

# COPLEY TOWNSHIP STAFF REPORT

[Select Date]



## APPLICANT SUMMARY

PROJECT:	APPLICATION TYPE: Site Review
LANDOWNER	Joel Stile, Heritage Woods, LLC.
APPLICANT	Patricia Rokoci, Director of Development (Redwood)
COMPANY PERFORMING WORK REQUESTED	Redwood
INVESTMENT	\$10,000,000
APPLICATION SUMMARY	<p>The applicant has submitted a concept plan which would develop a vacant parcel (15-08335) located off Ridgewood Rd. which consists of 58.2 acres. The land is located within the Planned Development District (PDD) and is subject to a Settlement Agreement which was recorded on December 18, 2013 which limited the overall number of development units on the remaining vacant land. Based upon this Agreement, 145 units are permitted. Redwood has proposed to construct 100 slab-on-grade units. The development would be solely owned, managed and operated by Redwood who specializes in high-end rental neighborhoods. The proposed units would range in size from 1,294sf to 1,381sf and would be market rate (\$1,600-\$1,700 monthly). Each unit would consist of 2 bedrooms and 2 full baths along with stainless steel appliances, granite countertops, maple cabinets, vaulted ceilings and an open floor plan. The site would be serviced with the following utilities:</p> <ul style="list-style-type: none"> <li>• City of Akron Water</li> <li>• Department of Sanitary Sewer</li> <li>• First Energy Electric</li> <li>• Dominion East Gas</li> </ul> <p>Access to the Redwood development would be through a private/access road which uses Ridgewood Rd. for both ingress and egress. A Traffic Impact Assessment (TIA) will be required by the Summit County Engineer's office to address both traffic volume and line-of-site.</p> <p>Agencies or jurisdictions which have been asked to review and provide comments and/or services include:</p> <ul style="list-style-type: none"> <li>• Copley Fire</li> <li>• Copley Service Dept.</li> <li>• Summit County Soil and Water Conservation</li> <li>• Summit County Engineer</li> <li>• Department of Sanitary Sewer</li> <li>• City of Akron Water</li> </ul>

