicylists and equestrian users), that will include linkages with proposed Nature Preserve.
- ◆ In reviewing proposed site plans, promote linking the required open space set-asides into a linear greenway system.

Sensitive Environmental Resource Protection

- ◆ Require that development meet minimum setbacks from steep slopes, wetlands, and streams for the protection of these sensitive environmental areas.
- ◆ Prohibit development in 100 year floodplains and on slopes greater than 18% to reduce erosion and landslide problems and flooding.
- ◆ Establish limits of disturbance criteria for new development which identify areas within which land disturbance and construction activity must be contained.
- ◆ Establish expanded requirements for the preservation of trees with specific emphasis on preservation of the rural streetscape.
- ◆ Provide for the protection of scenic views through expanded site plan review requirements and through the development of a Scenic Roadway system.

Conservation Greenway Development

- ◆ Promote equestrian themed Open Space Subdivision Developments that link greenways. These equestrian themed developments will have shared stables and barn arrangements with riding trails. The continued presence of horse facilities is desired as an element of preservation of the rural character.

- ◆ Consolidate all environmental performance standards within the Zoning Resolution.

Bring the site plan review process into conformance with environmental preservation objectives. The site design review process should evaluate the extent to which plans avoid disturbance to natural features such as rock outcroppings, ravines, water courses and scenic views. During the site plan review processes, the following information should be collected by the applicant, and presented to the Township and others assisting in the site plan review, so the site can be properly reviewed for the following:

- * evaluate opportunities to promote the occurrence of run-on of stormwater instead of runoff
- * determine the percentage of planned impervious surfaces
- * estimate pre and post construction runoff coefficients
- * identify vegetated buffer zones for water quality protection (e.g. riparian corridors, setbacks from wetlands and lakes)
- * identify wildlife habitat corridors (minimize fragmentation)
- * evaluate the interaction of slope and vegetation as they influence drainage and erosion
- * evaluate erosion and sediment control measures
- * identify floodplain and stream bank stabilization needs
- * promote the preservation of mature or unique forest stands
- * promote open space dedication and identify location of dedicated open space in relation to other areas

- * determine ecological and/ or recreational value of dedicated open space areas
- * determine the potential for open space design development

Protection of Existing Residential Neighborhoods

- ◆ Require additional landscape buffers along street frontage. These landscaped strips help to muffle road noise and improve the aesthetic quality of the area.
- ◆ Require additional buffers and landscaping between commercial and residential uses based upon a sliding scale of intensity of uses.
- ◆ Institute additional site plan review standards for all developments within 1,000 feet of S.R.-18 to ensure that neighborhoods are being sufficiently buffered, and to improve design control. It is also recommended that additional access management controls be instituted that meet the ODOT standards and that traffic impact studies be required for commercial development and any residential development generating more than 50 trips per peak hour.
- ◆ Promote townhouse development along Cleveland-Massillon Road in “edge” neighborhood area over office commercial uses. This would also provide a broader range of housing opportunities in Bath.
- ◆ Coordinate efforts to provide public water and sewer for the southern “edge” neighborhoods to the east of Cleveland-Massillon Road and include provision of public facilities for these areas in any intergovernmental agreement..

