

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

January 4, 2005

Chair: Terry Mader; Vice Chair: George Potts; Member: Kathy Hummel

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:15 p.m. All members of Committee were present. The minutes of December 20, 2004 were approved as submitted.

Scheduled legislation (second reading):

A-185	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Boulder Estates Planned Unite Subdivision and declaring an emergency.
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Sandstone Inc. is requesting preliminary subdivision approval for Boulder Estates, a 43.88-acre site on State Road, directly north of North Lawn Cemetery. The property is zoned R1 Rural Residential District and the applicant will develop the property as a Planned Unit Development.

The Proposed development will have a total of 119 single-family residential lots. The lots are divided in the following way: 57 condominium type lots, 38 medium density lots and 24 low density lots. There is also 6.58 acres of open space (15%). There will be large growing trees such as Ash, Oak or Maple trees. Flowering trees shall be planted on all boulevard mediums and islands. Final street tree planting list shall be included in Final Subdivision Plat. A tree replacement policy must be approved during final subdivision approval. No trees shall be cut prior to final plat approval. The Davey Tree Survey shall be come part of the official file. All stream corridors shall be located in dedicated open space areas or located within a 30' stream corridor easement. All detention basins must use Storm Water Best Management Practices. Homes must comply with rural design standards as described in Title IV of the new design code. Retaining walls must be on stone, brick or natural looking.

Mrs. Hummel asks about the 52 medium density lots that shall be granted a lot size variance. Mr. Guerra indicates these are the lots as you enter into the development (condominiums) like the ones at Hidden Lakes. The sizes vary with the minimum of 52 x 110. These are detached condominiums. The 10% predevelopment price is being applied due to the higher density. If you pay per lot, and look at the predevelopment cost, they are similar in numbers. The accessibility will be evaluated as this site develops. The property to the south is the cemetery. The Northern portion has an easement strip of 50 feet with the National Park. The dedicated open space is part of the homeowner's association and is not owned by the city.

Mike Battaglia, 4779 Quick Road, do the trails/parks/easements fall within the property held by the developer? Mr. Guerra indicates currently it is held by the developer. Mr. Battaglia asks if he would be privy to information about protecting his interests and property off of Quick Road that backs up to the cemetery. He is concerned with eminent domain. Mr. Guerra will make sure he is notified of any further issues with this development.

Mr. Mader acknowledges that this developer had many obstacles and criteria to handle to bring this development full circle. He commends them for their efforts.

The committee recommends bringing out Temp. Ord. A-185

Planning and Zoning Committee Meeting adjourned at 6:33 p.m.