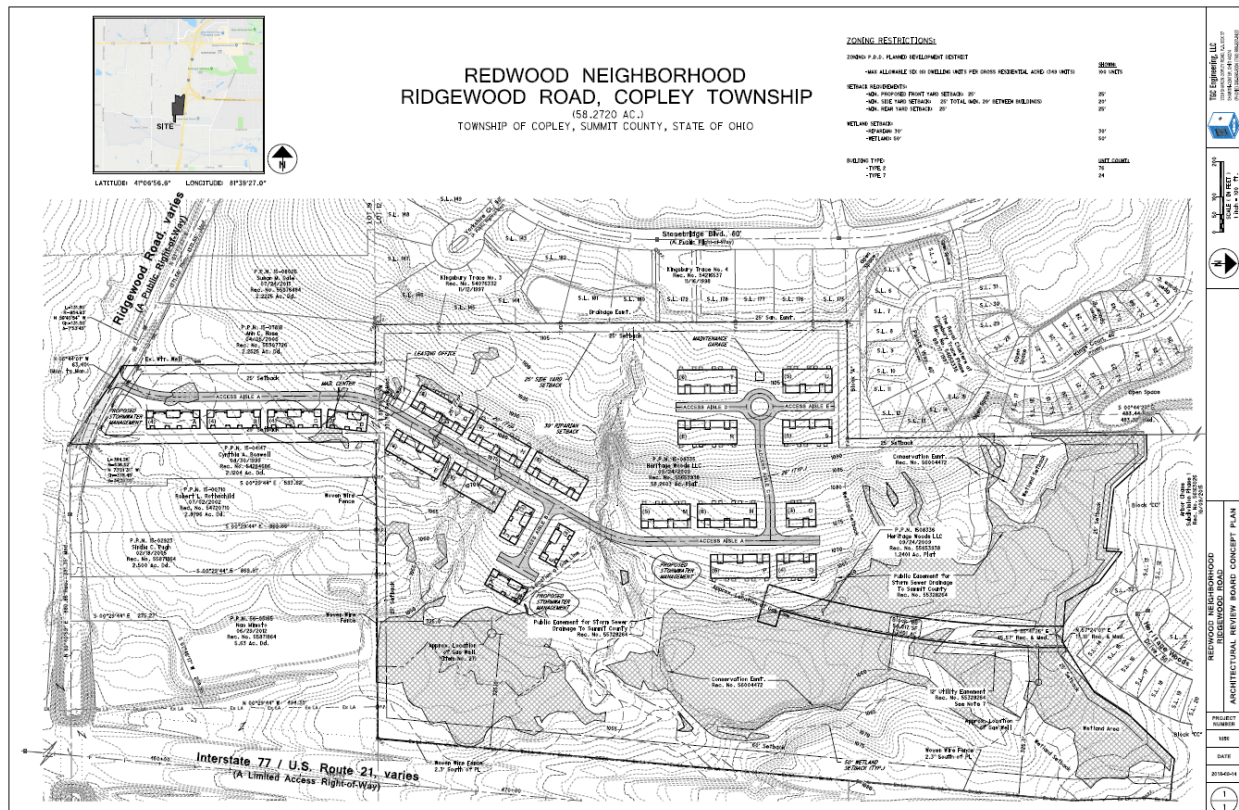
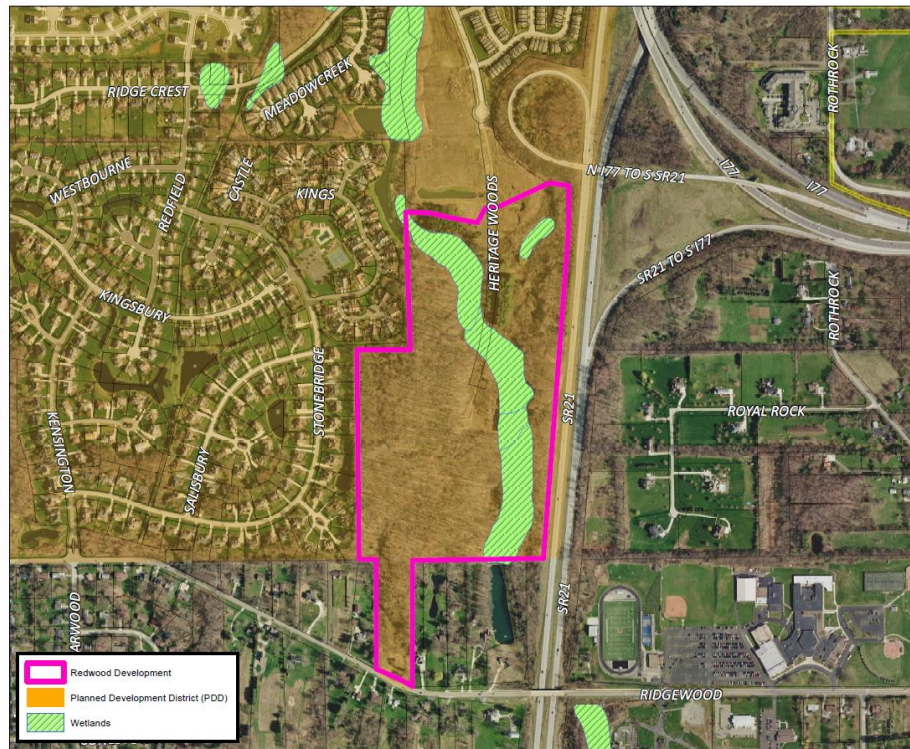
INITIATED BY	Applicant & Landowner
DECISION TYPE	<input checked="" type="checkbox"/> Informational <input type="checkbox"/> Direction <input type="checkbox"/> Action
CODE REFERENCES	The Planned Development District (PDD) which allows a maximum of six (6) dwelling units per acre. Subject to prior Settlement Agreement (145 permitted & 100 proposed).
GENERAL LOCATION	The proposed project is located at the southernmost part of the Planned Development District. The subject parcel remains one of the last pieces of land within the District to be developed. The site is bound to a recorded Conservation Easement and a Settlement Agreement. Ingress/Egress to the site is limited to Ridgewood Rd.
LAND AREA	58.2 acres of vacant land.
ZONING	Planned Development District (PDD)
STAFF RECOMMENDATION	Recommend continuation until additional information is provided