Improve and Protect the Quality of Commercial Developments

- ◆ Limit the widening of Cleveland-Massillon Road north of Ghent Road. It is recommended to limit widening to two lanes, except for three lanes at intersections.
- ◆ Adopt a Corridor Design Overlay District along Cleveland-Massillon Road to improve design and maintain the rural landscape. This would include front yard landscaping and street tree planting to maintain the rural landscape and to coordinate with an overall access management plan for placement of driveways. See Chapter 5. Land Use Plan, Cleveland-Massillon Road Corridor for more discussion on this topic.
- ◆ Implement open space site design for commercial sites.
- ◆ Adopt an Historic Overlay Zoning District for more architectural review authority. These Historic Overlay District Regulations would provide additional review by the Appearance Review Commission for architectural elements to maintain the historic Western Reserve style.
- ◆ Provide for expanded area for Office Corporate Use to improve tax base and provide for a quality development. The northern section of the Cleveland-Massillon Corridor from Ira to Everett Road offers an opportunity to design new development in a non-strip fashion that will greatly improve the Gateway aspects of the area. It is recommended that additional area on the northwest side of Cleveland-Massillon Road south of Everett be developed in Corporate Office Park Uses.
- ◆ Adopt access management requirements for all major traffic corridors.
- ◆ Require traffic impact studies for all commercial developments and residential developments that generate 50 or more trips per hour during peak hour.
- ◆ Encourage the design of internal roadway systems within all new developments.
- ◆ Create a designated Scenic Roadway System that encourages construction of bike and walking trails at the time of scheduled road improvements.
- ◆ Adopt strict access management guidelines for the S.R.-18 corridor in compliance with the Ohio Department of Transportation Access Management Policy Handbook. These access management guidelines will include recognition of land use intensity limits and the zoning resolution changes needed to support the goal of improvement of traffic congestion.
- ◆ Restrict new development within concept area 9 to office and retail uses that generate less than 100 trips per peak hour.
- ◆ Limit access to parcels fronting S.R.-18 west of Crystal Lake to right in, right out configurations or require utilization of a separate frontage road with access points that align with current median openings.
- ◆ Office Commercial zoning west of Hametown Road must be approved through a conditional use process that places specific limits on projected traffic generation.
- ◆ Retain residential components or limited office development on the east side of Cleveland-Massillon Road south of Ghent.

Improve and Protect the Current Transportation Network

APPENDIX A

Appendix A

**Traffic Impact Study
Sample Outline**

This outline contains topics which could be included in a complete report, to the extent they are relevant to study issues and needs. Topics not relevant to the study being conducted may be omitted.

It is suggested that this outline be reviewed with the applicant and general report content agreed upon in advance.

Title Page

- A. Development
- B. Location
- C. Applicants name
- D. Preparer's name, address, phone number
- E. Date of original report
- F. Report revision date

Table of Contents

List of Figures and Tables

1. Introduction and Summary

- A. Purpose of report and study objectives
- B. Executive summary
 - 1. Site location and study area
 - 2. Development description
 - 3. Issues, problems, and needs
 - 4. Principal findings
 - 5. Conclusions
 - 6. Recommendations

C. Summary of revisions in this submittal (for revised final reports only)

- 1. Development program
- 2. Assumptions
- 3. Additional data
- 4. Analyses and findings

- 5. Conclusions
- 6. Recommendations

2. Proposed Site Development

- A. Information sources
- B. Zoning
- C. Land use and timing

3. Area Conditions

A. Study area description

- 1. Within established limits
- 2. Additional intersections
- 3. High traffic impact or traffic sensitive areas (including school zones)

B. Study area land use

- 1. Existing land uses
- 2. Existing zoning
- 3. Prevailing development densities
- 4. Anticipated future development

C. Site accessibility

- 1. Area roadway system
 - a. existing
 - b. future
- 2. Traffic volumes and conditions
- 3. Critical traffic hours for analysis

4. Existing relevant transportation system management programs
 5. Major pedestrian and bicycle routes and facilities
 6. Other as applicable
- D. High accident experience locations (if any)
1. Locations and type of accidents
 2. Contributing features
4. Projected Traffic (each horizon year)
- A. Through traffic to and from outside study area
1. Method of projection
 2. Estimate volumes
- B. Non-site traffic for anticipated development in study area
1. Method of projection
 2. Trip generation (including any adjustments)
 3. Trip distribution
 4. Modal split
 5. Trip assignment
- C. Site traffic
1. Trip generation (including any adjustments)
 2. Trip distribution
 3. Modal split
 4. Trip assignment
- D. Total traffic
5. Traffic Analysis
- A. Site Access
1. Vehicular
 2. Service and emergency
 3. Pedestrian
4. Transit (if applicable)
- B. Capacity and level of service
1. Intersections
 2. Ramps
 3. Weaving sections
- C. Traffic safety
1. Sight distances
 2. Impact on current high accident locations
 3. Schools zones within study area
- D. Traffic control
1. Traffic signals
 2. Speed limits
 3. Other
- E. Site circulation and parking
1. On-site parking
 2. Ease of internal circulation
 3. On-site queuing provisions
6. Improvement Analysis
- A. Improvements to accommodate non-site traffic
1. Physical
 2. Operational
- B. Additional improvements to accommodate site traffic
1. Physical
 2. Operational
 3. Travel demand reduction (only if needed)
 4. Other
- C. Alternative improvements
- D. Status of improvements
- E. Evaluation

