

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

TO BE HELD ON SEPTEMBER 1, 2020
150 AVON BELDEN ROAD 7:30 P.M.

TO CONSIDER PROPOSED:

REVISED - GENERAL DEVELOPMENT PLAN KREBS ROAD PLANNED UNIT DEVELOPMENT

CASE NO. 021-20

REQUEST OF UNITED MODEL HOMES/JIM GAMELLIA-ROCKWOOD, LLC
AVON LAKE, FOR RECOMMENDATION OF APPROVAL TO CITY
COUNCIL FOR A **REVISED** - GENERAL DEVELOPMENT PLAN FOR THE
KREBS ROAD PLANNED UNIT DEVELOPMENT (**Revision to Units on
Woodbridge Way and Flag Lots only.** THE DEVELOPMENT IS LOCATED
SOUTH OF PARKSIDE DRIVE, EAST OF CORONADO CIRCLE AND WEST
OF HUNT CLUB DRIVE AND NORTH OF THE RAILROAD TRACKS
WITHIN A R-1 RESIDENTIAL ZONING DISTRICT.

COPIES OF THE GENERAL DEVELOPMENT
PLAN ARE ON FILE AND MAY BE VIEWED
IN THE PLANNING DEPARTMENT, 150 AVON
BELDEN ROAD. 440-930-4101

VIRTUAL AND PUBLIC PLANNING COMMISSION MEETING PROCESS FOR THE PUBLIC

IN ACCORDANCE WITH THE STATE OF OHIO HB 197 AND THE RECOMMENDED COVID-19 VIRUS PREVENTION GUIDELINES, AVON LAKE PLANNING COMMISSION WILL CONDUCT A VIRTUAL AND PUBLIC PLANNING COMMISSION MEETING

FOR YOUR SAFETY, THE PUBLIC IS ENCOURAGED TO USE THE COMMUNICATION METHODS BELOW.

THE PUBLIC HEARING PORTION OF THE MEETING WILL BE LIMITED IN NUMBER. BASED ON THE NUMBER OF PEOPLE THAT SHOW UP TO THE MEETING. NO MORE THAN 3 PEOPLE IN THE ROOM AT A TIME. WE ENCOURAGE YOU TO WATCH THE MEETING VIRTUALLY AND SUBMIT COMMENTS VIA E-MAIL OR TEXT. WE SUGGEST CHOOSING A MEETING DESIGNEE. PER PC RULES AND REGULATIONS YOU WILL HAVE 3 MINUTES TO SPEAK WITH A LIMIT OF 30 MINUTES TOTAL OF PUBLIC COMMENTS.

VIRTUAL PLANNING COMMISSION MEETING PROCESS FOR THE PUBLIC

SCHEDULE:

9/1/20 PLANNING COMMISSION REGULAR PC MEETING – Open to Public for Public Hearing Portion Only – Limited Public let into meeting for hearing. The rest of the meeting is closed to the public.

9/1/20 PLANNING COMMISSION WORK SESSION – CLOSED TO THE PUBLIC

HOW TO SUBMIT A COMMENT OR QUESTION TO PLANNING COMMISSION

ALL COMMENTS **MUST** INCLUDE THE CASE NO. OR GENERAL TOPIC FROM THE AGENDA, YOUR NAME AND ADDRESS

BEFORE THE MEETING:

EMAIL – Send to CSpring@AvonLake.org – deadline is 4:30 on the day of the meeting

LETTER- place a letter in the drop-box outside of City Hall, 150 Avon Belden Road, deadline is 4:30 on the day of the meeting

TEXT – 440-787-4102 – deadline is up to the time of the public hearing portion of the meeting. Public Comments will be closed when the public hearing portion of the meeting is closed.

Submissions that don't follow the instructions, or that contain abusive language will not be read

MEETING WILL BE STREAMED LIVE AT 7:30 PM

Streams available on: www.AvonLake.org and ALCTV (WOW! Channel 21 & Spectrum channel 1025)

We appreciate your cooperation through these difficult times in order to protect each other in our community during this Pandemic Emergency.

at any regular or special meeting.

