Planning Commission

AGENDA OF OCTOBER 10, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Special meeting of September 28, 2023

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. **PPZ2023-0223: The Crossing at French Creek Subdivision, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042**
   Proposal consists of preliminary plan approval for a residential subdivision. Property zoned R-1 Residence District.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
Visit the Planning Commission webpage to access agenda items:
http://www.nridgeville.org/PlanningCommission.aspx

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2023

CALL TO ORDER:

Member Schumann called the Planning Commission meeting to order and asked the secretary to take roll at 7:00 p.m.

ROLL CALL:

Present were members Paul Graupmann, Paul Schumann and Council Liaison Bruce Abens.

Absent were Steve Ali and Chairman James Smolik.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

PLEDGE OF ALLEGIANCE

ELECT TEMPORARY CHAIRMAN

Member Schumann explained that Chairman Smolik was absent and the Commission currently did not have a Vice-Chairman, they would need to elect a Temporary Chairman.

Moved by Graupman and seconded by Abens to elect Paul Schumann as Temporary Chairman.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

MINUTES:

Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting held on September 12, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

T 97-2023 AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.

Assistant Law Director Morgan explained that it was a fairly typical street vacation but was a little bit of a hybrid. She explained that usually one initiated by Council either wouldn't require a survey or would have Council pay for it, but in order to speed this one up, because of some urgency on the part of the

homeowner who had the encroachment and was selling their property, they were going to do the survey and not be charged the usual fee. She stated that a section of that street had already been vacated previously, so it was never going to be punched all the way through. She added that it was her understanding that the four abutting property owners were not opposed to it. She stated that it was a paper street that had never been paved and the property would go to each of the owners in equal portion down the middle stopping and starting at their property lines on each end of it.

Chairman Schumann commented that the City would be turning over the property to the homeowners that abutted.

Assistant Law Director Morgan stated that was correct.

Chairman Schumann asked Director Lieber if she had any comments or questions.

Director Lieber stated that she supported the street vacation and commented that it would address that specific encroachment issue and also, so long as there were easements to preserve the City's access, then it would remove the maintenance responsibility of that area from the City as well.

Chairman Schumann asked City Engineer Eavenson if she had any comments or questions.

City Engineer Eavenson asked Assistant Law Director Morgan if it would just be rectangular in shape. She commented that she just wanted to ensure because there were some utilities on the corner of Cornell Avenue.

Assistant Law Director Morgan stated that it would go to the end of the property line and it was an odd sort of placement the way Cornell had a jog in it, but that it went just to the end of the abutting property lines.

Director Lieber remarked north or south.

City Engineer Eavenson stated that one lot was shorter than the other one and asked if it would be to the shorter one.

Assistant Law Director Morgan stated, yes, that it would not go out into that right-of-way.

Chairman Schumann asked if Chief Building Official Fursdon had any questions or comments.

None were given.

Chairman Schumann asked if anyone in the audience wished to speak on the matter.

Kelly Eckelmeyer, 5572 Cornell Ave, North Ridgeville, OH 44039.

Mr. Eckelmeyer stated that he resided at one of the properties that abutted what was actually a ditch. He stated that it was basically just an open ditch.

Chairman Schumann asked if it did any drainage.

Mr. Eckelmeyer stated that it did. He commented that when there were active storms, water definitely

flowed through there.

Chairman Schumann remarked that they definitely didn't want to change the grade on it or anything.

Mr. Eckelmeyer stated he did not. He commented that he was actually excited about it because he already treated it like it was his responsibility and property.

Chairman Schumann asked if he had been cutting the grass there.

Mr. Eckelmeyer commented that he did. He stated that he cut the ditch, which was full of grass when it was nice out. He added that they were excited about it and all of the neighbors were as well.

Chairman Schumann asked if there were any questions from the Commission

Council Liaison Abens remarked that he already knew the answer but wanted to ask it anyway, if there was any possibility down the road of a home being built on top of that property.

Assistant Law Director Morgan asked if he meant as it existed currently.

Council Liaison Abens stated that where it was now, somebody coming in and buying that property and building a home.

Assistant Law Director Morgan stated that the Chief Building Official informed her that it wouldn't be wide enough, so no.

Chairman Schumann stated that it would be divided up between four property owners.

Assistant Law Director Morgan stated that it would be.

Council Liaison Abens stated that he knew the answer but had to ask it anyway.

Moved by Graupmann and seconded by Abens to recommend approval of the street vacation.

A roll call vote was taken and the motion carried.

Yes – 3 No – 0

ADJOURNMENT:

The meeting was adjourned at 5:38 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, October 10, 2023
Date Approved

From: KipBrandy
To: twieber@nridgeville.org
Subject: The Crossing at French Creek Public Comments
Date: Sunday, October 8, 2023 2:12:21 PM

October 8, 2023

Mr. James Smolik, Chairman
North Ridgeville Planning Commission
7307 Avon Belding Road
North Ridgeville, OH 44039

RE: The Crossing at French Creek Subdivision

Dear Mr. Chairman & Planning Commission Members,

We are concerned North Ridgeville citizens regarding The Crossing at French Creek Subdivision. Our property adjoins the area that is under consideration. We respectfully submit this letter as our public comments.

