

Ballerina Farms Site Narrative

The following provides a response to the site narrative questions found in the Summit County master planned development application.

Neighborhood Connectivity

The Ballerina Farms property has frontage on Highway 248 and 200 South. The access driveways to Ballerina Farms will connect to 200 South. Highway 248 will be a main route to the site with traffic turning on to 200 South to enter Ballerina Farms.

The Ballerina Farms master plan shows trails and other pathways around the site to allow patrons to access the park area, the event center, the farm store, cafe, creamery and other site amenities. No trail or sidewalk improvements are proposed along the public streets. Please see the attached master plan for additional connectivity information.

Availability of Neighborhood Facilities and Services

Ballerina Farms is an agricultural and commercial development, not a residential development that requires neighborhood services. Ballerina Farms will be contributing to neighborhood facilities and services in the area by providing a farm store, creamery and cafe along with producing meat, dairy and other items. The livestock pastures within Ballerina Farms will help preserve open space. The park area within Ballerina Farms will be a private amenity that will benefit the neighborhood. Please see the attached master plan for additional information.

Housing Needs

This project is an agricultural and commercial development. No residential housing is being provided within the Ballerina Farms development.

Architectural Character

The goal of Ballerina Farms is to provide a living agricultural experience for patrons while they purchase meat and dairy products or eat at the cafe. The various buildings are rural or agricultural in nature but provide a nice facility for patrons to shop, eat or attend events. Renderings of the various buildings are attached.

Site Design

The buildings and parking lots are clustered in the southwest corner of the site. Livestock pastures are located in the eastern and northern sections of the property. The northern pasture along Highway 248 frontage will help preserve a rural feel in the area. The eastern pasture is located next to other existing pastures that are visible from Highway 248 and 200 South. Wetland areas and stream corridors on the property are being protected.

Street Design

New streets are not needed for this agricultural and commercial development. Highway 248 and 200 South are existing roads that will be the primary routes that bring vehicles to Ballerina Farms. The existing gravel road at 1500 West will also provide an access for the site. Driveways and parking lots will be the only onsite improvements for vehicle traffic.

Parking Areas

Parking is located next to the creamery, the farm store, cafe and the event center. These uses are clustered together and parking for each use can be shared with the other buildings. The buildings and parking lots are clustered in the southwest corner of the site. Livestock pastures are located in the eastern and northern sections of the property. The northern pasture along Highway 248 frontage will help preserve a rural feel along the highway. The eastern pasture is located next to other existing pastures that are visible from Highway 248 and 200 South.

Public and Private Outdoor Spaces

Over half of the Ballerina Farms master plan is open space. Project open space includes livestock pastures, an orchard, a garden, a park and landscaped areas. Wetland areas and stream corridors on the property are being protected in open spaces. The large livestock pasture area can also benefit wildlife.

Total Property	13.96 acres
Total Open Space	7.32 acres (52.4%)
Livestock Pastures	6.49 acres (46.5%)
Park	0.53 acres (03.8%)
Garden	0.06 acres (04.3%)
Orchard	0.24 acres (1.72%)

External Storage

The master plan contains a farm equipment storage building and another building for production storage. These buildings address the storage needs for equipment and for the agricultural production processes. Garbage containers will be stored in an area that is fenced on three sides to screen the containers.

Ballerina Farms

The following provides general information about the Ballerina Farms project in response to the Summit County master planned development application.

Land Use Summary

Total Property	13.96 acres (100%)
Total Open Space	7.32 acres (52.4%)
Livestock Pastures	6.49 acres (46.5%)
Park	0.53 acres (03.8%)
Garden	0.06 acres (04.3%)
Orchard	0.24 acres (1.72%)
Buildings	0.72 acres (05.2%)
Driveways and Parking	1.68 acres (12.0%)

Proposed Uses

This project will contain agricultural and commercial uses including the following:

- Livestock pastures
- Orchard
- Garden
- Creamery
- Farm Store
- Farm Kitchen
- Cafe
- Event Center
- Calf Barn
- Hay Barn
- Chicken Coops
- Product Storage Building
- Farm Storage Building

Business Information

Number of Employees	24 – 30 employees at build out
Hours of Operation	9 am – 9 pm 24 hours periodically for the calf barn