

Jacoby Multi Family; Rezoning Residential Conservation Development (R-CD) “Project”

By Concerned Residents of Copley Township

Presentation Topics

- The Purpose of Zoning?
- Copley Township Land Use Plan (LUP)
- Current Zoning for Subject Property
- Proposed Rezoning
- 3.06 R – CD Conservation?
- What is Conservation?
- Wetlands & Wildlife
- Pollution
- Watershed Issues
- Local Farming Challenges
- Riparian and Wetlands Data
- Copley Meadows Comparison
- Landfill Operation
- Traffic Concerns
- Copley Resident Support?
- Conclusion

Presentation prepared in ~ 6 week timeframe since *effective* communication on project was made to residents

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The Purpose of Zoning?

- Definition: the act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business)
- In practice, **zoning is used to** prevent new development from interfering with existing uses and/or to **preserve the "character" of a community.**

<https://www.merriam-webster.com/dictionary/zoning>

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The Copley Township Land Use Plan (LUP)

- Land Use Plan is utilized to guide residents, decision makers and staff in the principles of responsible land use
- The ARB is to ***“promote orderly and harmonious development, in accordance with the Land Use Plan”*** – Copley ARB Webpage
- The Jacoby Co. Development project contradicts the Copley Land Use Plan
- Land Use Plans formally capture residents' desires for land use, and inform them of what to expect in the future in regard to development and land use
- This project does not fit the spirit and intent of the Copley Land Use Plan

2020-2025 Land Use Plan

Page 15 – Plan Overview –

Community Perspective Survey

- Top of the list of Issues Residents Would Like Copley Township to Work On:
 - ***“Limit Amount of New Development”***
- This project would allow maximum development of the limited developable land associated with the Jacoby Co properties
- This project is in direct conflict with the number one public comment issue

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

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Chapter 1: Plan Overview

Community Perspectives Survey

In 2017, the Township solicited the consulting services of Larry Lalle, MBA CCED. Larry previously served as the Executive Director of the Barberton Community Foundation and managed a total asset portfolio of \$80 million. Larry helped guide the Township in the discovery phase of community needs and priorities. A Community Perspective Survey was used to evaluate strengths, opportunities, challenges, threats and areas which could be improved. Larry utilized the professional expertise of Dr. Paul Levy, Ph.D. who serves as a professor and Chair of the University Department of Psychology. Dr. Levy was instrumental in helping design the Community Perspectives Survey in such a way that respondents were not led to certain preconceived conclusions. A great deal of emphasis was placed on obtaining valid responses. A survey was made available online as well as paper/pencil and was advertised via social media and other news outlets. Additionally, a random sample of the five (5) different zip codes within Copley were used to mail 200 paper copies. A total of 488 surveys were submitted. Of those submitted, a total of 96 paper surveys were returned while 390 were submitted electronically.

The results were compiled, evaluated, discussed and presented to the public during a February 2, 2017 forum. The public forum was led by Township Administrator, Janice Marshall. Ms. Marshall revealed the results and provided an opportunity for the public to ask questions and make comments. In total, approximately 80 individuals attended the public forum.

Results of the survey revealed that the community values the following areas:



- Facilitating public infrastructure
- Targeting restricted growth and land preservation
- Enhancing business growth and a desire to see small town businesses flourish
- To see neighborhood enhancements within the housing stock

Summary of Public Comments

Some recurrent themes included:

What Residents Like:

- Great Schools
- Access to Highways
- Close Proximity to Major Shopping

- Limit Amount of New Development
- Provides Increased Access to Recreational & Open Space Areas
- Business/Job Growth
- Improve Copley Square
- Policies Which Manage Growth



2020-2025 Land Use Plan

Page 2 – Executive Summary

- LUP intention to preserve the rural atmosphere of Copley Township
- High density development zoning does not accomplish this goal
- This project would permanently change the rural/suburban atmosphere of the Township
- Copley Staff has acknowledged this in the latest Staff Report dated 7/1/2022
 - ***The proposed variances will result in a Final Development Plan which will change the character of the neighborhood architecturally.*** (Page 31 under VARIANCE REVIEW CRITERIA-STAFF REVIEW)

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

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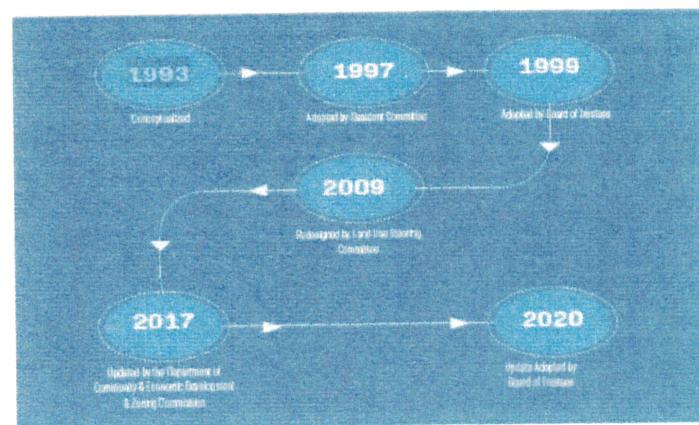
Executive Summary

Copley Township's First Land Use Plan

After the adoption of the JEDD in 1993, a group of residents worked for three years on Copley Township's first Comprehensive Land Use Plan. This Plan was adopted in 1997 and served the community for ten years. The goals of that plan were to:

- Implement the Comprehensive Land Use Plan to direct development in the Township;
- Strengthen the Zoning Resolution in its ability to regulate development;
- **Preserve the rural/suburban atmosphere of Copley Township;**
- Guide the location of development on the basis of natural capabilities and limitations of the land;
- Ensure that new development does not result in public health hazards for the community;
- Guide new growth in an orderly, regulated manner that will minimize stress on services and public infrastructure;
- Guide commercial and industrial growth to provide a sound fiscal base for schools and Township services; and
- Maintain an ordered, balanced community design with the focus on residential and open space/conservation zoning.

This plan served the community well for approximately ten years and helped Township officials make important development and land use decisions.



2020-2025 Land Use Plan

Page 3 – Executive Summary

- Subject properties – covered with...
 - Interconnected and interdependent wetlands
 - Streams
 - Riparian corridors
 - Tree canopy and wildlife
 - Is constrained by the 100 year FEMA floodplain
 - Environmentally rich features
- Upstream from a currently flood prone watershed
- This project does not represent responsible use of land, and contradicts the Land Use Plan

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

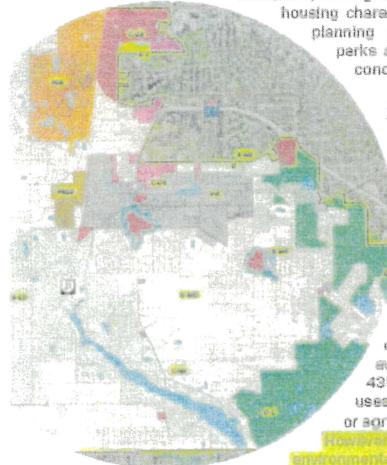
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Executive Summary

In 2017, the Copley Township Zoning Commission began the process of updating the Comprehensive Land Use Plan. The Commission wished to address smart growth principles which are aimed to protect and ensure a high quality of life for residents, businesses and landowners of Copley Township for generations to come. The purpose of the Comprehensive Land Use Plan is to provide a framework which informs spending and regulatory decisions to manage the character of the community. Such decisions involve the proper location and nature of future developments, the need for public facilities or infrastructure, and a determination of zoning, subdivision, and other resources that should be afforded a measure of protection in development review.

Plan Update Overview

The Comprehensive Land Use Plan Update involved the public utilizing a full Public Engagement Plan. The Plan Update included Stakeholder Meetings, Public Kiosk Stations with Quick Poll Surveys, Open Office Hours, and a Public Open House. The plan gathered background on the history, cultural resources, demographics, population trends and characteristics, housing characteristics, economic characteristics, regional planning efforts, infrastructure and public services, parks and greenways, land use, and environmental conditions.



Current Land Use

According to the Summit County Fiscal Office land use codes, current land use in Copley Township can be classified as 51% residential; 9% commercial; 2% industrial; and 20% agricultural. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property. If the assumption is made that parcels over 20 acres in size are potential development areas, then 2,050 acres could be available for development. In addition, there are 438 acres zoned for industrial and commercial uses that are vacant or being used for residential or agricultural uses.

However, nearly half (48%) of the township is environmentally constrained by floodplain, wetlands, and areas with hydro soils. In addition, about 8% of the entire township contains environmentally sensitive areas (woodland resources, riparian corridors, and high groundwater resources). Of the remaining potential development areas, 33% is environmentally constrained and 89% is sensitive.

Current Zoning

As of 2018, the Copley Township Zoning Resolution includes six (6) Residential Districts, four (4) Commercial Districts, one (1) Industrial District, two (2) Mixed Use Compact Development Districts, and two (2) Planned Development Districts.



2020-2025 Land Use Plan

Page 5 – Executive Summary – Future Land Use Map

- 2009 LUP – Subject property was classified as Conservation Area
- 2011-2012 – Zoning Resolution adopted to include 3.06 R-CD Zoning
- 2020 LUP – Subject property remains Conservation Area
- 3.06 R-CD applicable to all areas in green, and all residential zoning areas
- Residents originally understood conservation area on future map to mean just that
- Residents did not understand, or desire, high density development within Conservation Area

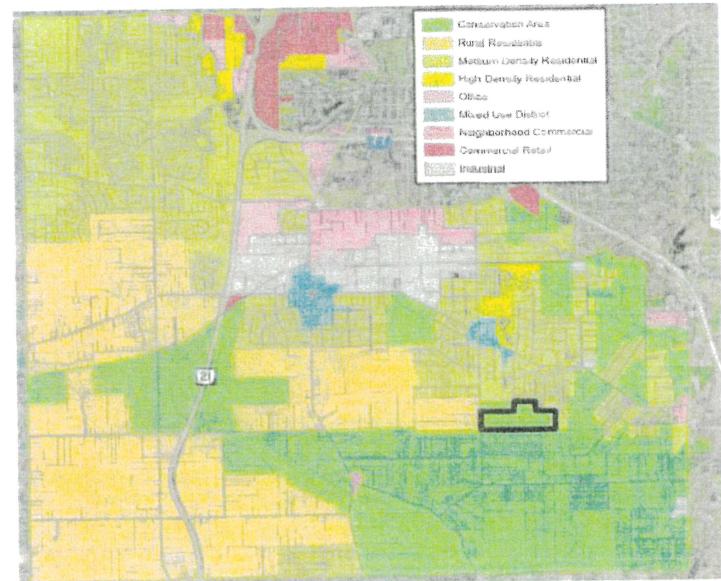
<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

7/24/2022

Executive Summary

The Department of Community & Economic Development recommended the following updates to the Future Land Use Map based on public engagement, inter-department and external agency feedback:

Future Land Use Map



The updates include a specification of parcels classified as office and parcels classified as commercial retail in the Montrose and SR 18 areas, the removal of office parcels from the industrial area along Ridgewood Road and broadened scope of the Copley Square Mixed Use District.