We request that the primary access to this project be placed on Avon Belding Road (83). This road is adequately designed to handle higher levels of traffic. We recommend a traffic light be placed at the 83 entrance to allow safe ingress and egress. Any access from Ridgeview or Rosabelle should only be used for emergency access with gated entry. These are existing residential streets and increasing traffic will create a hazard for pedestrians and vehicles. In addition these streets are in poor condition (many cracks) and are not large enough to handle additional traffic. Allowing access through these neighborhoods may cause conditions that are injurious to public health and safety.

North Ridgeville is unfortunately known to have drainage and flooding issues. We request that the site be designed to adequately handle a 200 year storm event. Climate change is causing more frequent harsh storm events and it is important that new developments manage their runoff/stormwater without impacts to adjoining properties, existing drainage or the natural environment. The project must not place undue burden on the existing drainage.

Reduce impacts to French Creek. This stream is a tributary of the Black River which drains into Lake Erie. Limit crossings over the stream to no more than two and require that the crossings be clear span bridges. Clear span bridges will ensure free flow of the stream, allow fish passage and reduce impacts to downstream and upstream properties.

Require 100 foot natural vegetative setbacks from French Creek. Do not allow disturbance of the existing vegetation except for the bridge crossings. Setbacks help reduce impacts from the project including water quality of the stream, Black River and Lake Erie. In addition these setbacks create wildlife corridors that allow natural movement of animals connecting the property with the surrounding natural ecosystems. These natural pathways include a corridor for Bald Eagles that have been seen flying along the stream and resting in adjacent trees. All setbacks shall be preserved in perpetuity.

The east end of the property has a drainage ditch with an existing natural vegetative buffer along the western side. To help protect water quality we request a 100 foot natural vegetative setback from the center of the ditch. This setback will have the same benefits as noted above for French Creek and in addition will provide a barrier of the project from the existing housing developments. In addition, allowing drainage from the project to enter this ditch may cause undue burden to existing homes through additional flooding and drainage issues.

Along the northern edge of the property is a healthy, functional forest, an ecosystem that should be preserved in our community. This property has many large trees, shrubs, ground vegetation and provides homes to deer, turkeys, rabbits, squirrels, foxes, coyotes, migratory birds, song birds, hawks, owls, snakes, frogs, and many other animals. If the project disturbs this area it may cause many of these species to vacate the area. Requiring the wildlife corridors mentioned above along with a 100 foot natural vegetative setback from the property line along the northern edge will help buffer the impact to this wonderfully functioning ecosystem. With all of the setbacks we recommend placing fencing on the development side of the setbacks to reduce human impact to the areas. Natural vegetative buffers will allow the project to be harmonious with the natural characteristics of the site and surrounding area.

Lastly, it is important to us that soil erosion measures be in place before, during and after the project to ensure that negative impacts to water bodies and/or the surrounding properties are minimized. It is very important during dry times that dust blowing off the site does not impact existing neighborhoods, reducing their quality of life.

We feel the items noted above will allow the development to be constructed in a way that is environmentally friendly and less intrusive to the existing neighboring homes. We are not against the project, we just want it done in harmony with this area of North Ridgeville.

Thank you for considering our comments.

Sincerely,
Brandy Reichman, MOT & Kip Cronk, MS
5688 Ridgeview Boulevard
North Ridgeville, OH 44039

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

5725 Avon Belden Road, North Ridgeville, Ohio
Location address

0700019000010, 0700020101001, 0700020101042
Parcel number

R-1 Residence District
Current zoning

Single family detached and cluster development
Proposed project

APPLICANT/AGENT INFORMATION

Thom Sutcliffe, Drees Homes Land Acquisition Manager
Name/Company

6860 W. Snowville Road, Suite 105, Brecksville, Ohio 44141
Applicant address

440-746-6434
Applicant phone

tsutcliffe@dreeshomes.com
Applicant email

PROPERTY OWNER INFORMATION

Marcella Baldauf, Trustee, Bernie Baldauf, member
Name/Company

5725 Avon Belden Road, North Ridgeville, Ohio 44039
Property owner address

440-714-3733
Property owner phone

bfbaldauf@yahoo.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Bernard F Baldauf
Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	PPZ 2023-0023	SEP 15 2023	
	Planning Fee Paid	Engineering Fee Paid	
	300.00 ck #5928	375.00 ck #144989	

Planning Review

September 21, 2023 (*revised* October 2, 2023)

Project: The Crossing at French Creek
PPNs: 07-00-019-000-010, 07-00-020-101-001, 07-00-020-101-042
District: R-1 Residence District

Project Summary:

The proposal consists of preliminary plan approval for a new residential subdivision on 49.7 acres of property on the east side of Avon Belden Road a little over a mile north of Center Ridge Road. The property is zoned R-1 Residence District and has been designed and is being proposed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development).