## PROPERTY LOCATION

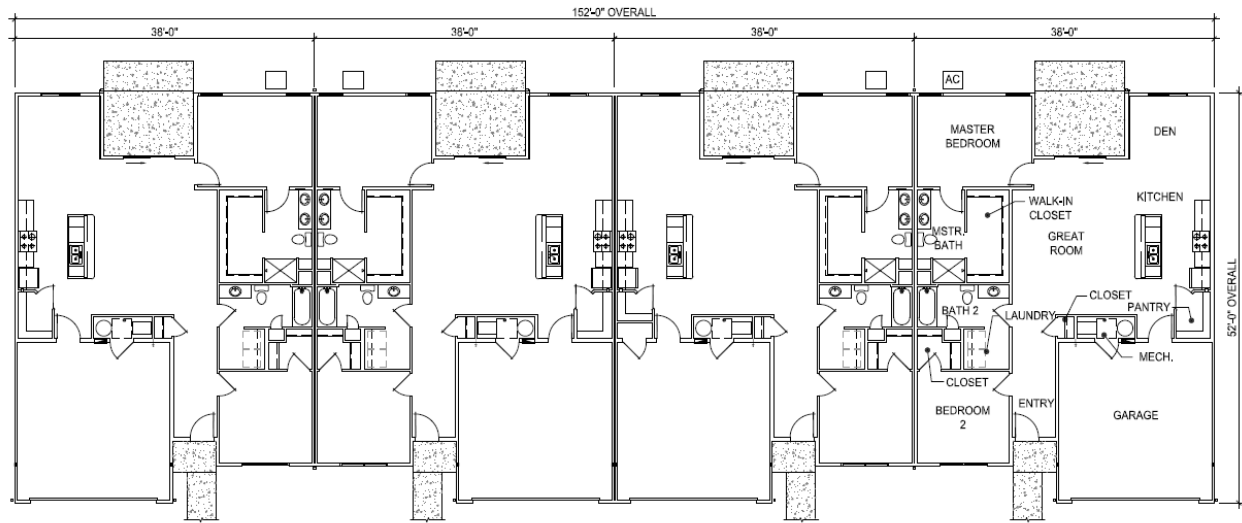
SITE	ZONING	LAND USE
North	Planned Development District	Single Family Residential (Arbor Chase)
South	Residential Medium Density	Single Family Residential
East	Residential Medium Density	Single Family Residential
West	Planned Development District	Single Family Residential



*The Department of Community & Economic Development*







1 OVERALL FLOOR PLAN  
A4.1 SCALE: 3/32" = 1'-0"



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## 1. Department & Agency Comments

### Copley Township Fire Department (Jim Logsdon)

No Comments at this time.

### Summit County Engineers Office (Tim Boley)

1. Storm water management will need to be provided in accordance with County drainage design standards. Since the site improvements will result in the disturbance of more than one acre, the site will also be subject to water quality design standards. A long term maintenance agreement will be required, as will access easements to and surrounding storm water management features.
2. A traffic study will be required. This will include meeting the requirements of the county access management regulations and verification of the sight distance along Ridgewood Road.
3. All easements from the Montrose Park replat will need to be shown on the plan. Due to the sensitivity of the wetlands on site, no reductions or reconfiguration of existing easements will be permitted. Storm water improvements for these improvements will not be permitted to encroach in any existing easements.

### Summit County Soil & Water Conservation District (Stephanie Deibel)

I reviewed the information sent regarding the proposed Redwood Development. At this time, it's unclear whether the site has met the requirements for stormwater management both during and after construction activities as this information has not been provided. The plan does show three proposed stormwater basins, which I'm assuming will be designed to provide water quality treatment. If this not the case, then water quality treatment will have to be provided in the form of other BMPs on site. The site should be following the water quality design requirements as outlined in OEPA's NPDES Permit OHC000005.

I'm also assuming the three stormwater basins will be utilized as sediment basins during construction. This would allow the site to provide sediment treatment for most of the site, with perimeter controls handling the rest.

The site is proposing to impact wetland areas. Without seeing a jurisdictional determination, it's hard to say whether impact permits would be needed, but during the SWPPP review process, we will need to see the JD and any associated permits for the impacts. This will also confirm that all riparian buffer areas are accurate as wetland category information has not been provided. There is also a proposed stream crossing, which again may need permit from Army Corps/OEPA depending on type of crossing used and the accumulative amount of total waterway impacts associated with this project.