2020-2025 Land Use Plan

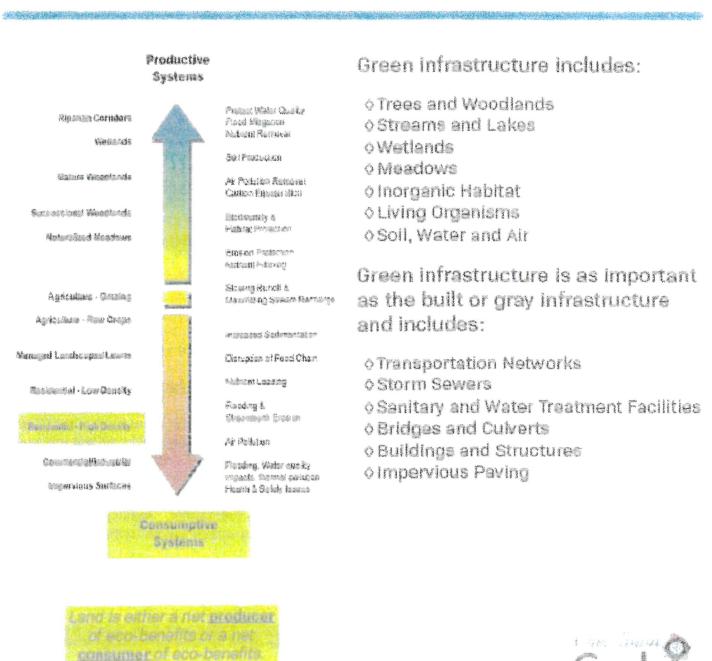
Page 66 – Environmental Conditions

- Environmental analysis conducted
- Defines productive systems and consumptive systems
- Study Identified that Residential – High Density is a Consumptive System
- 133 structures on 34 acres ~ 0.26 acres per unit
- This proposal is more dense than High Density which is .33 acres per unit
- This project will be consumptive of all natural resources and environmental features on the properties, and the watershed downstream

Chapter 4: Environmental Conditions

In 2007 Copley Township conducted an environmental analysis to provide a basis for wise land use regulation decisions. Baseline data and analysis regarding existing environmental conditions are intended to inform the planning process and serve as a base line for environmental planning.

Preservation and restoration of green infrastructure within communities is essential to maintaining natural ecological processes that impact air and water resources, habitat and species diversity.



2020-2025 Land Use Plan

Page 84 – Woodland Resources (Canopy Cover)

- Copley Tree City USA
- Canopy Cover in 1994 54%
- Canopy Cover in 2004 22%
- At least 11 Large Development Projects Permitted by Copley Township since 2004 Timeframe

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

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Chapter 4: Environmental Conditions

Woodland Resources (Canopy Cover)

Woodland resources are aesthetically pleasing and contribute significantly to the rural and scenic character of Copley. Significant woodland resources were mapped using aerial photography. As of 2004, analysis of the larger tracts of woodland reveals that Copley only has 22% canopy cover and has experienced a significant decrease in canopy with new development. The Township implemented new Tree Preservation and Landscape Planning Standards in 2012 in an effort to combat the decline of canopy in the Township due to development. It is the large tracts of woodlands that provide the most public health and safety benefits, as well as aesthetic and ecological benefits.

The presence of trees and the high percentages of canopy cover positively impact the health and vitality of our ecosystems. Woodlands are important environmental assets that provide a number of public health and safety functions.

Trees are a form of vegetative cover. Tree roots help to keep soil in place and reduce erosion. Tree cover, especially in areas of steep slopes, helps to significantly reduce stormwater runoff rates. Slowing runoff rates can reduce the incidence and severity of floods. Moreover, woodland resources increase groundwater recharge and promote watershed protection. A well-canopied area's ability to function as a buffer to protect water quality is drastically improved, as the trees simultaneously reduce runoff, soil erosion, and flooding and increase groundwater recharge.

In addition, woodlands can collectively provide measurable improvements in air quality by filtering pollutants and lowering the incidence and severity of ozone production. Trees capture particulate matter and produce oxygen. Canopy cover helps to reduce local and global air pollution by ingesting carbon dioxide, nitrogen oxides, carbon monoxide and sulfur dioxide.



2. Based on data provided by Enviroscience, Inc., ODNR tree canopy inventory of Copley Township, 2004. It is estimated that the township had approximately 22% canopy cover in 2004. The company used its methodology along with the County Department of Development data to get this figure and suggested a 32% decrease was largely contributed to the development of Brookstone, the Heritage Woods area and Montress Park.

Chapter 4: Environmental Conditions

Woodlands Map

2020-2025 Land Use Plan

Page 85 – Woodland Map

- At a minimum 366 acres of Woodlands, Forest, Farmland, Greenspace, Natural Habitat leveled for development
- **What is the tree cover today?**
- Last study was 2004
- Estimated 2022 cover – 19.2%



<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

2022 Current and Post Project Canopy Estimates

- Subject lot – mostly wooded with canopy cover
- 31 acres of tree removal allowed for this project
- Estimated Township canopy cover will drop 0.2% to 19.0% after this project alone
- Trees and canopy provides significant habitat for all kinds of species
- Canopy reduction, and canopy fragment associated with this project will permanently remove habitat and food for wildlife
- **Where is the Township going from here?**

Copley Township - Canopy Cover Estimate		
Total land SQ MILES:	20.4	SQ MILES
Total land acres:	13056.0	ACRES
2004 TREE CANOPY	22%	%
2004 TREE CANOPY ACRES	2872.3	ACRES
2004 - 2022 DEVELOPMENT*	366.0	ACRES
ESTIMATED 2022 CANOPY COVER	2506.3	ACRES
ESTIMATED 2022 CANOPY COVER	19.2%	%
Jacoby tree removal	31.0	acres
Jacoby Co Properties Tree Removal - Est Township Canopy Cover	19.0%	%

*Estimate based on subset/partial list that includes 11 large completed development projects identified from 2004 to 2021 timeframe

2020-2025 Land Use Plan

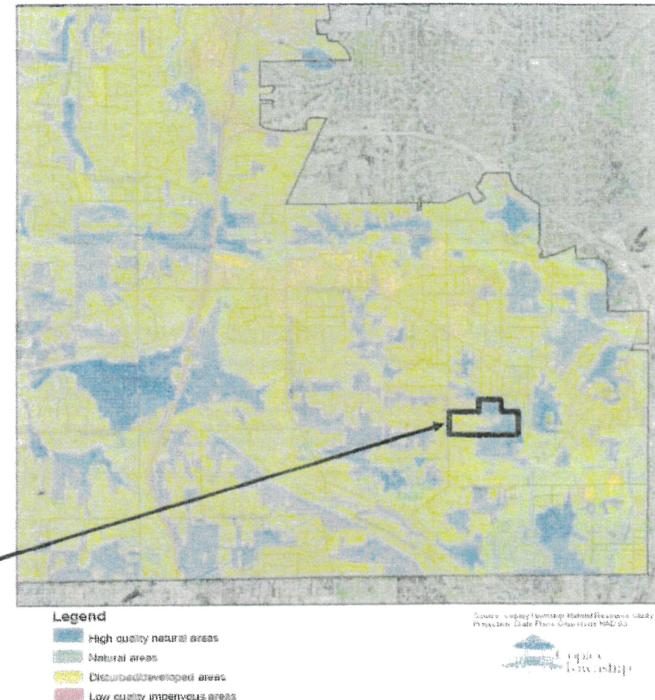
Page 87 – Environmental Resources Map

- The majority of Subject Property is classified as either High Quality Natural areas or Natural Areas
- This project threatens Environmental Resources, and will permanently damage wetlands on site and downstream in the watershed
- This project will permanently diminish, and change ecosystem and biodiversity within the watershed
- This project is not environmentally responsible

Subject Property

Chapter 4: Environmental Conditions

Environmental Resources Map



2020-2025 Land Use Plan

Page 28 – Transportation & Infrastructure

- Subject property is environmentally sensitive to development
- Development of subject property will increase runoff to residents and lands downstream that are already subject to flooding
- Private owned storm system, as proposed, will diminish Township's ability to improve storm water systems
- County maintenance of storm ditches is not actively being completed
- **How will private maintenance be any better than current maintenance activity?**

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

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Chapter 2: Goals and Objectives

Transportation & Infrastructure

CREATE SCENIC BYWAYS ON COUNTY AND STATE RURAL ROUTES

Implement Gateway Improvement Master Plan

IDENTIFY AND WORK TO CORRECT STORMWATER RUNOFF AND FLOODING WITHIN AND BEYOND THE TOWNSHIP'S BORDERS

Develop a stormwater management study to address the concerns of off-site water infiltration and flooding.

Parks & Recreation

MAINTAIN AND EXPAND OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Encourage neighborhood parks and greenways - Create new neighborhood parks and greenways in the community

Encourage connectivity of open spaces and development of greenways with public multipurpose trails
Create a Trail and Greenways Committee
Encourage public access to open space dedication in conservation developments
Develop a trail system connecting parks, open spaces, residential developments, and commercial destinations.
Seek open space and trail grants
Encourage residents to donate easements for a Township-wide trail system

Encourage the protection of unique and significant rural places in the community

CONTINUE EXPANSION OF GREEN SPACE FOR PUBLIC ACCESS

Develop a parks and recreation plan that accommodates for older adults are environmental challenges to development.

Residential

MINIMIZE ADVERSE IMPACTS OF DEVELOPMENT ON THE COMMUNITY IN REGARDS TO
QUALITY OF COMMUNITY LIFE SERVICES, QUALITY OF ENVIRONMENT,
AND QUALITY OF LIFE (WELL-BEING)



2020-2025 Land Use Plan

Page 183 – Land Use Concept Areas

Neighborhood Master Plan - Meadows of Copley

- *“The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development”*
- This project is precisely a large concentration of intensive development
- This project is in direct conflict with the LUP
- Again, staff has acknowledged this project will change the character of the neighborhood

Subject Property

<https://www.copley.oh.us/DocumentCenter/View/4815/Land-Use-Plan-2020-2025-Full-Document>

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Chapter 8: Land Use Concept Areas

Neighborhood Master Plan

THE MEADOWS OF COPLEY

The Meadows of Copley Neighborhood is located in the mideast portion of the Township. The area is bound by Copley Road to the north, Annabelle Estates to the east, Jacby Road to the west and the Little Farms Neighborhood to the south. Residential allotments and large open lots characterize this neighborhood.

The Meadows of Copley is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Residential-Open Space Conservation (O-C) and Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to encourage the concentration of intensive development.