Drees Homes will be acting as both the developer and builder of this subdivision. The preliminary plan consists of 92 dwelling units developed over two phases. Fifty-four units will be single family lots and 38 units will be cluster size lots. Density is 1.85 dwelling units per acre, code allows 2.3 du/ac. The single family/cluster lot ratio is within zoning limits. Provided open space is 20.7%, code requires a minimum of 20%. Lots generally appear to meet the requirements for lot area, width and setbacks.

One new connection point will be made to Avon Belden Road, which will be the main entrance to the neighborhood. A connection will also be made to Rosebelle Avenue, providing for a second means of access. The trip generation report provided by the applicant shows that the expected peak hour traffic created by the development does not rise to the level requiring a traffic impact study per the Zoning Code.

Open space includes the French Creek floodplain, stormwater management ponds and additional amenity areas. In addition to sidewalks within the development and along Avon Belden Road, additional walking paths are shown in the open space areas. Landscaping mounds are provided along the Avon Belden Road frontage for aesthetics and screening. A community mailbox area is shown just before the proposed bridge with spots for temporary parking and also pedestrian connections.

Recommendations:

- Clearly distinguish proposed standard lots versus cluster lots. *Provided.*
- Show compliance with cluster area building spacing. Code states, “Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.” *Provided.*
- Show where will subdivision entrance sign be located. *Applicant indicated signage will be incorporated into frontage landscaping and mounding.*

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

The Crossing at French Creek Subdivision	
Proposed project	
5725 Avon Belden Rd	07-00-019-000-010, 07-00-020-101-001, -042
Location	Parcel number
October 10, 2023	September 28, 2023
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

(1) 1282.11 (a)(2) Allows for a density of 2.3. The Crossing of French Creek Subdivision has 92 total lots on 49.7 total acres with a density of 1.85 (92 total acres divided by 49.7 total acres = 1.85).
(2) 1282.11 (a)(3) Requires 20% open space. The Crossing of French Creek Subdivision has 20.3 % open space (10.1 acres total open space divided by 49.7 total acres = 0.203).
(3) !282.11 (b)(2) Allows 35% of allowable lots to be cluster family lots. The Crossing of French Creek Subdivision has 40 cluster family lots ($9.7 total acres x 2.3 density = 114.31 total allowable lots x .35 = 40).
(4) 1282.11 (b)(2) Cluster family lots shall be 15 foot from open space and 35 foot from single family rear and side property lines. Planning Commission may allow a lesser distance.
   A. S/L 11 requires 35 foot rear setback (east side).
   B. S/L 44 requires 15 foot side setback (east side).
   C. S/L 12 requires 15 foot side setback (east side).
   D. S/L 21 requires 15 foot side setback (south side).
   E. S/L 78 requires 35 foot side setback (south side).
   F. S/L 79 requires 35 foot side setback (south side).
(5) No street names were provided except Rosebelle Avenue.

SUBMITTED BY

Guy M. Fursdon	Chief Building Official
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

PROJECT INFORMATION

The Crossing at French Creek Subdivision	
Proposed project	
5725 Avon Belden Rd	07-00-019-000-010, 07-00-020-101-001, -042
Location	Parcel number
October 10, 2023	September 28, 2023
Meeting date	Comments due

RECOMMENDATIONS

Re: Preliminary Approval requirements

Chapter 1282 developments must indicate how it will "encourage greater attractiveness, flexibility and utilization of space" than possible through conventional single-family development; by, a. creation of interesting residential areas; b. readily accessible recreation areas and open space; c. conservation of natural amenities; d. separation of pedestrian and vehicular circulation. Ch. 1282.01 and .03.

A copy of all covenants, restrictions and easements **to be recorded,** covenants for maintenance of common areas, and homeowners' bylaws shall be submitted to the Law Director (assistant law director) for review and recommendation. 1282.05, .09. This should be done prior to final approval.

SUBMITTED BY

Toni Morgan	Assistant Law Director
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	September 26, 2023
Project:	The Crossing at French Creek
Applicant:	Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141
Zoning:	R-1 Residence District
In Attendance:	Kevin Corcoran, Mayor Kim Lieber, Planning & Development Director Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Eric Brown, Engineer Mike Uhnak, Assistant Fire Chief Toni Morgan, Assistant Law Director Tina Wieber, Deputy Clerk of Council Thom Sutcliffe, Drees Homes Tony Svoboda, Drees Homes Travis Crane, Davey Resource Group

Project Introduction

- Thom stated that Drees Homes is proposing a new 92-unit residential subdivision on the Baldauf property. It would be a more affordable subdivision with no large-scale rec amenities of the type built in their North Ridge Pointe development. He stated that it would be designed according to the city's cluster regulations with two sizes of homes.