Overall, it appears the site layout/configuration will meet the stormwater/water quality requirements but without all the appropriate information it's impossible to say for certain.

### Summit County Department of Sanitary Sewer Services (Ross Nicholson)

Sanitary sewer is available to the referenced site. Extension of the DSSS sanitary sewers shall be in accordance with all applicable procedures, processes, and requirements for the provision of sanitary sewer services to private developments.

### Copley Township Service Department (Mark Mitchell)

No Comments at this time.

**City of Akron Water (Joe Okolish)**

Water is able to be extended to subject site. Additional charges  
Comments are forthcoming. Service is available based upon  
extension. Property must enter into JEDD or Targeted Service Area  
to receive water.

## Community & Economic Development Department Review Criteria

Do plans adequately provide for the following:

a) The relationship between thoroughfares, service roads, driveways and parking areas shall encourage pedestrian and vehicular safety on both public and private lands.

- The site is served by a private access road which will remain the full responsibility of the owner (Redwood) to manage and maintain in perpetuity. Access will be limited to Ridgewood Rd. which is a County roadway consisting of a 65' foot right-of-way. The Engineer's office has requested a Traffic Impact Assessment (TIA) be provided for evaluation.
- Request to have sidewalks and/or a shared use path for the proposed development.

b) All of the development features including the principal building, open spaces, service roads, driveways and parking areas shall be located to minimize adverse effects upon adjacent development.

- The site is one of the last remaining undeveloped parcels within the Planned Development District (PDD). As a result, most land surrounding the property has already been developed with primarily single-family residential units.
- Request to explore the possibility of relocating buildings 1 & 2 (8 units total) so as to minimize impact to existing eastern property owner (Cynthia Boswell). Relocated units could be repositioned onsite to have a lesser impact to surrounding property owners.
- Requesting relocation of proposed Maintenance Garage to a more discrete location. Consider relocating to end of Access Aisle D.

c) Buildings and structures shall be sited to minimize the removal of trees and alteration of topography and to protect and maintain significant natural features including water courses.

- Request tree removal boundary be defined along with preventative measures to protect trees from undercut and critical root zone damage. Past practice has included the installation of fencing or silt fence materials to delineate clearing limits.
- Request an extensive landscaping and buffering plan be submitted for ARB review and approval so as to minimize any visual or screening deficiencies which are lost due to land development.
- Request street tree planting which is compatible with standards from Article 14 – Landscaping and Buffering (individual tree plantings based upon ARB recommendation).

d) Maximum visual and auditory privacy for surrounding properties and occupants through the design of the relationships among buildings, fences and walls, landscaping, topography, and open spaces.

- Significant topographic and environmental conditions exist on the site. Elevation differences from the highpoint (western property line) to the low point (eastern property line) drop over 50 feet in elevation.
- Preservation of existing mature woodlands is of high importance for both ecological

integrity but also auditory and visual screening benefits.

e) The fencing, screening or landscaping of refuse storage and pick- up areas shall be designed to prevent the blowing or scattering of refuse and to visually screen the refuse from view from adjacent properties.

- Applicant will need to provide detailed landscape plans which ensure that all mechanical and similar ground equipment be screened from adjacent properties.

f) All mechanical equipment, transformers, and similar equipment, whether on the ground or on a roof, shall be screened from view from adjacent properties.

- Applicant will need to provide detailed landscape plans which ensure that all mechanical and similar ground equipment be screened from adjacent properties.

g) In parking areas of thirty (30) or more spaces, traffic channelization shall be provided through the use of tree- planted and landscaped dividers, and/or bio-retention swales and cells, islands and walkways.

- No on street parking will be allowed. Each building unit has access to their private 2-car attached garage in addition to driveways. Parking enforcement will be handled by Redwood staff.

STAFF RECOMMENDATION	Recommend continuation until additional information is provided
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## SUGGESTED MOTIONS FOR CONSIDERATION

1. The Copley Township Architectural Review Board moves to continue the review of the proposed development based upon comments received from the reviewing agencies and the need to evaluate the project in its entirety once new information is provided.

-Or-

2. The Copley Township Architectural Review Board moves to approve the proposed development as submitted.