The Residential-Open Space (O-C) District, is established to achieve the following purposes: To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas; To protect the ecological balance of an area; To conserve natural resources, such as river valley and tracts of forest land; and, To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

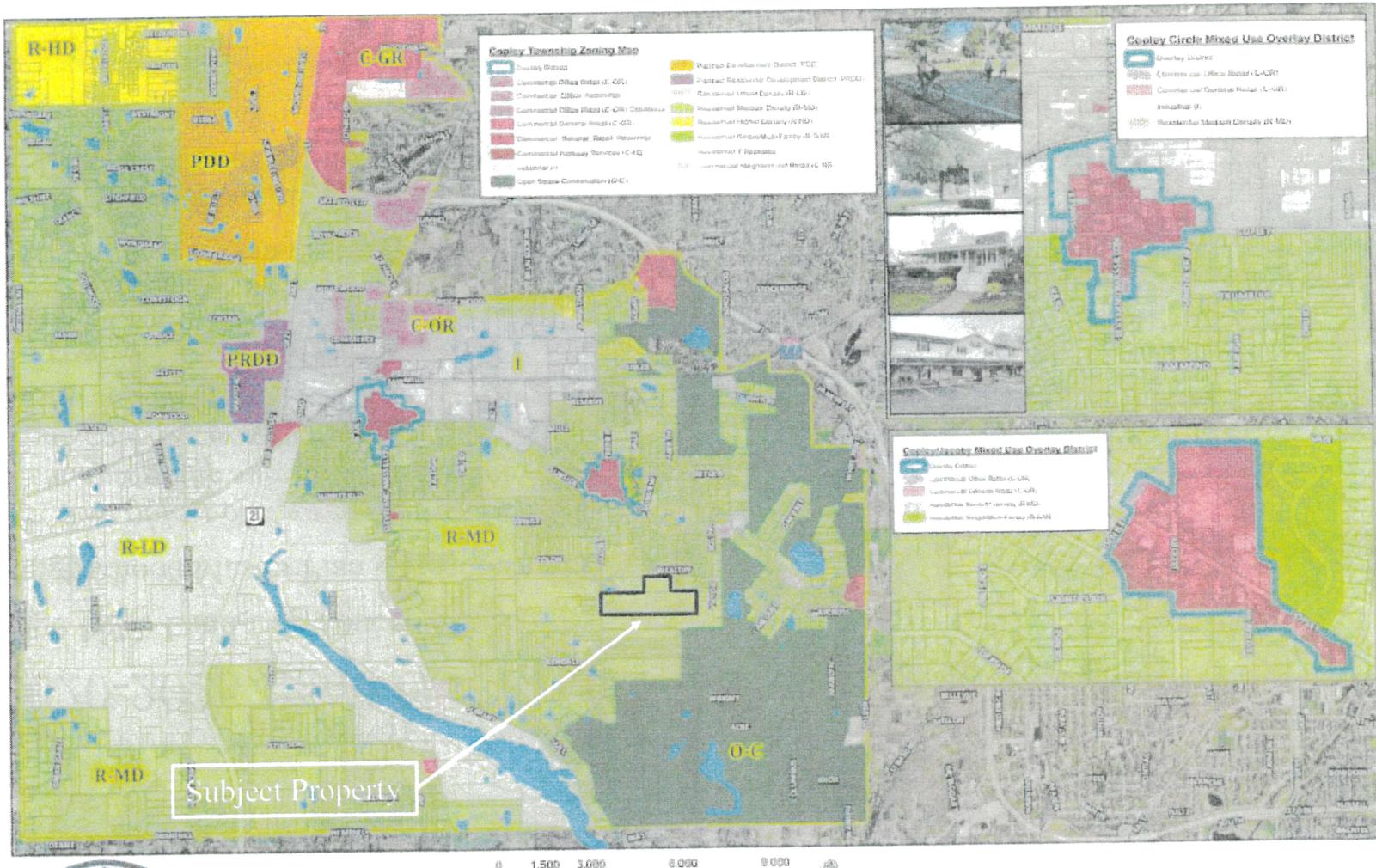
The Commercial-Office/Retail District (C-OR) is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



CURRENT COPLEY TOWNSHIP ZONING MAP - FROM COPLEY

WEBSITE

<https://www.copley.oh.us/DocumentCenter/View/3148/Zoning-Map>



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Copley Township Zoning Map

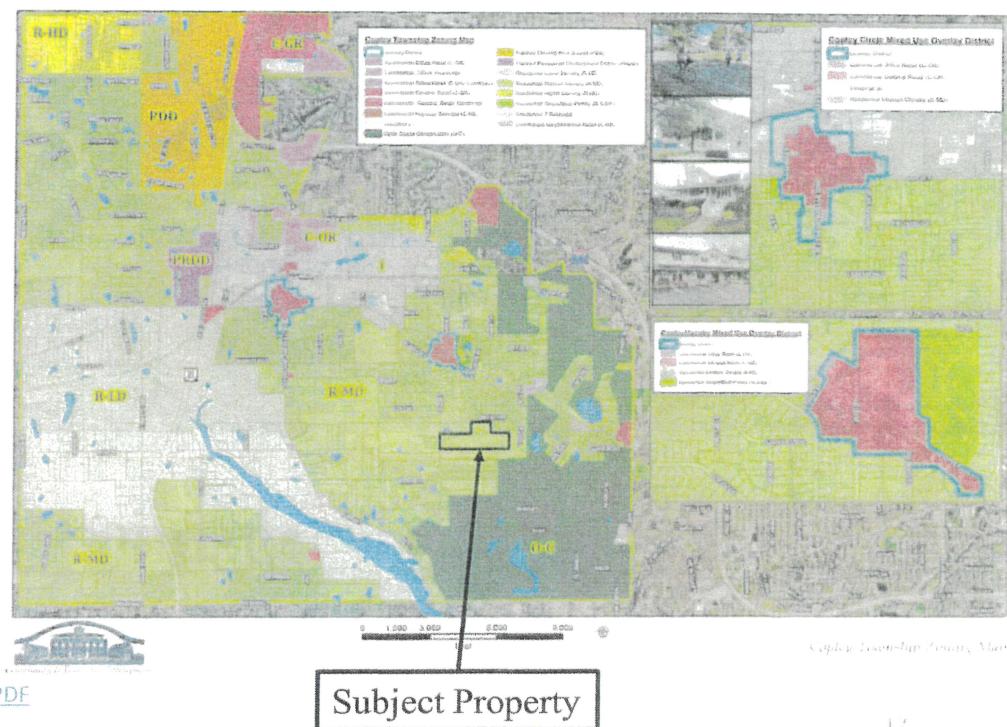
Current Zoning for Subject Property

3.02 R – MD (Medium Density) Residential District

- 1 ½ acre per dwelling without sanitary and water service
- ½ acre per dwelling with sanitary and water service
- Applicant has not proven hardship for development under current R-MD Zoning
- Staff has acknowledged subject property can be developed under current zoning

<https://www.copley.oh.us/DocumentCenter/View/126/Article-3-Residential-Districts-PDF>

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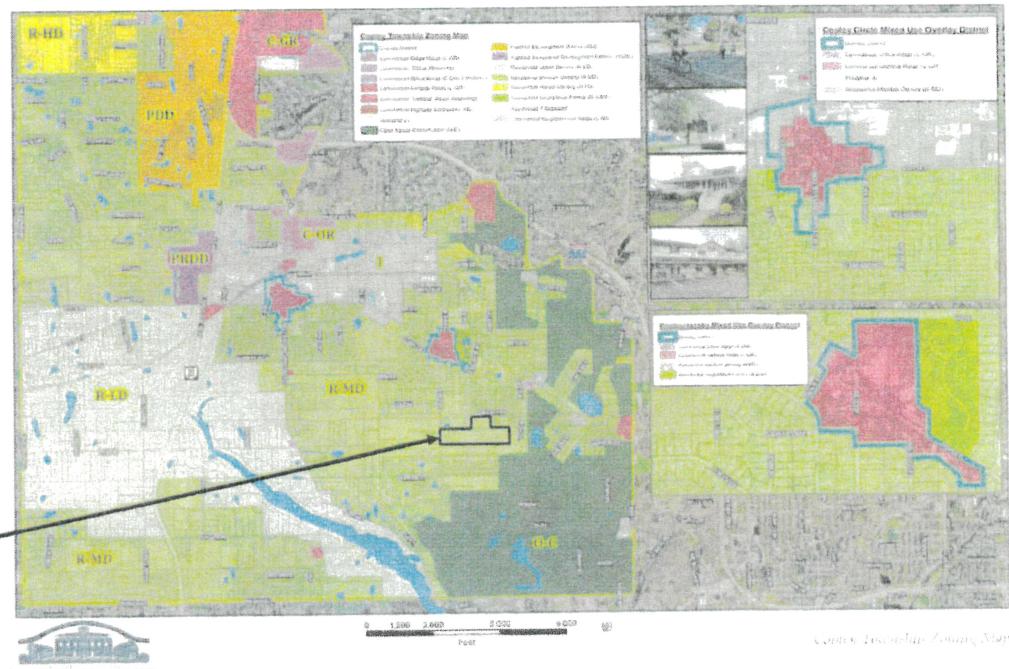


Proposed RE-ZONING for Subject Property

3.06 R – CD Residential District

- Developer applied for 133 units on 34 acres
- Equates to ~0.26 acres per dwelling
- Compared to 3.04 R – HD (Higher Density) Residential
 - 0.33 acres per dwelling required

Subject Property



Is 3.06 R – CD – Truly Conservation?

- Maximizes development potential of properties that are less desirable for building, and/or around areas that are prohibited from building.
- Establishes streamlined process for rezoning land to higher density than permitted by underlying zoning.
- Can be applied to ANY residential zoning area in Copley Township.
- Developer given credit equivalent to, or higher than Residential – High-Density for lands, in some cases, that can't be touched or built on in the first place.

3.06 R – CD – In Relation to Proposed Jacoby Project

- This project does not meet the intent of the R – CD Zoning
- The intent is to preserve land and minimize the impact of development on lands, including agricultural, that could otherwise be developed
- The applicant has failed to demonstrate that an alternative plan would not yield a reasonable return if used only for a purpose allowed under current zoning.
- R-CD requires a minimum of 40% of the land be set aside undeveloped
- The applicant has acknowledged that 40% PLUS of this land cannot be developed.
- Page 5 of the 2020-2025 Land Use Plan indicates this land should be R-OC in the future.
- As R-OC, development of land in the conservation area as outlined in the 2020 – 2025 Land Use Plan could be more accurately termed conservation and would be better supported by the LUP.
- Building a road over the FEMA floodplain, and 0' wetland setback variances will inherently permanently destroy wetlands and associated habitat that the R – CD intends to protect
- Wetland extent information provided by applicant is not likely accurate
 - Wetland extents on this property may be more extensive
- R – CD could be used for zoning maltreatment by applicants, that contradicts the very intent of R – CD
 - To maximize development of properties that are riddled with development limitations

From 3.06 R – CD, Section A. Purpose and Authority - Comments

To maximize protection of the communities natural resources by:

1. Avoiding development and destruction of sensitive natural resource areas; - Project will destruct sensitive natural resource areas
2. Reducing the quantity and improving the quality of storm water runoff from expected development – Increased impervious surfaces associated with this project (as compared to R-MD), and the associated reduction in trees and canopy cover will inherently create more runoff. High likelihood that water quality will be detrimentally impacted during construction. Long term private storm system maintenance has yet to be clarified.
3. Maintaining natural character – This project will change the character of the neighborhood architecturally, as acknowledged by Staff.
5. Conserving areas of prime agricultural soils, to the extent possible. – There is little to no agricultural activity, or opportunity on this property.
6. To conserve (within the framework of natural resource conservation) the quality of ruralness in a community which is characterized by: - Quality of ruralness will be permanently changed with this project.
 - a. Large, aggregated, undeveloped land areas; - The parcels associated with this project are large, aggregated, undeveloped land areas, and this would not be conserved with this project
 - b. Natural features such as woodlands, steep slopes, floodplains, wetlands, stream and river corridors, hedgerows and rock outcroppings; - This project is detrimental to many natural features including woodlands, floodplains, wetlands, stream and river corridors present on the properties associated with this project, as they would not be conserved they would be removed or otherwise altered for construction and replaced with mostly impervious surfaces.
 - c. Scenic vistas and rural views; - Existing scenic vistas and rural views will not be conserved, and will be permanently changed with this project.
7. To encourage more efficient use of land and public services through unified development. – Further explanation required. *More efficient* in relation to what?

What is Conservation?