Staff Comments

- Mayor discussed community concerns regarding housing and the schools, as well as the impacts to abutting residents. Thom stated that Drees wants to contribute positively toward the community and was willing to have conversations with the residents.
- Kim asked if there would be phasing. Thom stated that if it was possible to get it all done at once they would like to. She stated that she had concerns with lots 78 & 79 up against Rosebelle Avenue as cluster units have to be at least 35 feet from a single-family property line. Travis stated that they could take frontage from lots 80 & 81 and reevaluate property lines in order to meet code.
- Kim said that the plans show sizable areas of usable open space with walking trails plus sidewalks within the development and along Avon Belden. She asked about the entrance sign and if there was enough space before the first lot. Thom stated that it would be placed in a raised serpentine mound in the beds along the road frontage.
- Christina asked about the material composition of trails and asked that he stay away from the tops of banks. She said the maintenance crew has pretty robust equipment and she was concerned about getting the equipment in to maintain the stormwater features due to proximity of lot lines. Travis stated that they had plenty of square feet and could make the lots smaller.
- Christina stated that the ponds looked a little small. Travis stated that there was a lot of depth in the creek for storm water management. Christina stated that she wanted a hydraulic study of the bridge and was concerned about behind lots 30 & 31, there being a drainage issue and making a way to Route 83. She asked that they get a conveyance for stormwater there and stated that 20 feet wasn't wide enough for an open channel. Christina stated that they would need more than the 30-inch pipe because that was a lot to drain to the right-of-way. Travis said there would be swale forming in the front yard towards lot 39 and would get a conveyance into French Creek. He discussed storm sewers

down the lot lines of Wood Street. Christina commented that she didn't want open channel there and that there were lots of inlets there.

- Christina asked about sanitary sewer for lots 22 - 62. Travis discussed where gravity sewers were feasible and stated that from Aspen to Ridgeview they would have a low pressure grinder for lots 63 – 91 that would pump into that manhole. He stated that Street E and the southern portion of Street D would be via gravity and pump into that manhole.
- Toni asked that they submit copies of their developer agreement and HOA documents. Kim mentioned the City was currently updating its developer's agreement. Toni asked about the residents being responsible for the sewer on their property. Thom stated that the pumps were outside in the landscape beds and that the maintenance responsibility was listed in an addendum in their contracts.
- Guy asked that they check street names so as not to duplicate any already existing in the City. He discussed that some of the cluster lots (44 & 45) may not meet the setback requirement of open space to the east. He stated that lot 12, the east property line needed to be 15 feet. He stated lot 21 needed to meet the setback to open space. He said that lots 78 & 79 butting up against Rosebelle Ave were not meeting the 35-foot setback.
- Travis asked about removing the secondary access connecting to Roosevelt and Kim stated that there was concern about having only one way in during construction and in the long run for safety access, and that all city staff wanted that connection.

Next Steps

- Revisions must be received by October 2, 2023.

RECEIVED 10.2.2023

PRELIMINARY PLAN

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

PARCELS:

PARCEL	AREA	OWNER
0700019000010	15.3 AC	MARCELLA BALDAUF TRUSTEE
0700020101001	8.9 AC	MARCELLA BALDAUF TRUSTEE
0700020101042	26.2 AC	MARCELLA BALDAUF TRUSTEE

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.7 AC EXISTING RIGHT-OF-ROW
49.7 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT
CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

	PER CODE	SHOWN
-MIN. DEVELOPMENT AREA:	25 AC	49.7 AC
-MAX. DENSITY:	2.3 D.U./AC (115)	1.85 D.U./AC (92)
-MIN. REQUIRED OPEN SPACE:	20% GROSS (10.1 AC)	20.7% (10.3 AC)
-MAX. CLUSTER UNITS:	35% ALLOWABLE (40)	33% (38)
-MIN. CLUSTER-OPEN SPACE SB:	15'	VARIES
-MIN. CLUSTER-LOT PL SB:	35'	35' MIN.
-MIN. SING-FAM. LOT AREA:	12,800 SF	13,175 SF
-MIN. SING-FAM. LOT WIDTH:	80'-100', 85' AVG.	85'
-MIN. CORNER LOT WIDTH:	95' @ BLDG. LINE	95'
-MIN. SING-FAM. FRONT YARD:	30'-40', 35' AVG.	35'
-MIN. SING-FAM, SIDE YARD:	5' PER, 15' TOTAL	5', 7.5'
-MIN. SING-FAM. REAR YARD:	30'	30'
-MAX. BLDG. HEIGHT:	35'	35'
-MIN. CLUSTER FRONT YARD:	22' OFF EOP,SDWLK	22' OFF ROW
-MIN. PARKING PER UNIT:	2 ENCLOSED SPACES	2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
TOTAL NET PROJECT AREA: 49.7 AC

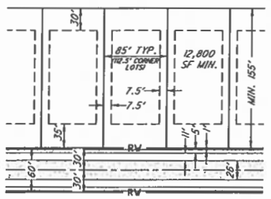
PHASE AREAS:	ROW AREA	LOT AREA	OPEN SPACE AREA	TOTAL AREA
PHASE 1:	2.6 AC	10.8 AC	4.3 AC	17.7 AC
PHASE 2:	4.1 AC	21.9 AC	6.0 AC	32.0 AC
	6.7 AC	32.7 AC	10.3 AC	49.7 AC