PORTION OF PC Rules & Regulations

- (b) Any person, other than a member of the Commission, who wishes to speak at a regular or special meeting with respect to a case or matter before the Commission, must do so under oath. The oath shall be administered by the Law Director or Assistant Law Director or, in the event neither of them is in attendance, by the Chairperson or Pro tem Chairperson. Except as set forth in paragraph (d) of this section or in Article V, no person may address the Commission more than once on any matter during a meeting of the Commission, unless granted permission by the Chairperson.
- (c) Except as set forth in Article V, persons speaking on any case or matter shall address the Commission as a body and not any specific member of the Commission or anyone else. No person other than members of the Commission and the person having the floor shall be permitted to enter any discussion, either directly or through a member of the Commission, without the permission of the Chairperson. No question shall be directed to a Commission member except through the Chairperson.
- (d) Except as set forth in Article V, the order and times permitted for remarks by anyone other than a member of the Commission at a regular or special meeting or at a work session with respect to a case or matter before the Commission shall be as follows:
- (i) fifteen (15) minutes maximum for presentation by the applicant;
 - (ii) three (3) minutes maximum per person for comment with a maximum of thirty (30) minutes for all persons wishing to comment; and
 - (iii) five (5) minutes maximum for the applicant to respond to comments.
- (e) During the general public comments portion of a meeting, each person shall have a maximum of three (3) minutes to comment, and there shall be a maximum of thirty (30) minutes for all persons wishing to comment.
- (f) Notwithstanding the time limits set forth in paragraphs (d) and (e) above, the Chairperson shall have the right to prohibit or limit repetitive comments. Any voting member of the Commission may by motion request an extension of any of the foregoing time limits and it will be granted with the affirmative vote of two-thirds (2/3) of the voting members of the Commission in attendance.

8. The order of business for a Commission's regular meeting shall be as follows:

- (a) Roll call
- (b) Approval of minutes
- (c) General correspondence/announcements
- (d) Council report
- (e) Swearing in
- (f) Presentation by applicant
- (g) Tabled cases (correspondence/presentation by staff and applicant/public hearing, if required/public comments)
- (h) New cases (correspondence/presentation by staff and applicant/public hearing, if required/public comments).
- (i) Other business
- (j) General public comments
- (k) Adjournment

9. Any person, group or delegation wishing to schedule an appearance before the Commission

WOODBIDGE TOWNHOMES

PRELIMINARY WATER QUALITY VOLUME CALC:

IMPERVIOUS AREAS & RUNOFF COEFFICIENTS:
 (15 HOMES & PATIOS: 21,000)+(15 DR. & APRONS: 8,000)
 +(ST. PAVT: 23,800)+(WALKS: 3,400)+(RET. POND: 4,300)
 = 60,500 SQ. FT. = 1.39 AC.

WITH 8.69 AC. TRIB. ONSITE & UPSTREAM AFTER DEV.
 PERCENT IMPERVIOUS = 1.39 / 8.69 = 16%

RUNOFF COEFFICIENTS:

BEFORE DEVELOPMENT = 0.30 (WOODED)
 AFTER DEV.
 = [(7.30 AC.)(0.30)+(1.39 AC.)(0.95)]/8.69 AC. = 0.40

POUND VOLUME DATA	AREA	AVE AREA	VOLUME	CUMUL.
ELEVATION	(SQ FT)	(SQ FT)	(CU FT)	(CU FT)
(DATA)	(SQ FT)	(SQ FT)	(CU FT)	(CU FT)
624.50	4,240	0	0	0
625.00	5,060	4,650	2,325	2,325
626.00	6,790	5,920	2,960	5,285
627.00	8,490	7,635	3,818	9,103
628.00	10,280	9,385	4,693	13,796
629.00	12,140	11,210	5,605	19,401
630.00	14,050	13,095	6,553	25,954
630.50	15,020	14,535	7,268	33,222

WATER QUALITY VOLUME REQUIRED:

RV = 0.05 + 0.9(FRACTION IMPERV., AFTER DEV.)
 = 0.05 + 0.9(16) = 0.194
 WQV = (RV)(TOTAL AREA TRIB.)(0.90)^{1/2}
 = (0.194)(8.69 AC.)(0.90)^{1/2}
 = 0.128 AC.-FT. (X 43,560 = 5,510 CU. FT.)
 (OCCURS AT 625.54 FROM ABOVE POND VOLUME DATA)

ORIFICE SIZE:

HEAD FOR WATER QUALITY ORIFICE AT 80% W.Q. VOLUME
 = (825.54 - 624.50) - 0.06 = 0.98
 AVE. DISCH. FOR 100% W. Q. VOLUME, Q
 = 5,510 CU. FT. / (24 HR. * 3600 S/HR.) = 0.064 CFS.
 ORIFICE REQ. TO PROVIDE AVE. DISCH. AT 1/2 W.Q.V. RISE
 A = 0 / (0.064 * (64.4 * 10.5)) = 0.004 / 0.676 = 0.0059
 = 0.0134 S.F. = 1.93 SQ. IN.
 USE 1.5" DIA. ROUND HOLE, A = 1.77 S.I.