7. Findings

- A. Site accessibility
- B. Traffic impacts
- C. Need for additional improvements
- D. Compliance with applicable traffic related local codes
 - 1. MUTCD
 - 2. Location and design manual(s)
 - 3. Other

8. Recommendations

- A. Site access / circulation plan
 - 1. Site access
 - 2. Off-site circulation
 - 3. On-site circulation and parking
- B. Roadway improvements
 - 1. On-site
 - 2. Off-site
 - 3. Phasing, if appropriate
- C. Transportations System Management actions
 - 1. Off-site
 - 2. On-site

D. Other

9. Conclusions

- A. Impacts on roadway system and nearby development
- B. Adequacy of proposed plan including recommended improvements
 - 1. Off-site
 - 2. On-site

C. Other

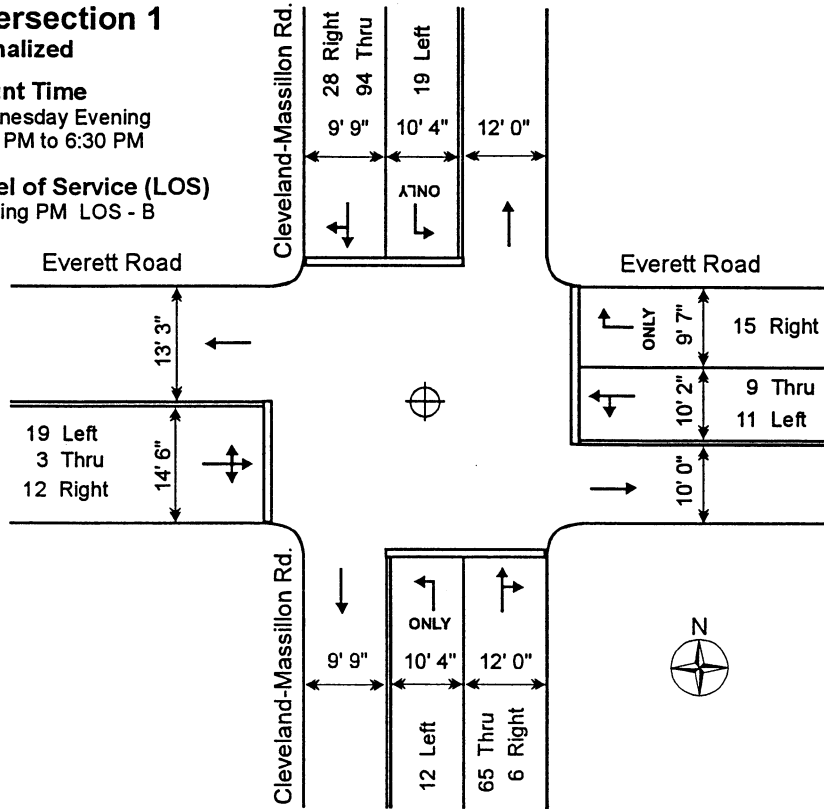
10. Appendices

APPENDIX B

Intersection 1
Signalized

Count Time
Wednesday Evening
6:00 PM to 6:30 PM

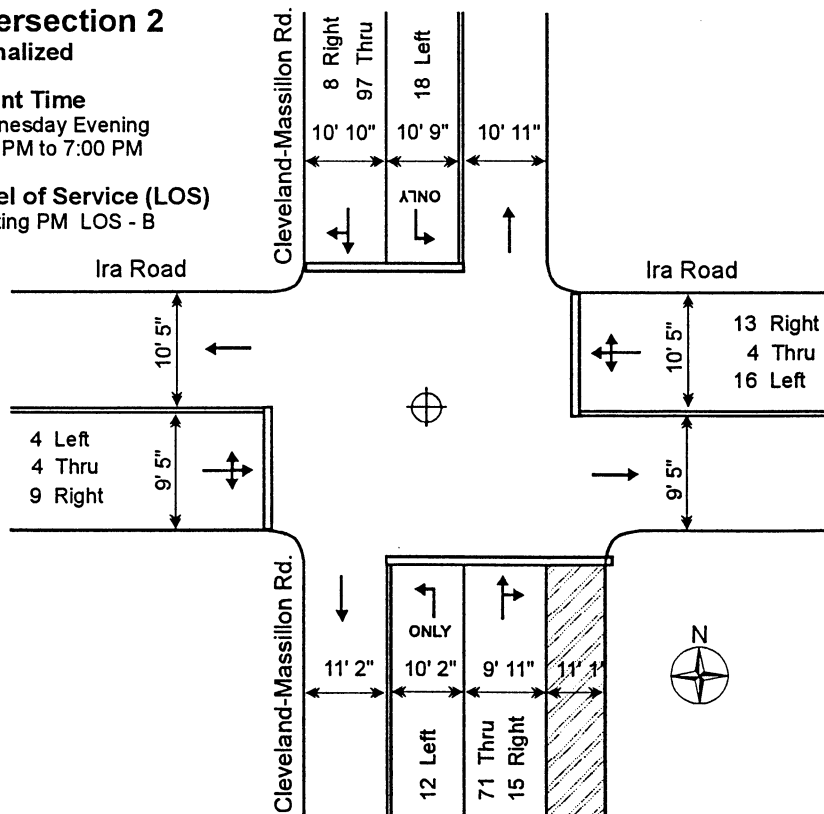
Level of Service (LOS)
Existing PM LOS - B



Intersection 2
Signalized

Count Time
Wednesday Evening
6:30 PM to 7:00 PM

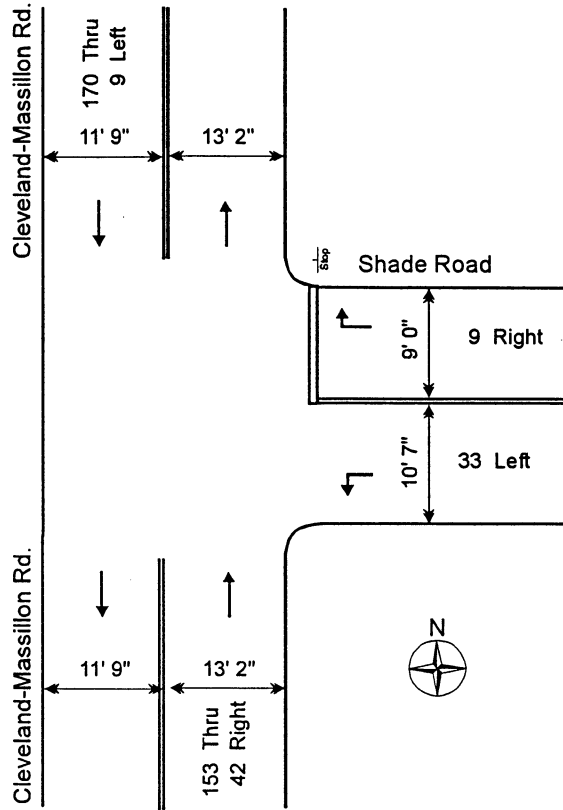
Level of Service (LOS)
Existing PM LOS - B