LINEAR FEET: 1,745 LF PHASE 1
2,715 LF PHASE 2
4,460 LF TOTAL

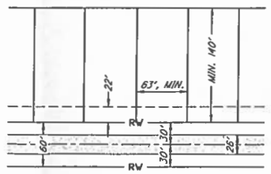
PROPOSED LOTS:	CLUSTER LOTS	SINGLE-FAMILY LOTS	
PHASE 1	31	10	
PHASE 2	7	44	
	38	54	92 TOTAL LOTS

NOTES:
1. LOTS 42-65 ARE SERVICED VIA A FORCE MAIN/PUMP STATION, THE REMAINDER OF THE DEVELOPMENT IS SERVICED VIA GRAVITY SEWER.

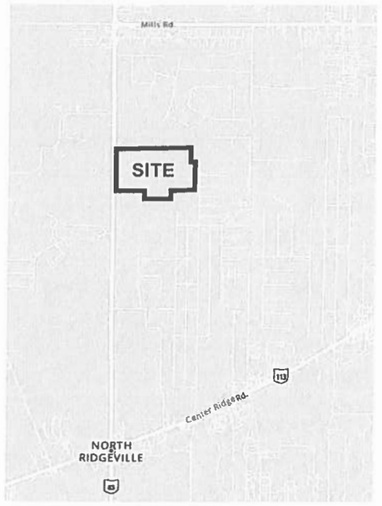
SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN SHEET



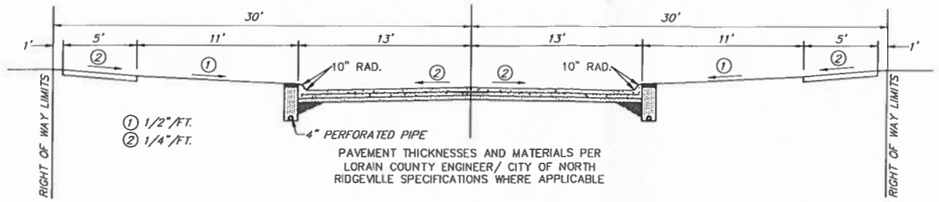
TYPICAL SINGLE-FAMILY UNIT
NO SCALE



TYPICAL CLUSTER UNIT
NO SCALE



LOCATION MAP
NO SCALE



PAVEMENT THICKNESSES AND MATERIALS PER LORAIN COUNTY ENGINEER/ CITY OF NORTH RIDGEVILLE SPECIFICATIONS WHERE APPLICABLE

TYPICAL PAVEMENT SECTION (60' ROW)
NO SCALE

DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OH 44274
CHRIS SCHMIDT, PE: 330-590-8004
GUY HANEY, PS: 330-590-8004

STATE OF OHIO
CHRISTOPHER M. SCHMIDT
E-80749
REGISTERED
PROFESSIONAL ENGINEER

CHRISTOPHER M. SCHMIDT, P.E. NO. E-80749 DATE

OWNER:
MARCELLA BALDAUF TRUSTEE
5725 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039