- Definition: protect (something, especially an environmentally or culturally important place or thing) from **harm or destruction**.
- Ecosystems are Fragile, and interdependent
 - Impacting 60% of an ecosystem that is interdependent on the whole, is destructive and detrimental to the remaining 40%
 - All organisms in an ecosystem, especially a wetland, depend upon each other for harmonious existence.
 - If the population of one organism rises or falls due to changes, then this can affect the rest of the ecosystem.
- Role of conservation is to preserve land in it's **natural state**

What People Picture is a Wetland

- A wetland is designated, it's influence is greater
- Wetlands are Earth's 'Kidneys'
- Components to a wetland
 - 1. Hydrology
 - 2. Biology
 - 3. Soils (mineral and organic)
- Wetlands are interconnected and interdependent
- This project will fragment other interdependent wetlands surrounding the development area



This is also a Wetland



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<https://www.environmentalworks.com/construction-near-a-wetland-101/>

- Setbacks act as a wetland bodyguard, protecting these critical ecosystems from human activity
- Setbacks protect the communities water resources, and are required for a reason
- Allowing 0', or minimized setback will
 - knowingly cause permanent damage to the entire ecosystem
 - Is the direct opposite of conservation, as defined
- **How will the wetlands be protected from heavy, destructive earth moving equipment with a 0' setback?**

Important Wildlife Within Watershed

Spotted Turtle



Wood Turtle

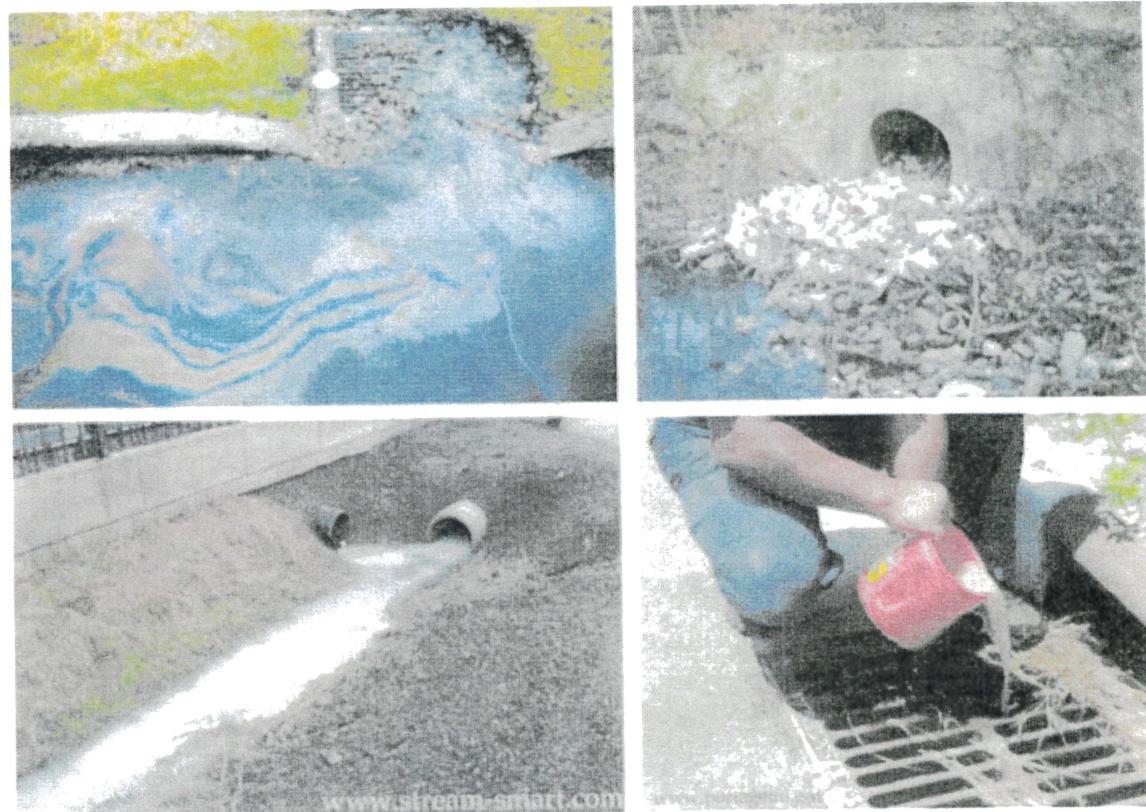


- Construction activity could devastate turtle population and their habitat
- Post construction fragmented wetlands will force road crossings, with busy vehicular traffic, a perpetual threat to all turtle species present
- Countless other species depend, and thrive on the natural resources on the project site, and undisturbed watershed downstream
- This project will reduce habitat, and food sources for many species

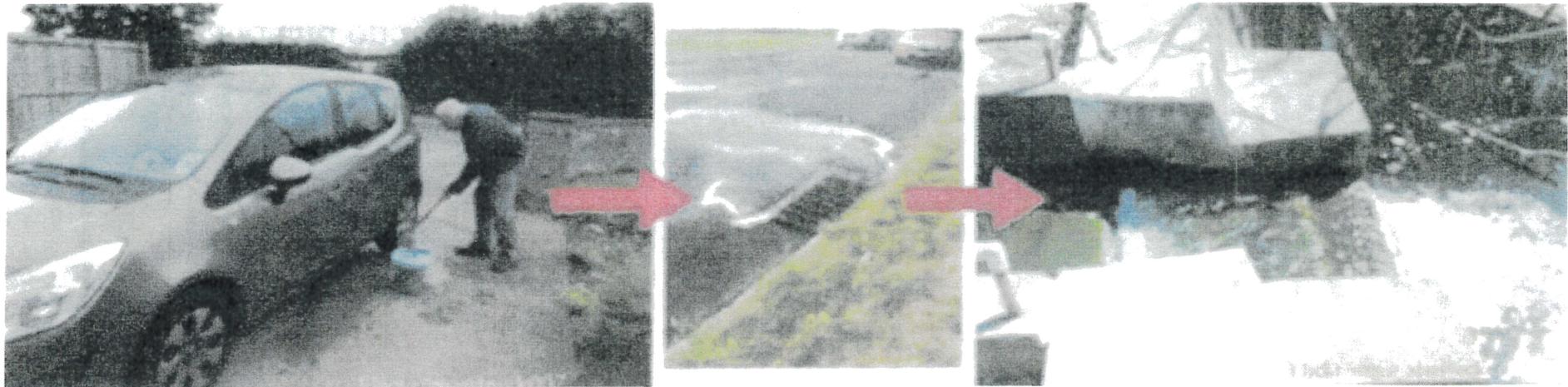
- 2 endangered species are present ~ 0.6 miles downstream in the same watershed
 - Spotted Turtle
 - Wood Turtle
- Many migratory species occupy this land
- **Comprehensive wildlife, habitat and migratory species studies should be required prior to moving forward**

Increased Potential for Direct Pollution

- This project, as illustrated by the Land Use Plan, is a ***“consumptive system and a net consumer of eco-benefits”***
- And will dramatically increase the potential for direct pollution in this high quality, sensitive watershed



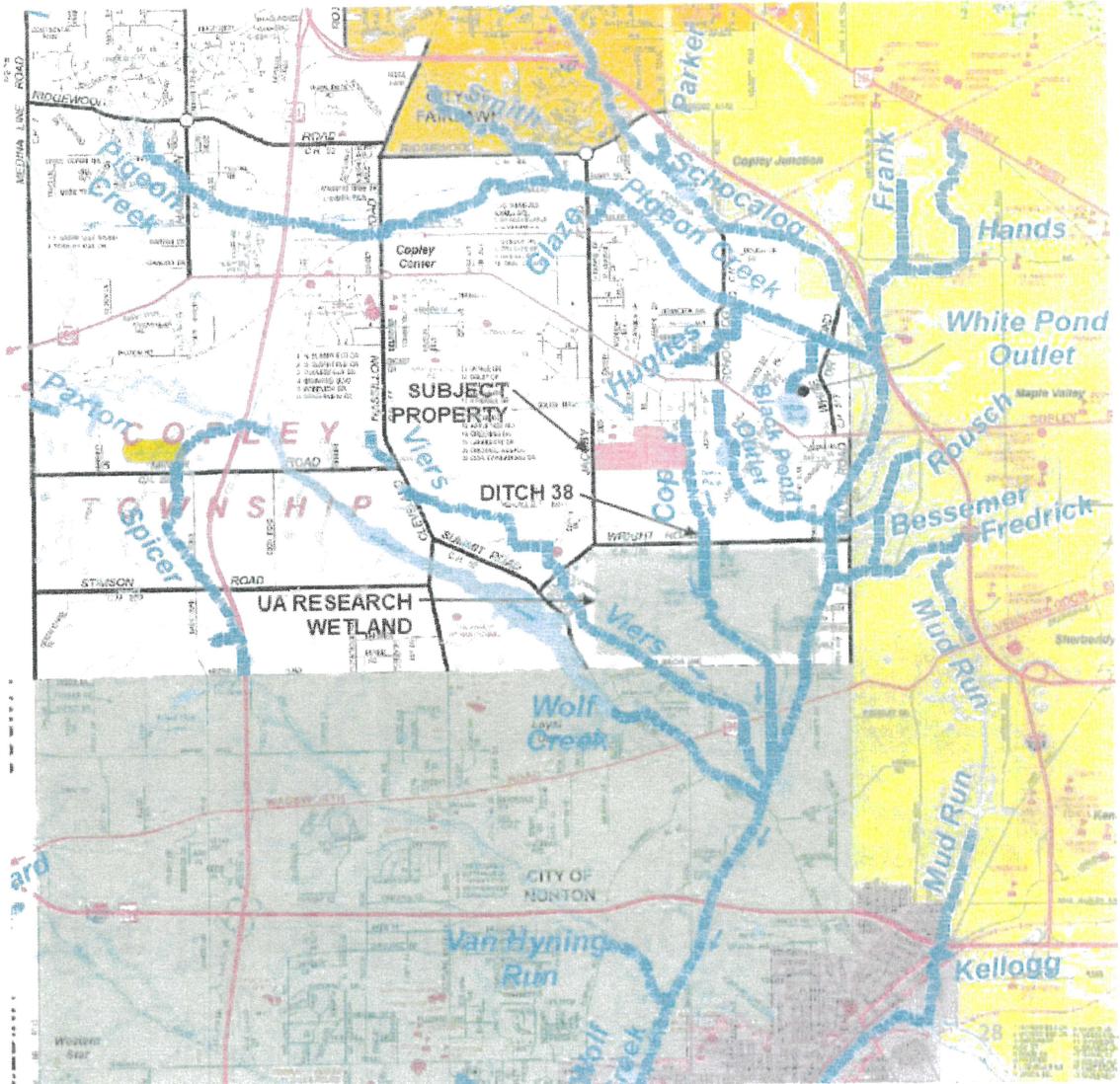
Increased Potential for Direct Pollution



- Any incremental pollution caused by this project will enter the high quality, sensitive, wetland rich watershed downstream

Watershed Issues

- This project will negatively impact downstream contiguous properties in this watershed
- Storm water from Subject Property flows to Ditch 38 today
- Storm water from Subject Property will flow to Ditch 38 post development
- Downstream of Subject Property, Ditch 38 flows through Class 3 UA Research Wetland and on to larger waterways