Intersection 3
Unsignalized

Count Time
Thursday Evening
4:00 PM to 4:30 PM

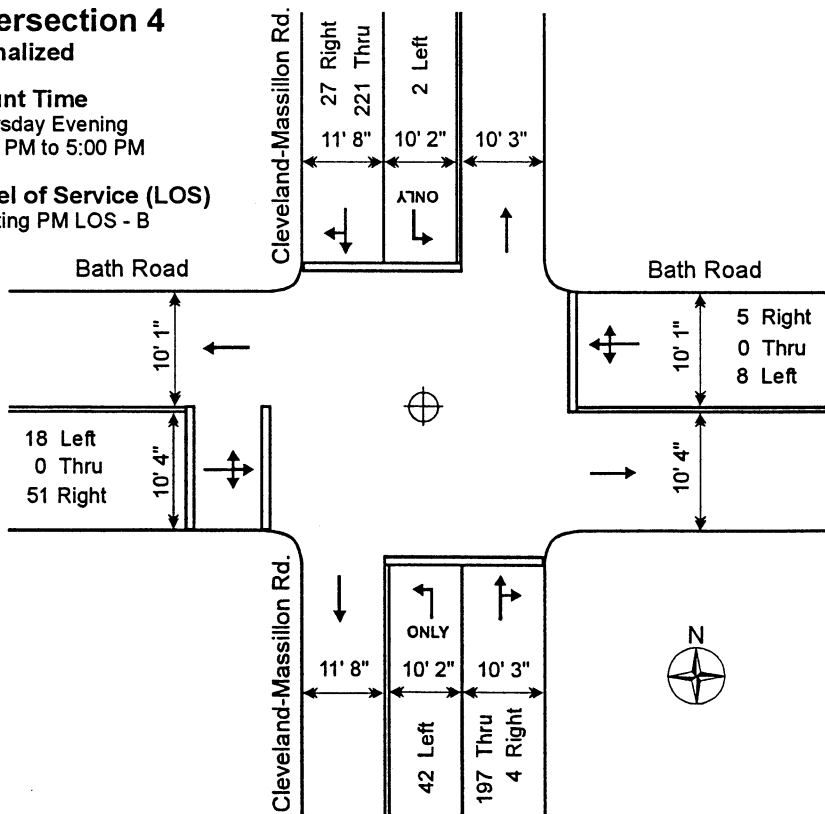
Level of Service (LOS)
Existing PM LOS
Southbound - A
Westbound - C



Intersection 4
Signalized

Count Time
Thursday Evening
4:30 PM to 5:00 PM

Level of Service (LOS)
Existing PM LOS - B

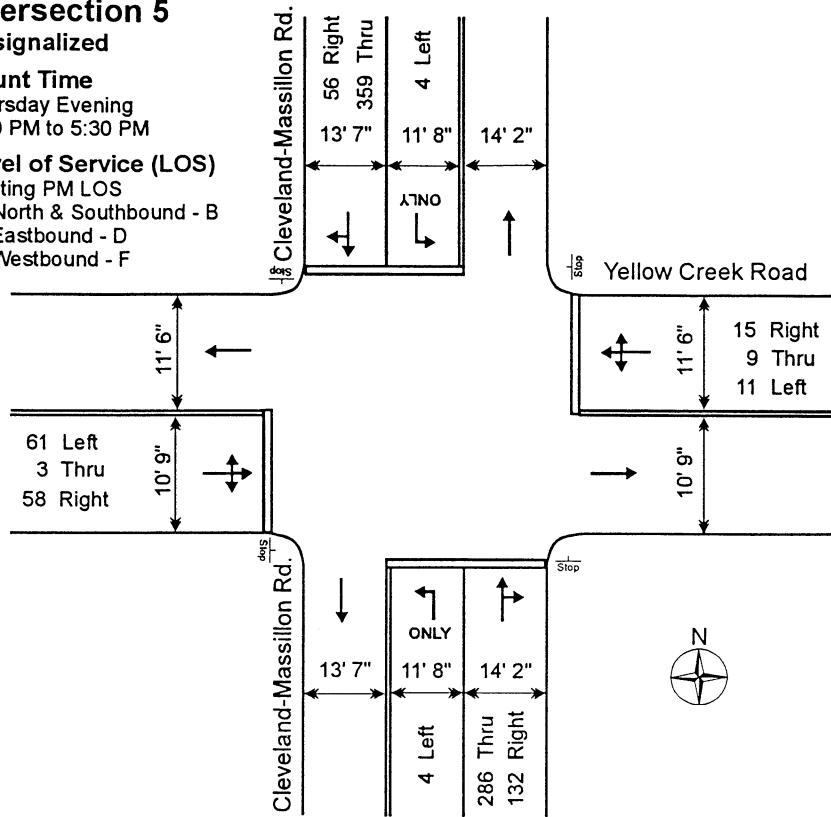


Intersection 5

Unsignalized

Count Time
Thursday Evening
5:00 PM to 5:30 PM

Level of Service (LOS)
Existing PM LOS
North & Southbound - B
Eastbound - D
Westbound - F