DEVELOPER:
DREES HOMES
6860 W. SNOWVILLE ROAD
SUITE 105
BRECKSVILLE, OHIO 44141
THOM SUTCLIFFE
440-746-6434

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	09/15/2023

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

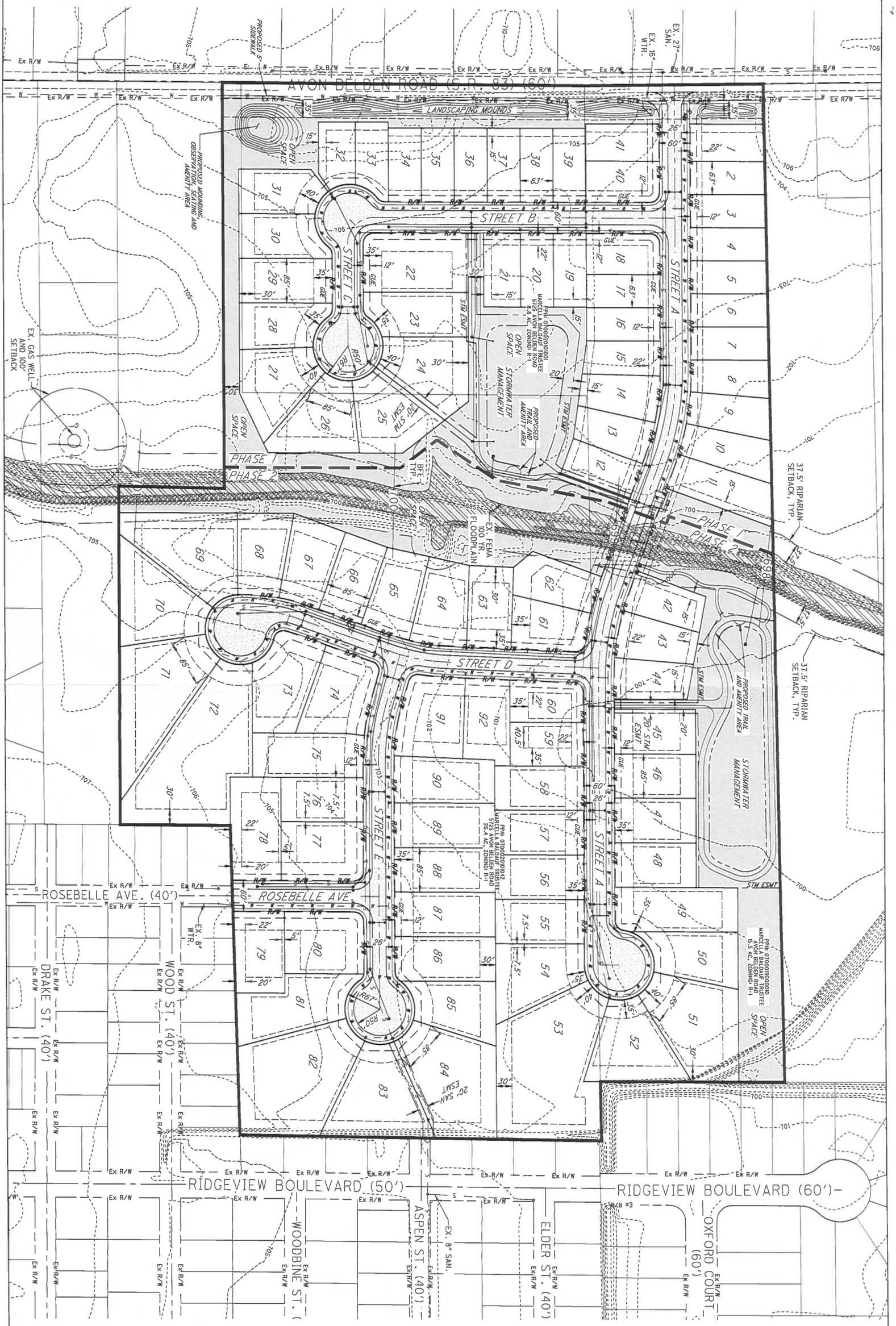
REVISION: SEPT. 29, 2023

THE CROSSING AT FRENCH CREEK

PRELIMINARY PLAN

PROJECT NUMBER
2193
DATE
2023-09-15

1/2



2/2	DATE	2023-09-15	PROJECT NUMBER	2193	THE CROSSING AT FRENCH CREEK PRELIMINARY PLAN	REVISION: SEPT. 29, 2023	N 0 40 80 160 SCALE (IN FEET) 1 inch = 80 ft.

DAVEY Resource Group
Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

LOT TYPE EXHIBIT

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

PARCELS:

PARCEL	AREA	OWNER
0700019000010	15.3 AC	MARCELLA BALDAUF TRUSTEE
0700020101001	8.9 AC	MARCELLA BALDAUF TRUSTEE
0700020101042	26.2 AC	MARCELLA BALDAUF TRUSTEE

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.7 AC EXISTING RIGHT-OF-ROW
49.7 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

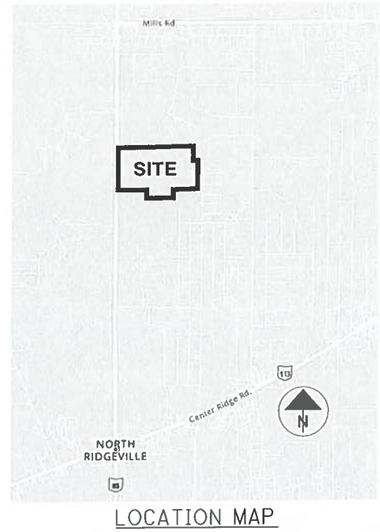
PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED & CLUSTER DEVELOPMENT

PROPOSED LOTS:

	CLUSTER LOTS	SINGLE-FAMILY LOTS	
PHASE 1	31	10	
PHASE 2	7	44	
	38	54	92 TOTAL LOTS

LEGEND:

- CLUSTER LOT
- SINGLE-FAMILY LOT
- OPEN SPACE



LOCATION MAP
NO SCALE

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

SCALE (IN FEET)
0 50 100 200
1 inch = 100 ft.