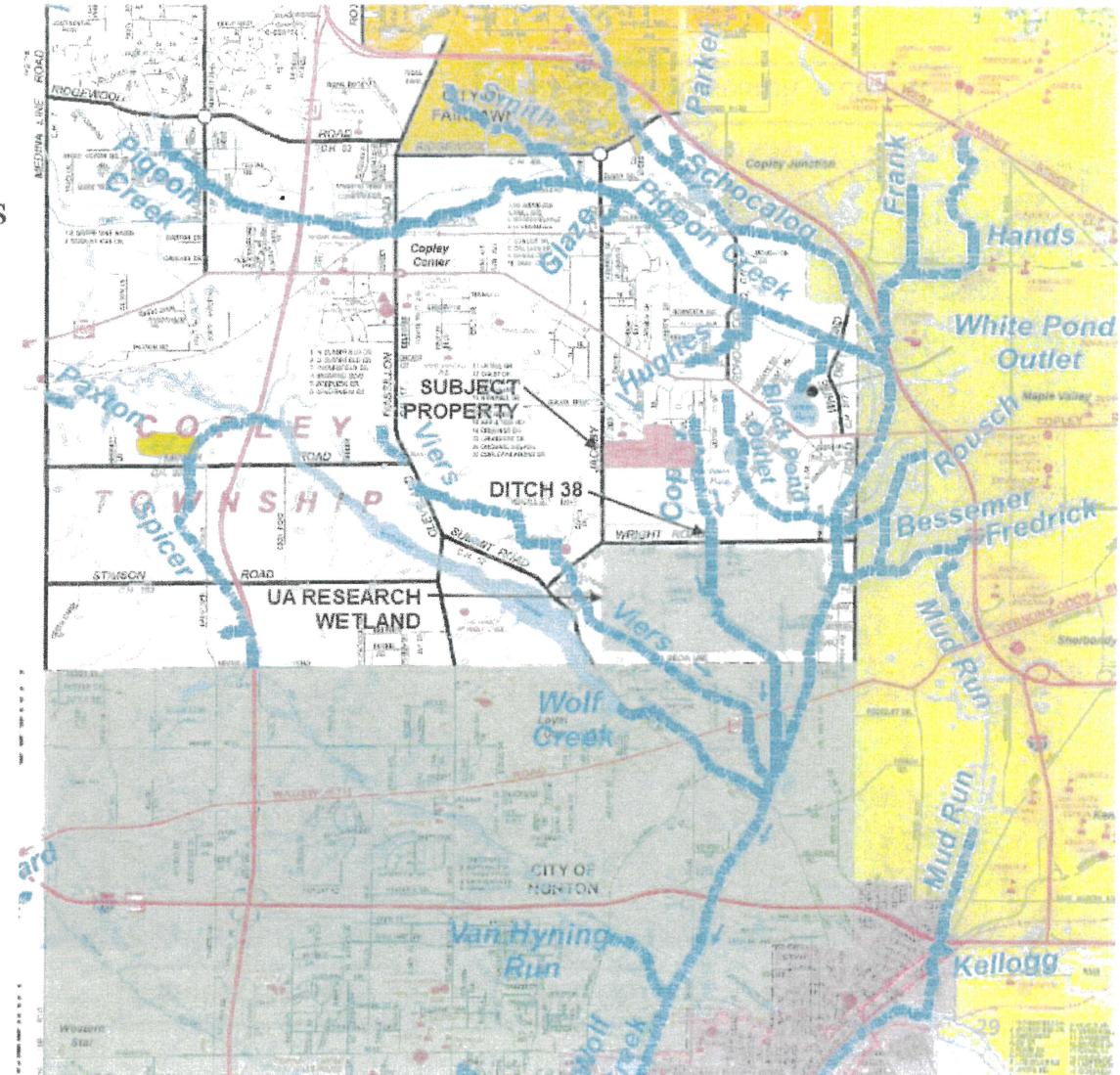


Summit County Ditch Location Map - 2013

7/24/2022

Watershed Issues - Volume

- Significant increase in impervious surfaces – hard roadway and rooftop surfaces for example
- Less vegetative cover to absorb rainfall
- The first two bullets combined = more water in ditch 38 and everything else downstream
- Existing Issues with flooding issues downstream of Subject Property are known – under review now at County
- High density development will make flooding worse
- Private Storm System proposed – **How well will this be maintained?**

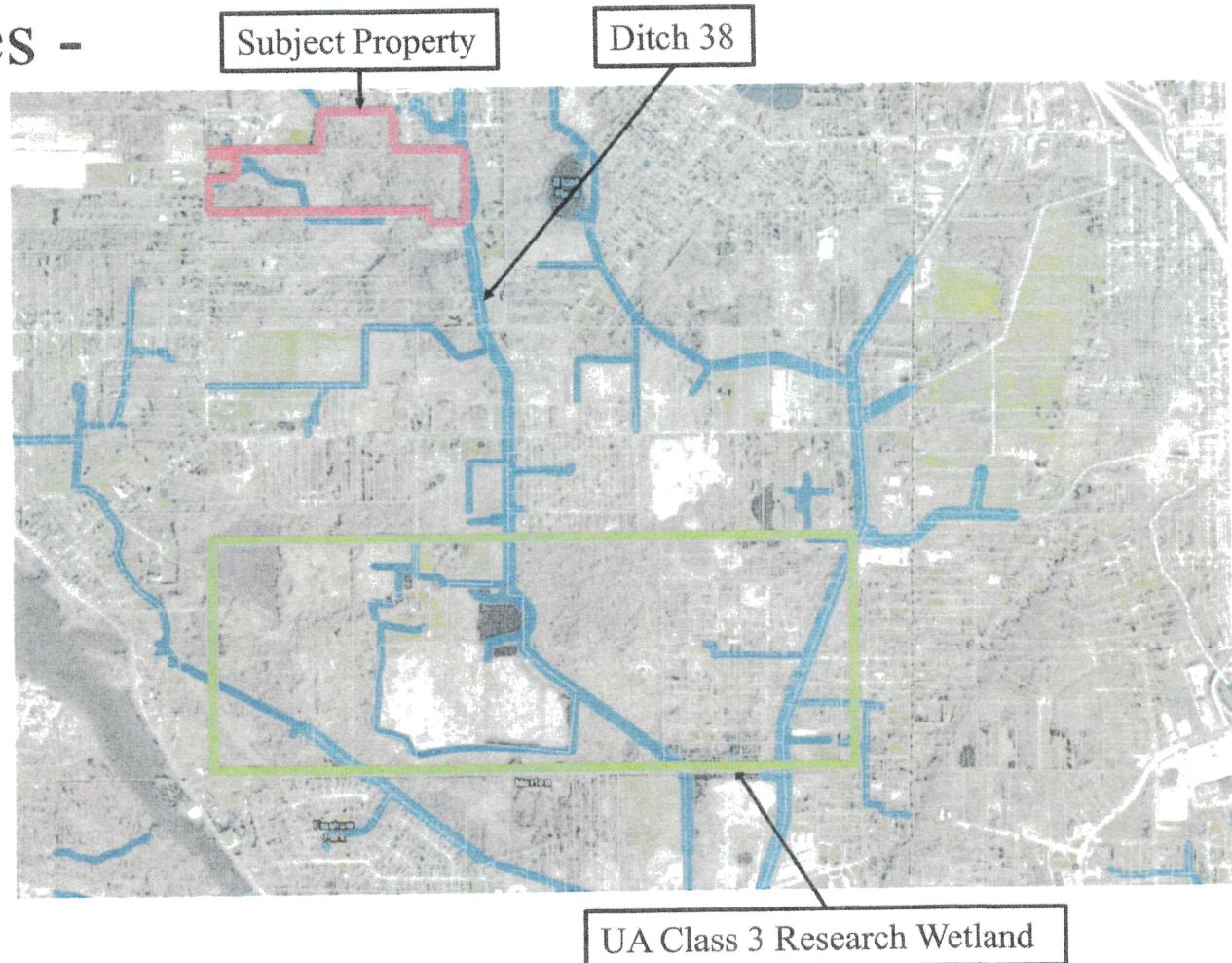


Summit County Ditch Location Map - 2013

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Watershed Issues - Quality

- Water quality will change
- High density development will bring higher concentrations of contaminants
- Impervious surfaces carry water away fast, allowing contaminants to enter and carry into sensitive areas
- ELI Award Winning UA Class 3 Research Wetland ~ 0.6 miles from Subject Property
- UA Research Wetland contains 2 endangered species
 - Spotted Turtle, Wood Turtle



<https://summitmaps.summitoh.net/EngineerViewer2.0/>

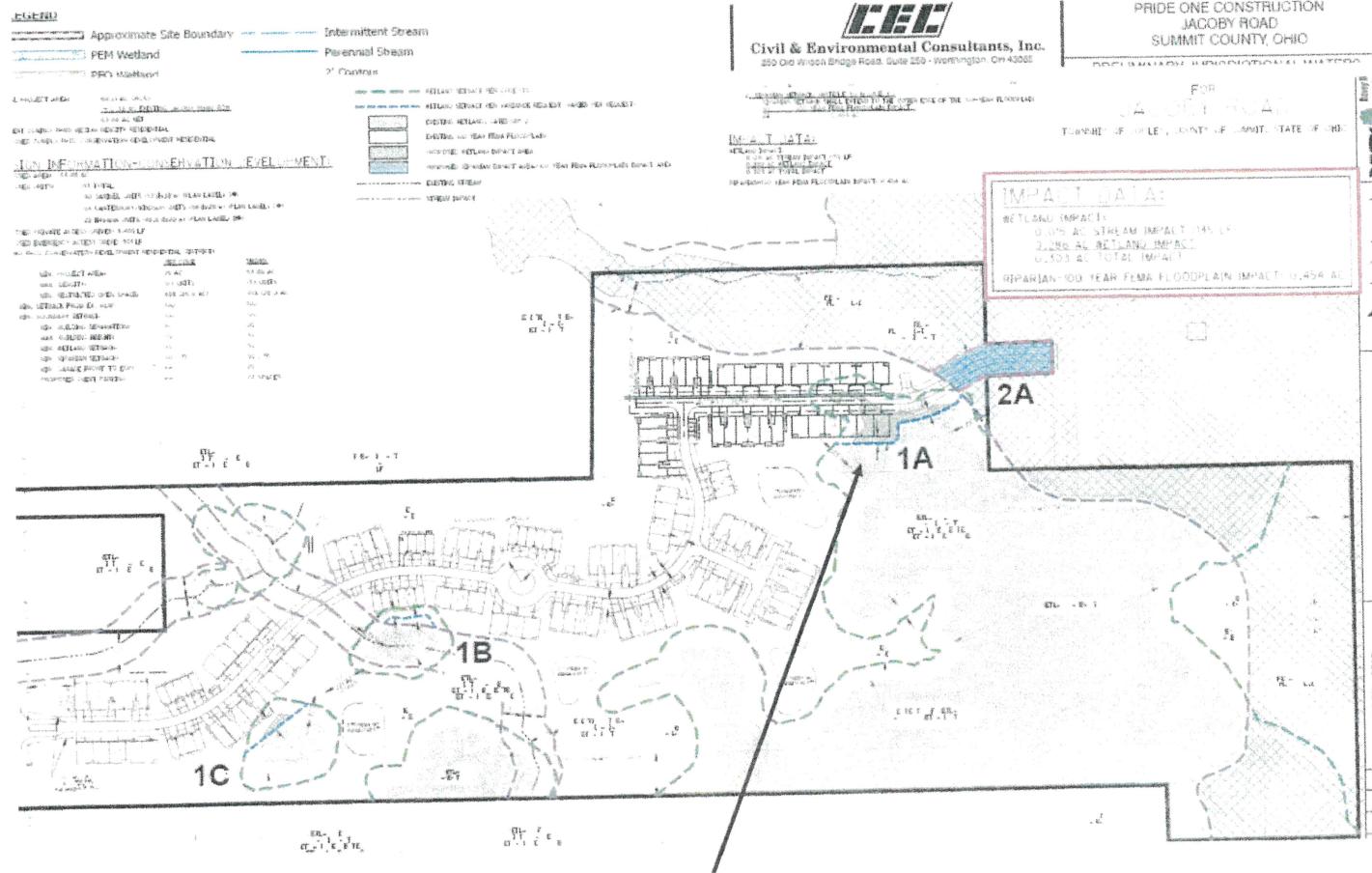
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Bessemer Farm Summer 2021