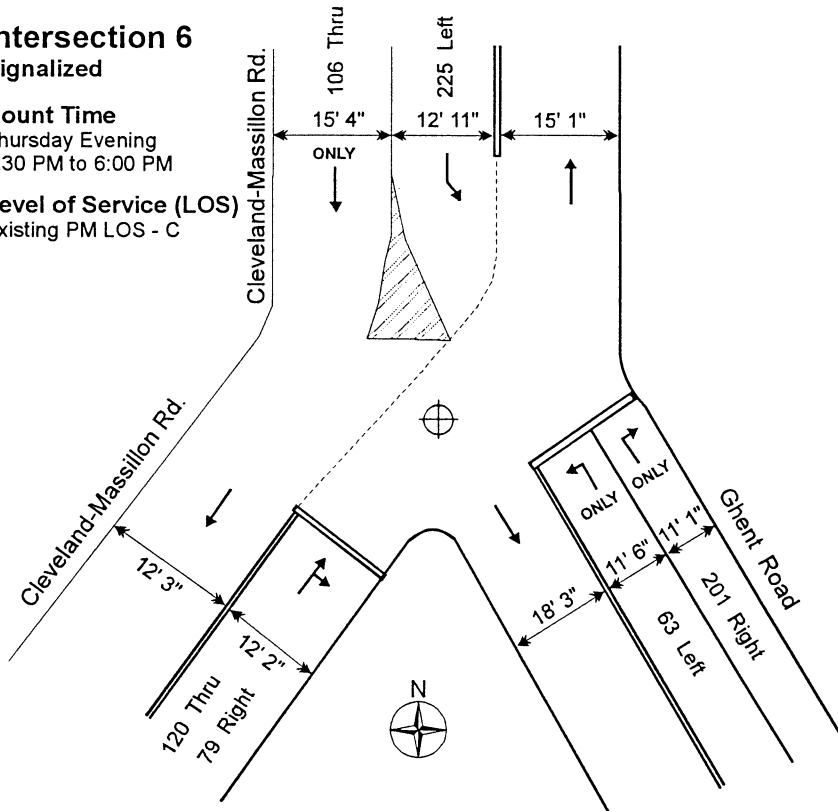


Intersection 6

Signalized

Count Time
Thursday Evening
5:30 PM to 6:00 PM

Level of Service (LOS)
Existing PM LOS - C

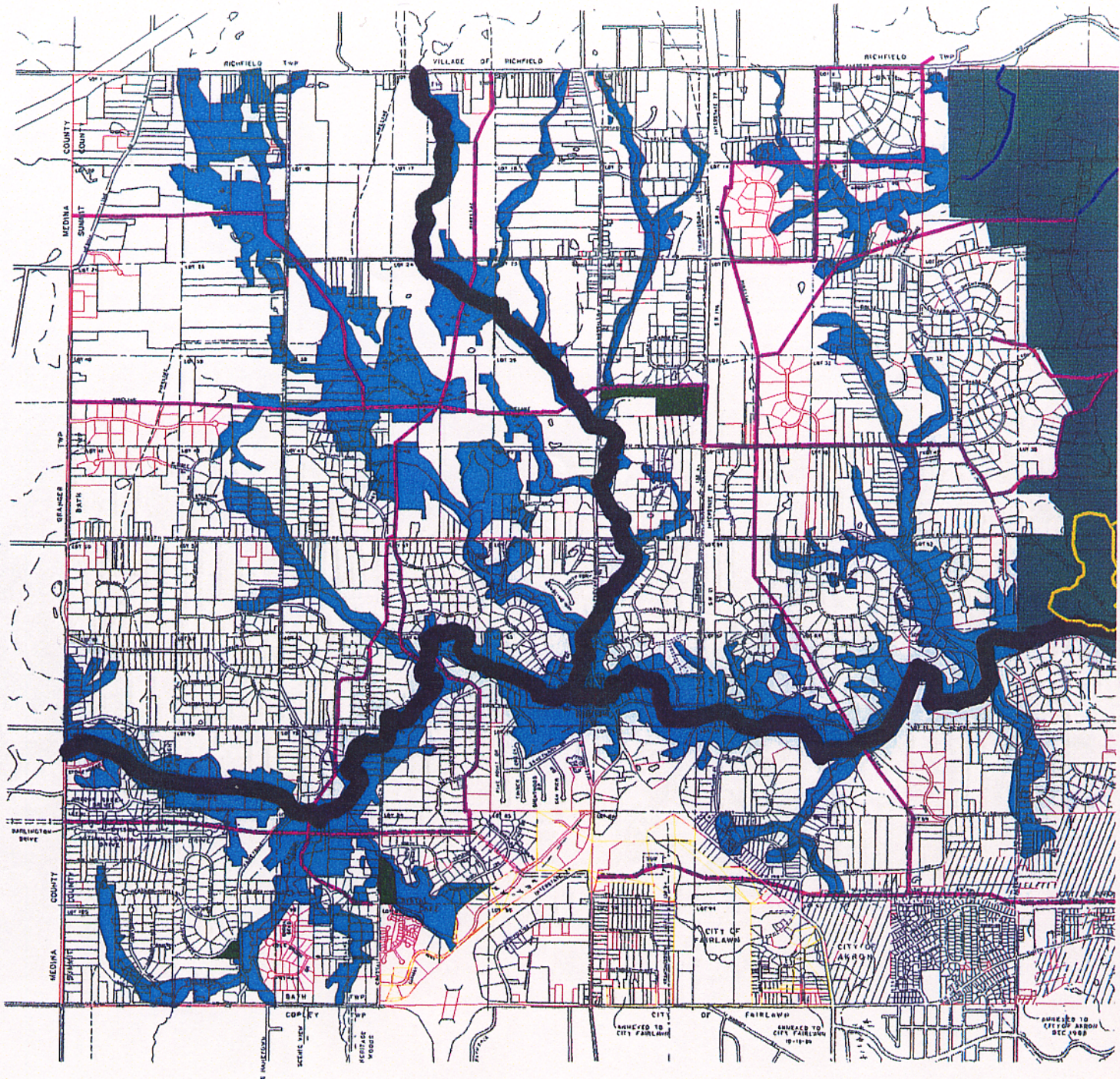


Appendix C

Bath Township Scheduled Transportation Improvements

Project	Type	Year
Summit County Engineer		
Medina Line Road	Bridge Replacement	2001
Cleveland/Massillon Road	Bridge Replacement	2000
Ira Road	Bridge Replacement	2000
Everett Road	Bridge Replacement	1998
Revere Road	Culverts	1997
Shade Road	Culverts	1997
Smith Road	Culverts	1997
Smith Road	Resurfacing	1999
Shade Road	Resurfacing	2003
Ira/Cleveland-Massillon Roads	Intersection Realignment additional turn lane and signal upgrade	1997
Cleveland-Massillon Road/ at SR-18	Widening	1998
SR-18 = I-77 to East	Widening	2000
ODOT: Transportation Improvement Program = 1998-2001		
IR-77 over Yellow Creek	Bridge Replacement	2001
IR-77 over Bath Road	Bridge Replacement	1999
IR-77 over SR-18	Bridge Replacement	1998
Smith/Ghent Road	Intersection Improvements	1997
Revere Road	Intersection Realignment and Widening	2001
Smith Road (Ghent to Market)	Widening	1998

APPENDIX D



-  O'Neil Woods Trails
-  CVNRA Trails
-  Potential Greenways
-  Potential Trails
-  Local Parks
-  Regional Parks
-  Riparian Corridors

Working Greenways and Trails Planning Map

Bath Township Comprehensive Plan

Bath Township, Ohio

NOTES

The Bath Township Comprehensive Planning Greenways Subcommittee held meetings in March 1997 that resulted in the draft Working Greenways and Trails Planning Map. Those on the Subcommittee included Laura Arnold and Elaine Marsh. This working map was based on the following potential linkages:

1. Riparian Corridors
2. Electric Utility Corridors
3. Equestrian Links
4. Bicycle Access

Linkages between Bath Township and to the CVNRA have yet to be defined. This Map was not officially adopted by the Bath Township Comprehensive Planning Committee. It is included here simply for reference, hopefully it will provide a starting point for future Bath Greenways and Trail Planning Committee work.