N

REVISION: SEPT. 29, 2023

THE CROSSING
AT FRENCH CREEK
LOT TYPE EXHIBIT
PRELIMINARY PLAN LAYOUT

PROJECT NUMBER
2193

DATE
2023-09-25

1 / 1

PRELIMINARY LANDSCAPE PLAN

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

● = SHADE/CANOPY TREE

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	09/15/2023

DEVELOPER:
DREES HOMES
6860 W. SNOWVILLE ROAD
SUITE 105
BRECKSVILLE, OHIO 44141
THOM SUTCLIFFE
440-746-6434

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

DAVEY Resource Group

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0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

N

THE CROSSING AT FRENCH CREEK

PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER
2193
DATE
2023-09-15

1 / 1

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

September 12, 2023

Thom Sutcliffe
Drees Homes
6860 W. Snowville Road, Suite 105
Brecksville, OH 44141

SUBJECT: **The Crossing at French Creek – Trip Generation Analysis**
City of North Ridgeville, Ohio

Dear Mr. Sutcliffe,

Davey Resource Group, Inc. (DRG) has completed a trip generation analysis for your proposed single family detached housing development located on the east side of Avon Belden Road (S.R. 83) in North Ridgeville, Ohio. There are 92 single-family detached housing units proposed on the property.

Trip Generation

Vehicular trip generation was completed for the site using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Using Land Use Code *210, Single-family Detached Housing* the trip generation is shown in the table below.

Table 1 - Trip Generation Summary

Development	Land Use Code	Size	Weekday	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
The Crossing at French Creek	210	92 units	935	17	52	58	34
Net New External Trips				69		92	

Conclusions

As seen by the table above, this development is anticipated to generate 69 peak hour trips in the AM peak and 92 peak hour trips in the PM peak.

Respectfully,
Davey Resource Group, Inc.

Eric W. Smith, PE, PTOE, MBA
Director of Transportation Engineering

STATE OF OHIO · ERIC WILLIAM SMITH · E-58426 · REGISTERED PROFESSIONAL ENGINEER

PTOE · PROFESSIONAL TRAFFIC OPERATIONS ENGINEER · TRANSPORTATION PROFESSIONAL CERTIFICATION BOARD, INC.

DAVEY
Proven Solutions for a Growing World

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Letter of Transmittal

DATE: September 15, 2023

RE: 2193 (DRGENG#) Drees Homes – Baldauf – The Crossing @ French Creek

TO: City of North Ridgeville
Planning Commission
7307 Avon Belden Road
North Ridgeville, OH 44039
440-353-0819

VIA: Hand Delivery

Quantity	Description
1	Planning Commission Application
1	Check for Application Submittal Fees in the amount of $300
1	Check for Engineering Department in the amount of $375
9	Combined: Traffic Impact Study Preliminary Plan set – 11" x 17" bond
1	Combined: Traffic Impact Study Preliminary Plan set – 22" x 34" bond

Please accept these submittal exhibits for inclusion on the 10/10 Planning Commission Agenda.

Let me know if you require anything additional, thank you.

Sara Cheney
330-590-8004 x4711
sara.cheney@davey.com
Davey Resource Group

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
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September 12, 2023

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PTOE · PROFESSIONAL TRAFFIC OPERATIONS ENGINEER · TRANSPORTATION PROFESSIONAL CERTIFICATION BOARD INC.

DAVEY Proven Solutions for a Growing World

RECEIVED 9.25.2023

LOT TYPE EXHIBIT

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

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0700020101001	8.9 AC	MARCELLA BALDAUF TRUSTEE
0700020101042	26.2 AC	MARCELLA BALDAUF TRUSTEE

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.7 AC EXISTING RIGHT-OF-ROW
49.7 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED & CLUSTER DEVELOPMENT

PROPOSED LOTS:

	CLUSTER LOTS	SINGLE-FAMILY LOTS	
PHASE 1	31	10	
PHASE 2	9	42	
	40	52	92 TOTAL LOTS

LEGEND:

- CLUSTER LOT
- SINGLE-FAMILY LOT
- OPEN SPACE

LOCATION MAP

NO SCALE

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

SCALE (IN FEET)
1 inch = 100 ft.
0 50 100 200

N

THE CROSSING
AT FRENCH CREEK
LOT TYPE EXHIBIT
PRELIMINARY PLAN LAYOUT

PROJECT NUMBER
2193

DATE
2023-09-25

1
1

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SCALE (IN FEET)
1 inch = 200 ft.

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LOCATION MAP
NO SCALE

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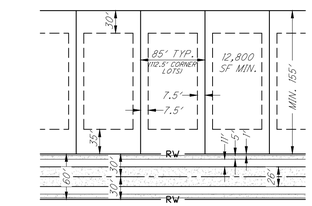
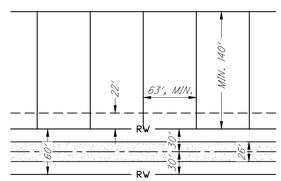


TYPICAL SINGLE-FAMILY UNIT
NO SCALE



TYPICAL CLUSTER UNIT
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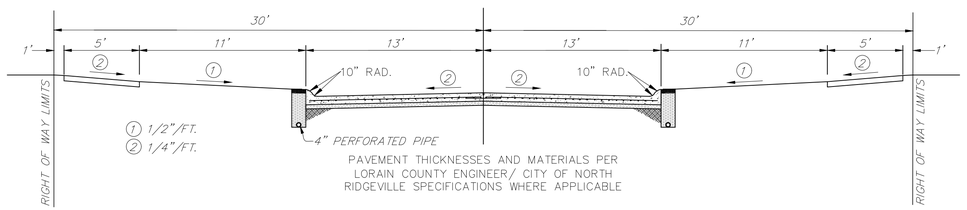