- Local farmers in the watershed, and directly downstream of the subject property already enduring hardships with stormwater runoff



Riparian/Wetlands per Applicant – Impact Map

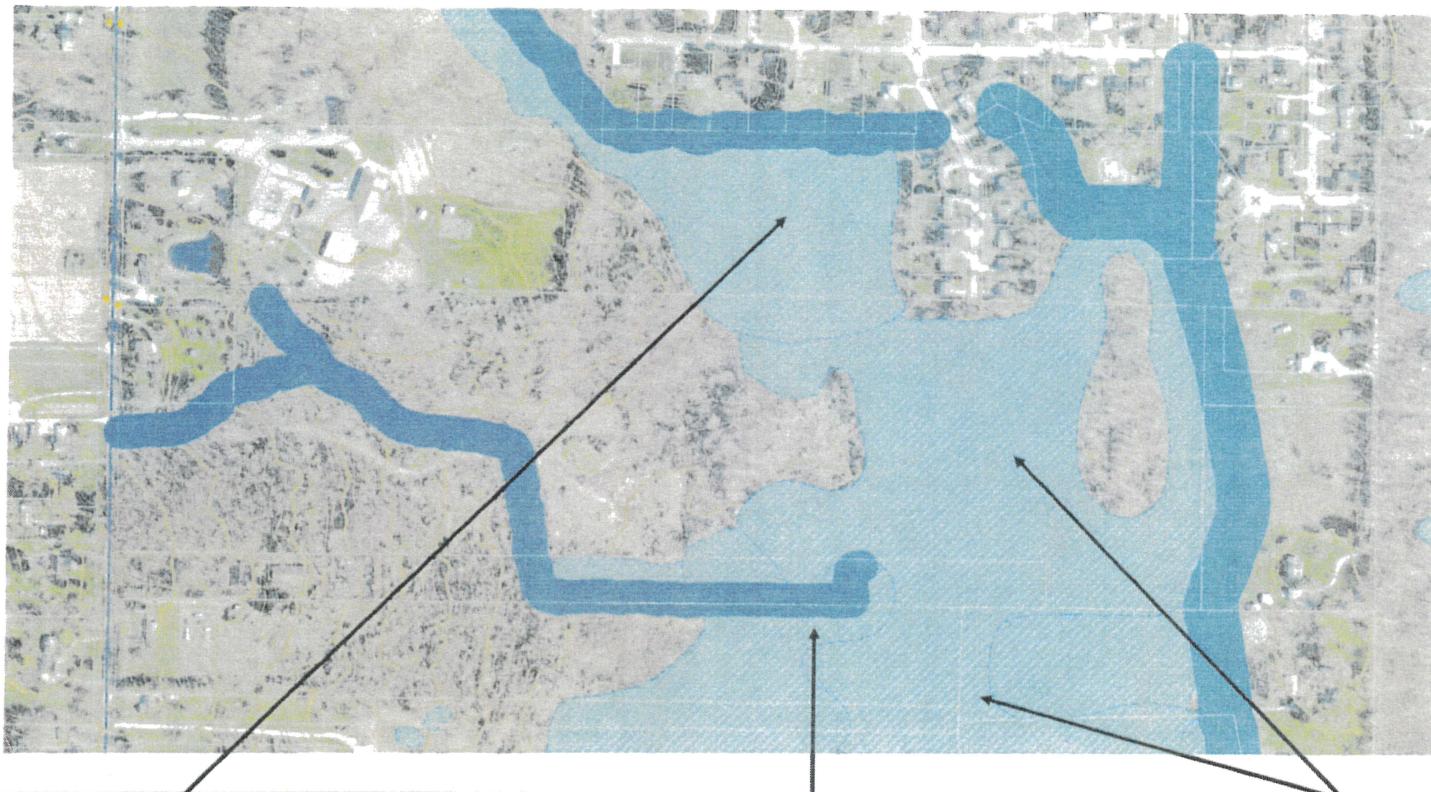


<https://summitmaps.summitoh.net/EngineerViewer2.0/>

7/24/2022

How was wetland extent determined?

Riparian/Wetlands – Included In Staff Report Updated 7/1/2022 - Page 8

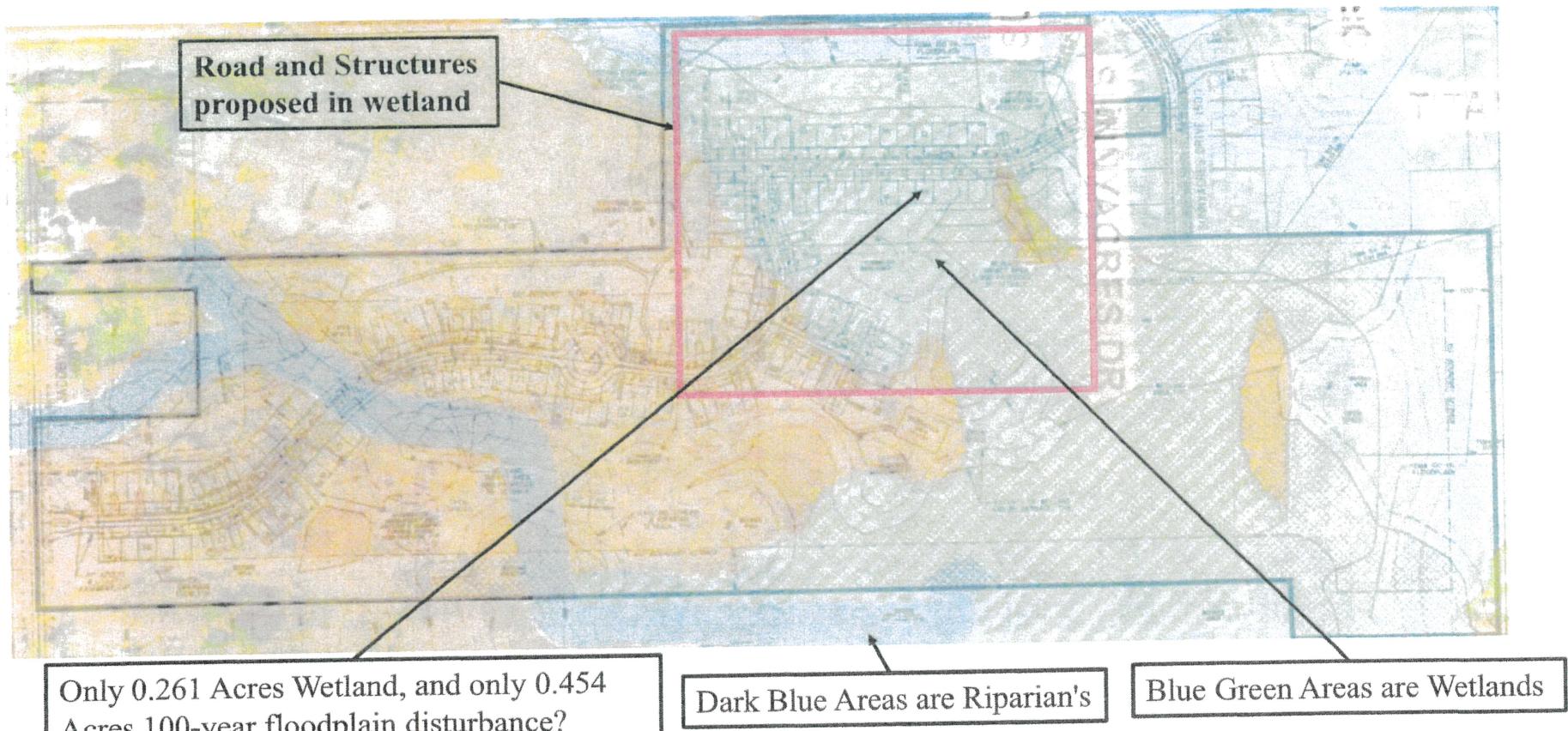


Only 0.261 Acres Wetland, and only 0.454 Acres 100-year floodplain disturbance?

Dark Blue Areas are Riparian's

Blue Green Areas are Wetlands

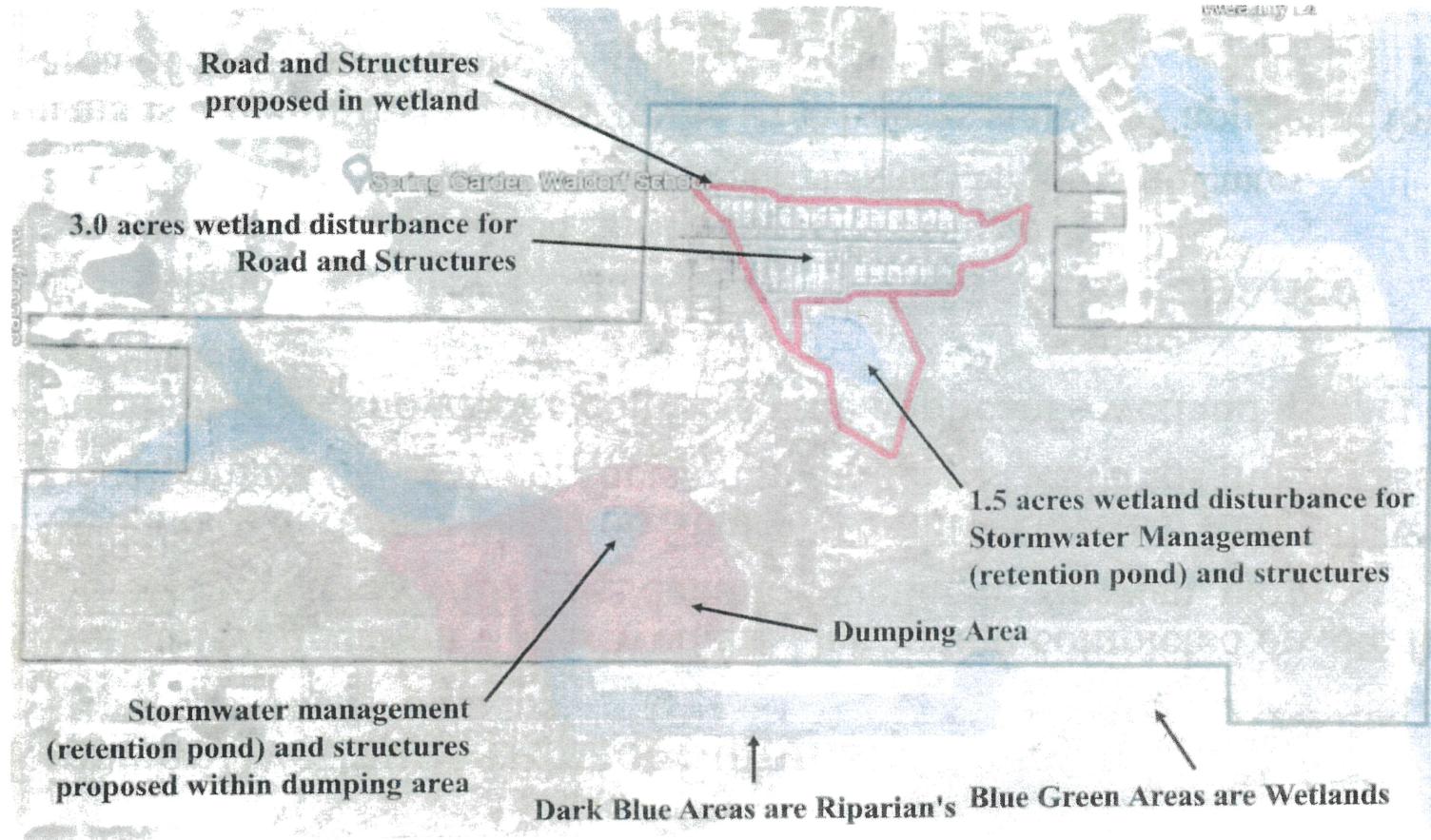
Summit County GIS Riparian/Wetlands (GIS) with Development Overlay



<https://summitmaps.summitoh.net/EngineerViewer2.0/>

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Summit County GIS Riparian/Wetlands (GIS) with Development Overlay

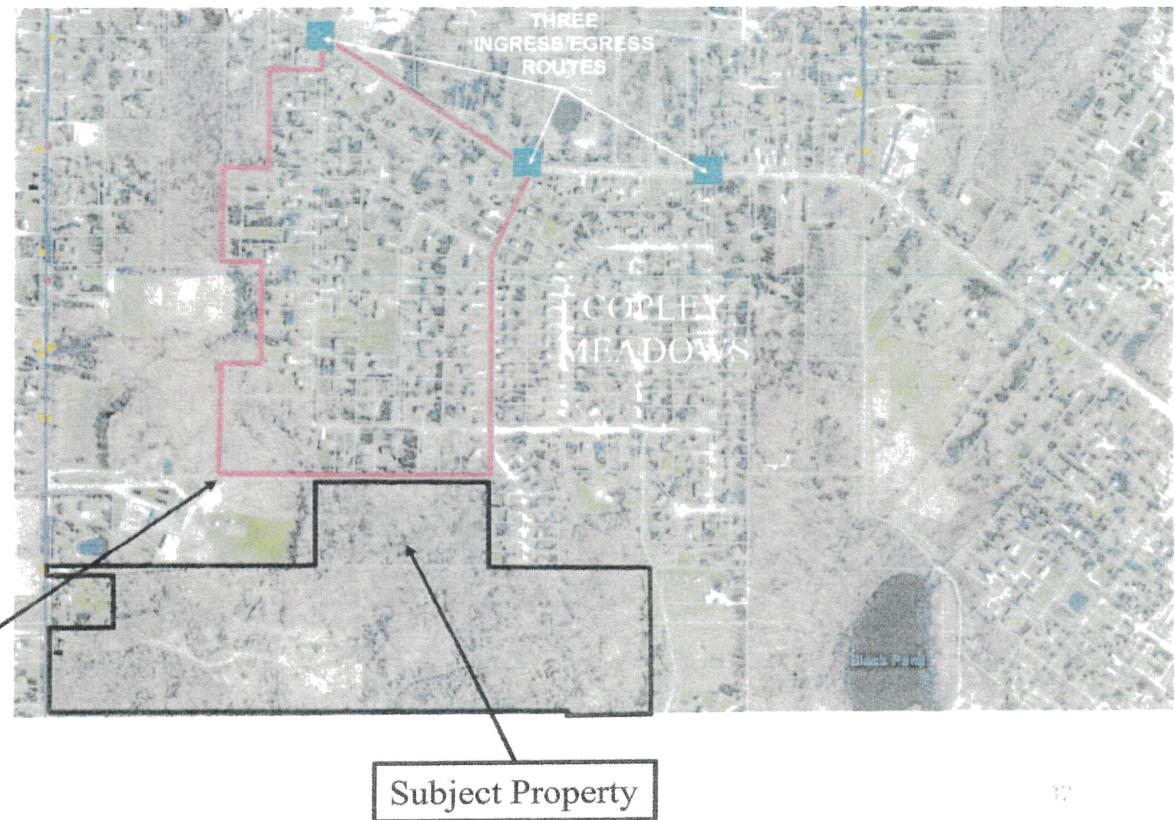


Riparian/Wetlands Impact Summary

- Wetland Delineation – Was Wetland Deliniation completed on site for all project properties, with flags denoting wetlands, riparian, etc?
- Wetland disturbance based on Summit County Riparian/Wetlands with Development Overlay conflicts with applicants' wetlands impact assessment
- Local resident knowledge conflicts with applicant's wetland impact assessment
- GIS overlay indicates **4.5 acres of wetland disturbance**
 - 3.0 acres for new road and structures west of Sunnyacres
 - 1.5 acres for stormwater management (retention pond) and structures
- This is a major discrepancy to the 0.261 acres stated by applicant for this area of the project alone

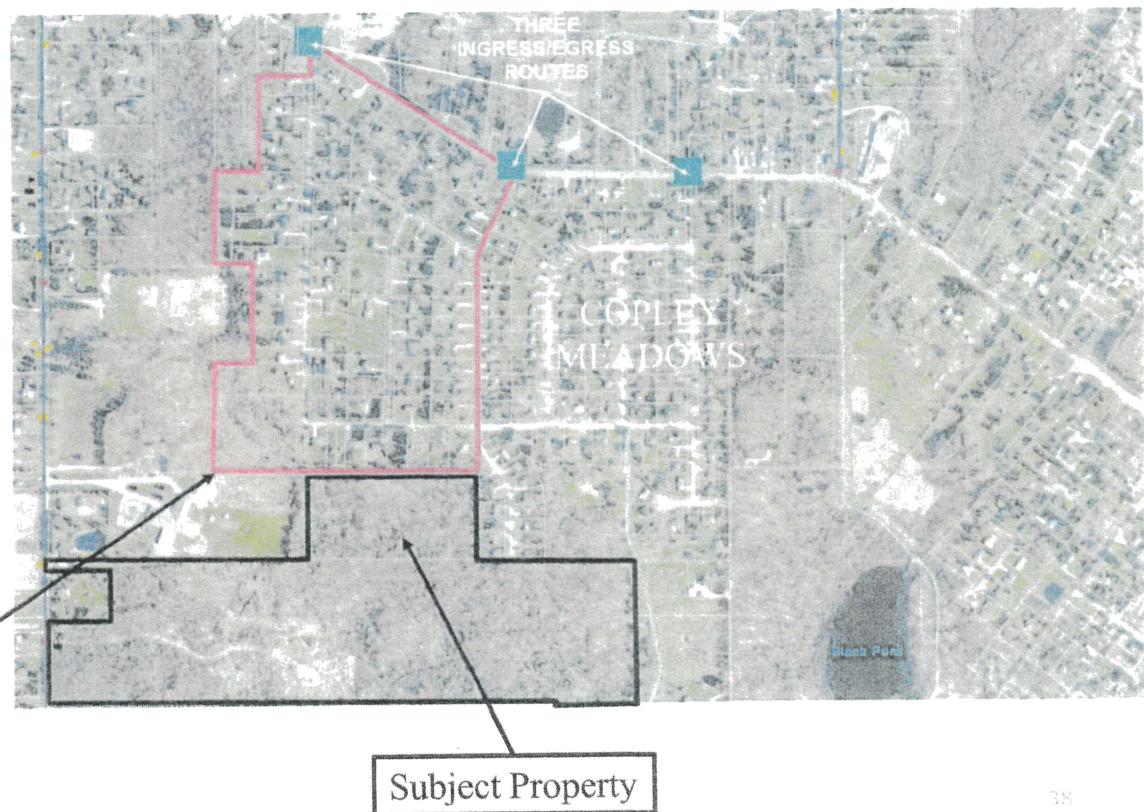
Copley Meadows Comparison by Staff

- Staff has stated “*The proposed variances will result in a Final Development Plan which will permit a density compatible to the adjacent subdivision, Copley Meadows. The applicant is proposing 133 units on 63 acres. Copley Meadows is approximately 140 units on 50 acres.*” — Staff Report dated 7/1/2022 (Page 31 under VARIANCE REVIEW CRITERIA-STAFF REVIEW)



Copley Meadows Comparison

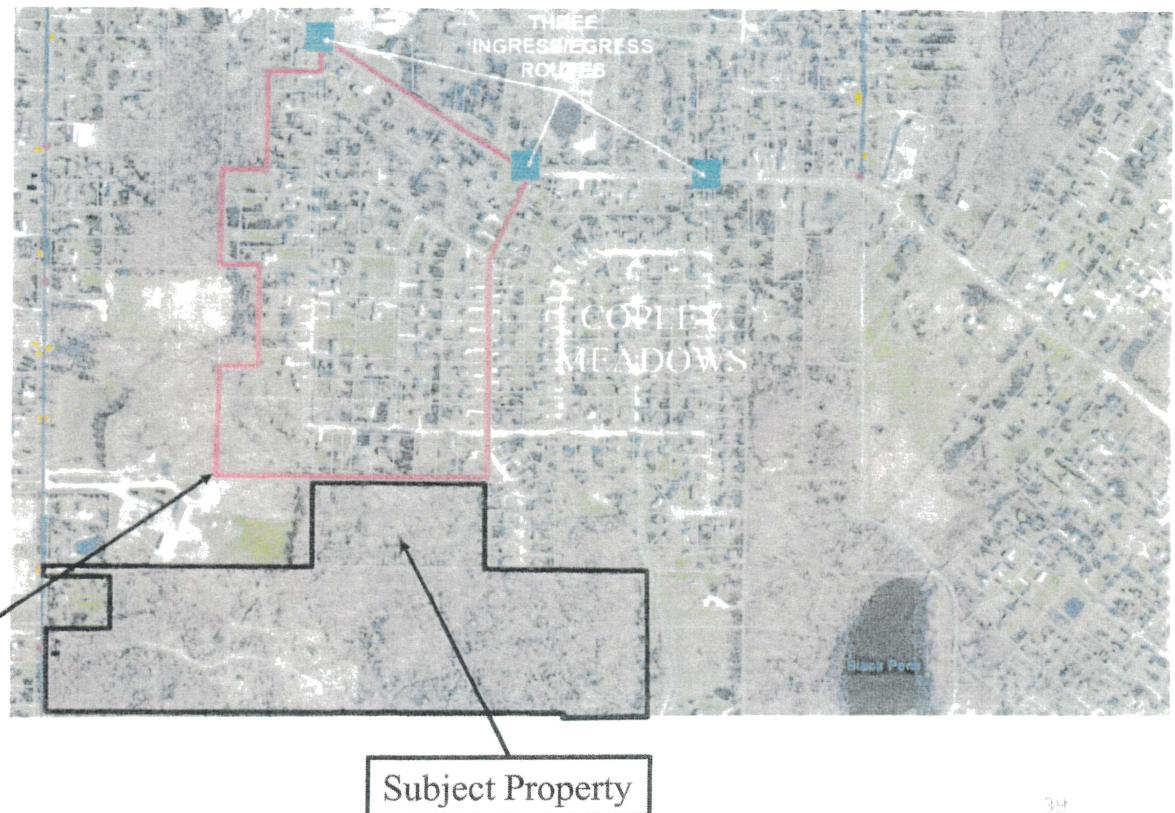
- Eastern half of this contiguous neighborhood is 0.25 acre lots
- Western half of this neighborhood is 0.5 to 3 acre lots
 - Sunny Acres Drive
 - S. Plainview Drive
 - Greening Drive
 - Wealthy Drive – Directly Adjacent
 - Appletree Rd
- Multiple Ingress/Egress Paths
 - S Plainview, Sunnyacres, Copley Meadows
 - All off Copley Rd