PAVEMENT THICKNESSES AND MATERIALS PER LORAIN COUNTY ENGINEER/ CITY OF NORTH RIDGEVILLE SPECIFICATIONS WHERE APPLICABLE

TYPICAL PAVEMENT SECTION (60' ROW)
NO SCALE

PRELIMINARY PLAN

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

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SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.7 AC EXISTING RIGHT-OF-ROW
49.7 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT
CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

	PER CODE	SHOWN
-MIN. DEVELOPMENT AREA:	25 AC	49.7 AC
-MAX. DENSITY:	2.3 D.U./AC (115)	1.85 D.U./AC (92)
-MIN. REQUIRED OPEN SPACE:	20% GROSS (10.1 AC)	20.3% (10.1 AC)
-MAX. CLUSTER UNITS:	35% ALLOWABLE (40)	35% (40)
-MIN. CLUSTER-OPEN SPACE:	15'	VARIES
-MIN. CLUSTER-LOT PL	35'	35' MIN.
-MIN. SING-FAM. LOT AREA:	12,800 SF	13,175 SF
-MIN. SING-FAM. LOT WIDTH:	80'-100', 85' AVG.	85'
-MIN. CORNER LOT WIDTH:	95' @ BLDG. LINE	95'
-MIN. SING-FAM. FRONT YARD:	30'-40', 35' AVG.	35'
-MIN. SING-FAM. SIDE YARD:	5' PER, 15' TOTAL	7.5'
-MIN. SING-FAM. REAR YARD:	30'	30'
-MAX. BLDG. HEIGHT:	35'	35'
-MIN. CLUSTER FRONT YARD:	22' OFF EOP,SDWLK	22' OFF ROW
-MIN. PARKING PER UNIT:	2 ENCLOSED SPACES	2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
TOTAL NET PROJECT AREA: 49.7 AC

PHASE AREAS:	ROW AREA	LOT AREA	OPEN SPACE AREA	TOTAL AREA
PHASE 1:	2.6 AC	11.0 AC	4.1 AC	17.7 AC
PHASE 2:	4.1 AC	21.9 AC	6.0 AC	32.0 AC
	6.7 AC	32.9 AC	10.1 AC	49.7 AC

LINEAR FEET: 1,745 LF PHASE 1
2,715 LF PHASE 2
4,460 LF TOTAL

PROPOSED LOTS:	CLUSTER LOTS	SINGLE-FAMILY LOTS	
PHASE 1	31	10	
PHASE 2	9	42	
	40	52	92 TOTAL LOTS

NOTES:
1. LOTS 42-65 ARE SERVICED VIA A FORCE MAIN/PUMP STATION, THE REMAINDER OF THE DEVELOPMENT IS SERVICED VIA GRAVITY SEWER.

SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN SHEET

DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OH 44274
CHRIS SCHMIDT, PE: 330-590-8004
GUY HANEY, PS: 330-590-8004

STATE OF OHIO
CHRISTOPHER M. SCHMIDT
E-80749
REGISTERED PROFESSIONAL ENGINEER

CHRISTOPHER M. SCHMIDT, P.E. NO. E-80749 DATE

OWNER:
MARCELLA BALDAUF TRUSTEE
5725 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039

DEVELOPER:
DREES HOMES
6860 W. SNOWVILLE ROAD
SUITE 105
BRECKSVILLE, OHIO 44141
THOM SUTCLIFFE
440-746-6434

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	09/15/2023

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THE CROSSING AT FRENCH CREEK
PRELIMINARY PLAN

PROJECT NUMBER
2193
DATE
2023-09-15

File: K:\Dev engr\Projects\2193 French Creek\2193 French Creek.dwg Date: 2023/09/15 Time: 8:52:41 Plotted: 9/15/2023 4:57 PM By: DBOSS Plotter: DWG To PDF.pc3 Scale: 1:1 Page Setup: (----)

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
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DAVEY Resource Group

SCALE (IN FEET)
1 inch = 80 ft.
0 40 80 160

N

THE CROSSING AT FRENCH CREEK
PRELIMINARY PLAN

PROJECT NUMBER
2193

DATE
2023-09-15

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PRELIMINARY LANDSCAPE PLAN

FOR

THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

= SHADE/CANOPY TREE

SUBMITTAL INDEX	
SUBMITTAL	DATE
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SCALE (IN FEET)
1 inch = 100 ft.
0 50 100 200

N

THE CROSSING AT FRENCH CREEK
PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER
2193
DATE
2023-09-15

1 / 1

User: kclyde eng\projects\2193 Innovation\Civil\2193 pp-10 landscape plan.dwg Saved: 9/14/2023 12:03 PM (mcdonald) Plotted: 9/14/2023 1:17 PM (mcdonald) PAPERSPACE (1:1) Page Setup: (----)