Copley Meadows Comparison

- Western half of neighborhood is more adjacent, and contiguous than Eastern half
- Eastern half of neighborhood wouldn't be permitted under today's zoning without a large zoning change
- There is no vehicular connection from Jacoby Rd to Copley Meadows other than Copley Road
- There are 3 ingress/egress routes for this neighborhood
- Only one ingress/egress route proposed for project – serviceable for daily vehicular traffic

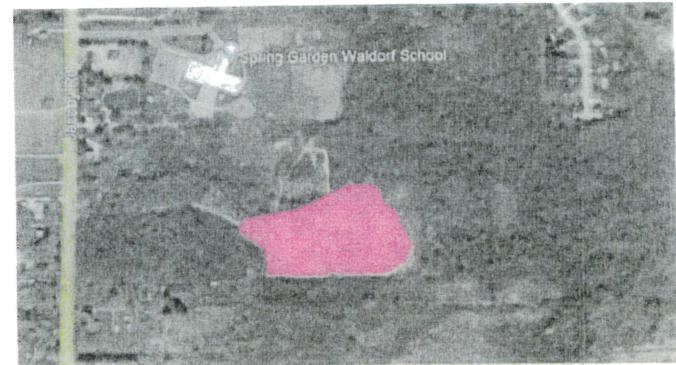
Neighborhood outlined in RED excluded from comparison



Jacoby Co Landfill Operation

- No dump at this location?
- Many Copley residents have witnessed large scale excavation and dumping operation on subject property
- This operation is said to have gone on for decades
- Quality aerial images were only available going back to 2006
- Dumping activities preceded aerial imaging by decades

Dump Area



2006 Very Active Dump



7/24/2022

<https://summitmaps.summitoh.net/ParcelViewer2.0/> Orthophotos

2010 Still Active Dump



2021 Return to Wild

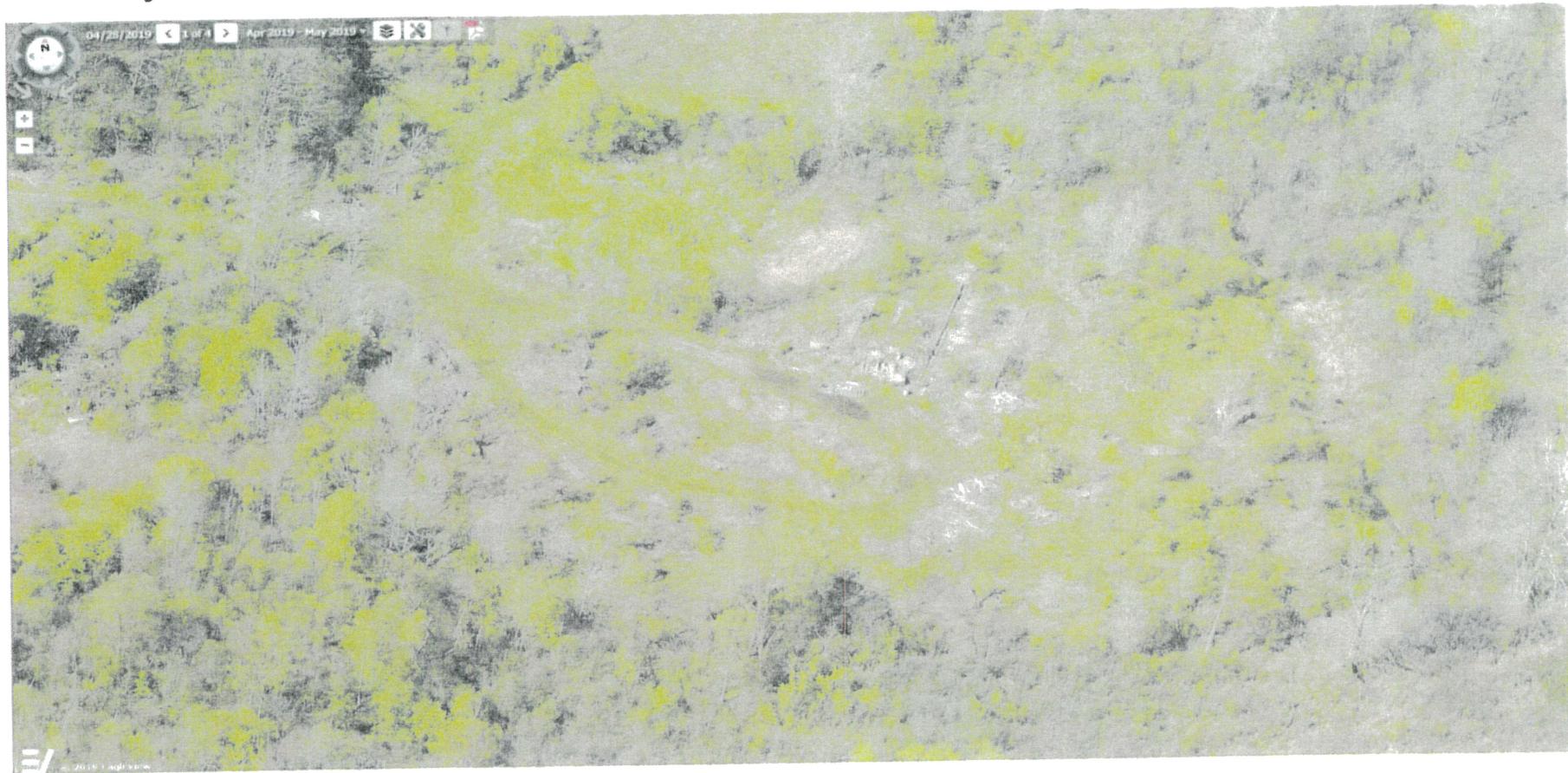


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Jacoby Co Landfill Operation – Pictometry from Summit County GIS 4/23/2007 Viewing from South
Is there a retention pond planned for this area?

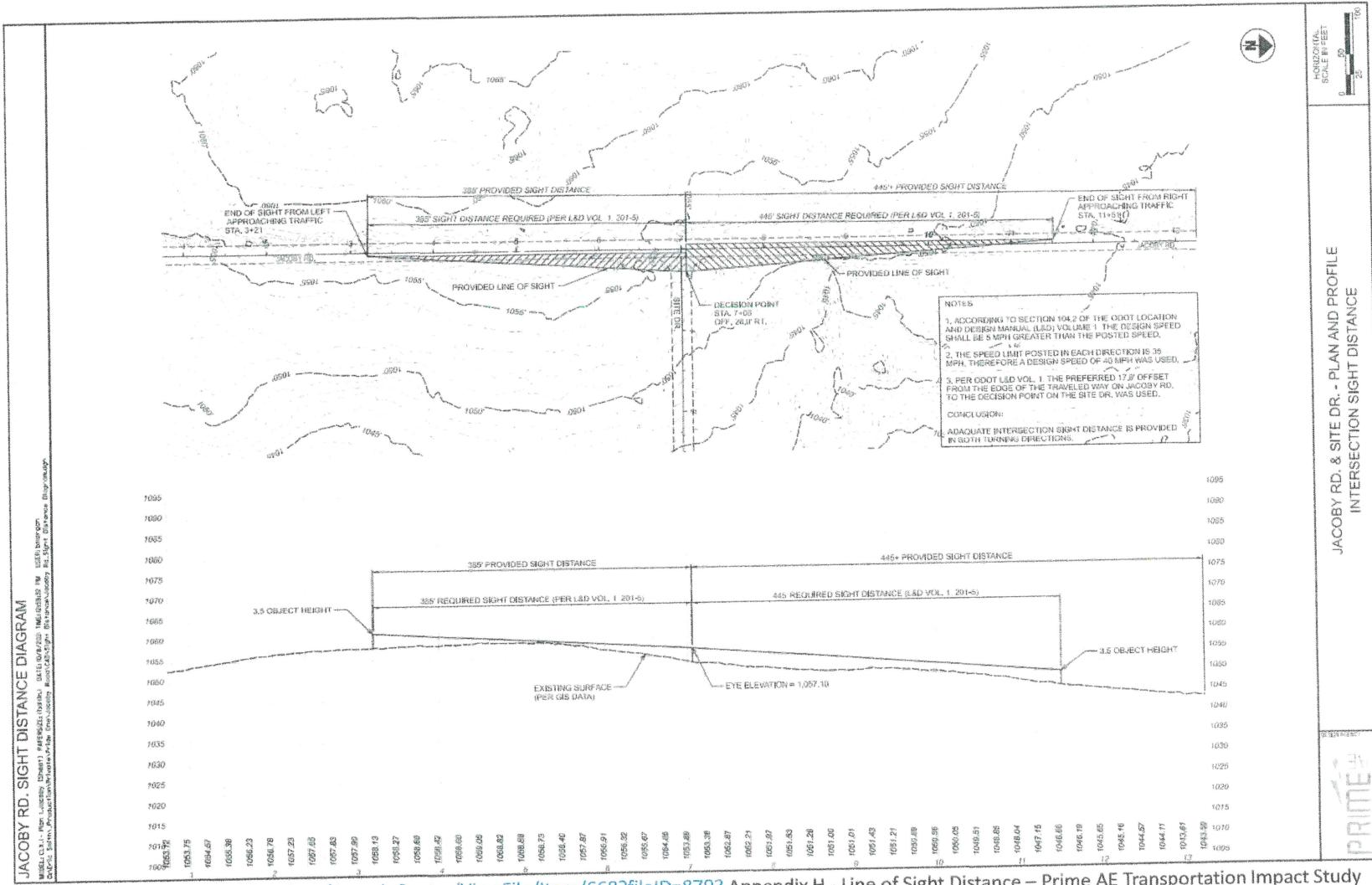


Jacoby Co Landfill Operation – Pictometry 4/28/2019 Viewing from South



Traffic Concerns: No margin for safety

- The Intersection Sight Distance Diagram shows they have left no margin for safety.
 - Per requirements cited, 385' of sight line is required to the South when turning North.
 - Their plan meets this 385' on the dot, with no factor of safety. Line of sight would be lost if:
 - Someone travels at all over 40mph
 - An approaching car is less than 3.5' tall
 - The entry to the private road drops any lower than its current topographical height
 - The entry to the private road should shift to the north or south from the exact Plan and Profile



Traffic Concerns: Rural Obstacles

- As a rural road, travelers on Jacoby face obstacles including pedestrians, bicyclists, children, tractors, chickens, and wildlife.
- Increased traffic will increase hazards for all of these factors.
 - Children wait in clusters at the ends of the many side streets, sometimes in the dark, waiting for buses.
 - Wildlife seen on Jacoby include raccoons, opossums, skunks, fox, deer, and coyotes.
 - Around 35 acres of their habitat would be destroyed by this development. It is only natural more animals will be in the road.
 - The private road will entirely bisect the land. Wildlife will be unable to travel from the woods south of the property to the neighboring woods surrounding the Sportsman's Club, without entering roadways. The conserved space is not even contiguous within the proposed development, a goal that is desired by the Residential Conservation Overlay.
- Jacoby Road is already prone to flooding in that neighborhood. Dense construction will most likely aggravate the problem.
- The community supports the request made by SGWS for a third party traffic study to be completed.

Copley Resident Support?

- Many residents have been talking about this project, in opposition
 - Even if they aren't able to make it to the Township meetings
- This project permanently changes the character of the Township
- There are no benefits to Copley Residents
- There are a significant number of detrimental impacts to Copley Residents, as well as our high quality natural resources
- This project does not represent responsible growth
- Project does not meet the spirit and intent of the Land Use Plan or 3.06 R – CD
- Thank you for your time and consideration