ZONING DISTRICT: R-1

UNDEVELOPED LAND PERMANENT PARCEL #
 04-00-028-116-075

SANITARY DISTRICT: S-12

STORM DISTRICT:
 HIGHLAND & GABLE

WOODBIDGE TOWNHOMES

PRELIMINARY STORM WATER MANAGEMENT CALCULATION SUMMARY:
 (TAKEN FROM APRIL 2020 PRELIMINARY STORM WATER MANAGEMENT PLAN SUBMITTED TO CITY)

	DESIGN STORM RETURN PERIOD (YEARS)	25	100
BEFORE DEVELOPMENT: (AREA TO BE DEV. TRIB. TO BASIN) TRSS PEAK RUNOFF RATE (CFS)	1	3	6
ALLOWABLE POST-DEV. RUNOFF: (AREA TO BE DEV. TRIB. TO BASIN) TRSS PEAK RUNOFF RATE (CFS)	1	1	1
UPSTREAM AREA TO REMAIN UNDEVELOPED: TRSS PEAK RUNOFF RATE (CFS)	4	7	12
ALLOWABLE BASIN DISCH.	5	8	13
MAX. DISCH. FROM ROCKWOOD BASIN	1.84	5.89	12.90
MAX. BASIN PONDING ELEV.	626.05	626.60	627.32

WOODBIDGE ESTATE LOTS

WATER QUALITY VOLUME CALCULATIONS AND STORM WATER MANAGEMENT CALCULATIONS WILL BE SUBMITTED WITH FUTURE LOT SPLIT AFTER FUTURE ENVIRONMENTAL PERMITTING PROCESS ALLOWS FOR DETERMINATION OF THE TOTAL NUMBER OF HOMES AND THE ALLOWABLE LOCATION OF ANY SHARED STORMWATER MANAGEMENT FEATURES. IF STORMWATER MANAGEMENT CAN NOT BE ACCOMPLISHED ON EACH LOT WITH INDIVIDUAL INDEPENDENT SYSTEMS THEN ONE OF THE ESTATE LOTS WILL NEED TO BE CONVERTED TO A COMMON BLOCK AS A LOCATION FOR A SHARED STORMWATER BASIN.

RECREATIONAL OPEN SPACE:

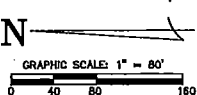
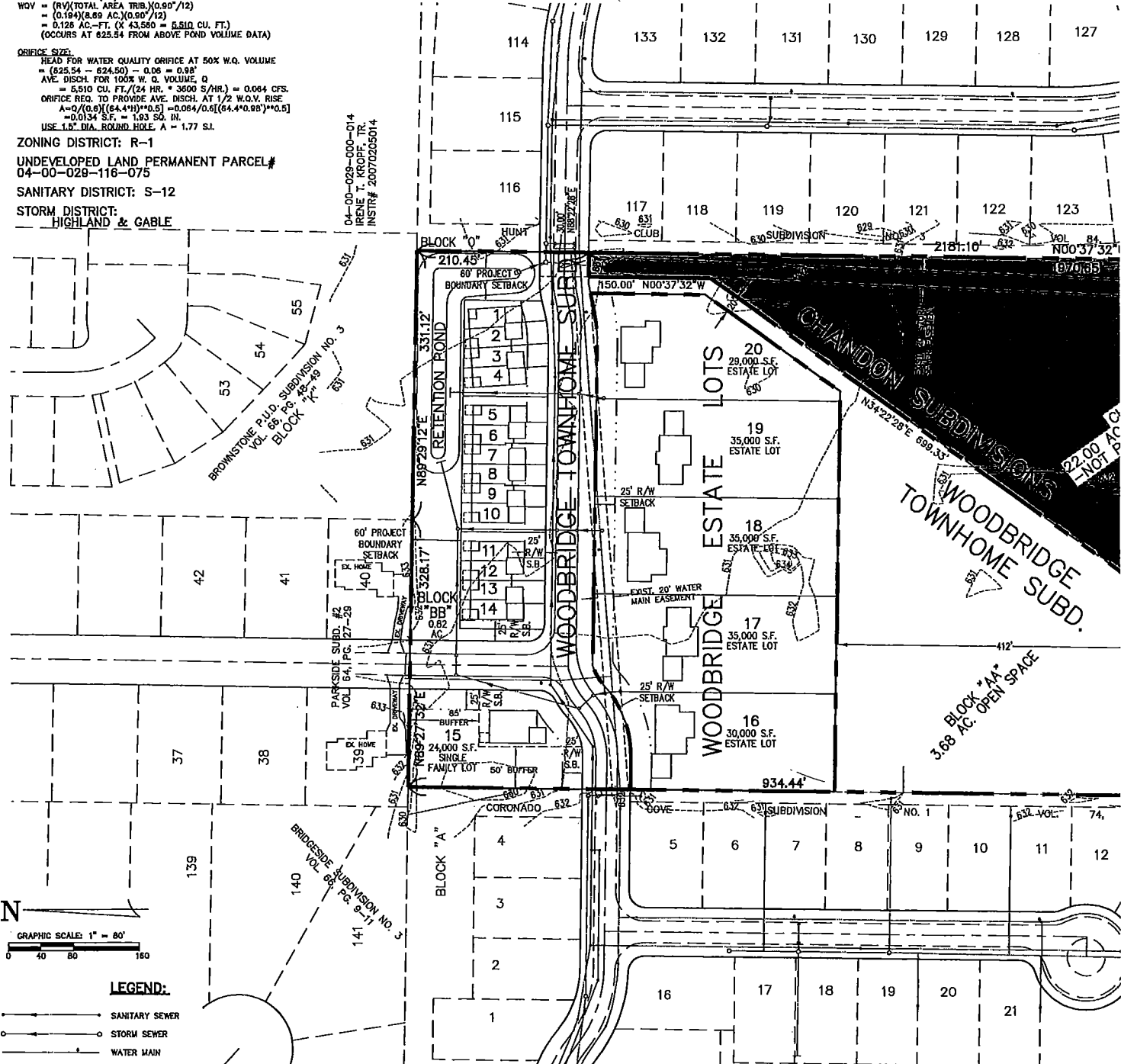
CRITERION USED FOR AREA SATISFYING 1252.06(A) WAS TO COUNT ONLY THAT PART OF THE OPEN SPACE AREA THAT HAS A MINIMUM WIDTH OF 40' AND A MINIMUM CONTIGUOUS AREA OF 1/2 ACRE. RETENTION BASINS AND PERIMETER MOUNDS WERE NOT INCLUDED IN RECREATIONAL OPEN SPACE AREA.

BLOCK	AREA (AC.)	AREA SATISFYING 1252.06 (A)
A	1.72	0.00
B	0.09	0.00
C	2.18	2.04
D	0.63	0.00
E	1.75	1.75
F	5.68	5.68
TOTAL	12.01	10.13

BLOCK	AREA (AC.)	AREA SATISFYING 1252.06 (A)
AA	3.88	3.88
BB	0.82	0.00
TOTAL	4.50	3.53

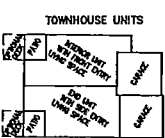
NOTES:

- ALL NEW S'
- 27' WIDE P.
- SIDEWALKS
- WOODBIDGE SECTIONS W
- LANDSCAPE PROJECT BY EACH SINGL SPACE TO U
- 1/2" WIDE UT
- EXCEPTION REQUIREMENT
- LANDSCAPING ARE TO BE REMAIN AS SEWER EAS SPACE BLCK WHICH WILL
- 7.1. LANDSC
- 7.2. MAINTEN
- 7.3. MAINTEN
- 7.4. SIDEWAL
- 7.5. KEEPING
- B. ASSOCIATION PERFORMED
9. PLAN FOR C
10. UNDERGROU
11. CONTOUR LI



LEGEND:

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- SETBACK LINES



DEVELOPMENT STATISTICS:	ORDINANCE REQUIREMENTS	CHANDON SUBD. (AS BUILT)	WOODBIDGE TOWNHOMES	WOODBIDGE ESTATE LOTS	COMBINED KREBS ROAD P.U.D.
SUBDIVISION AREA EXCLUDING EXISTING R/W	20 AC. MINIMUM	22.00 AC.	6.40 AC.	4.80 AC.	33.00 AC.
OPEN SPACE IN BLOCKS	25% MINIMUM	12.01 AC. = 55%	4.50 AC. = 70%	0 AC. = 0%	16.51 AC. = 50%
RECREATIONAL OPEN SPACE	12.5% MINIMUM	10.13 AC. = 46%	3.53 AC. = 55%	0 AC. = 0%	13.66 AC. = 41%
NUMBER OF UNITS	2.5 UN/AC. MAX.	55 = 2.50 UN/AC.	15 = 2.34 UN/AC.	5 = 0.92 UN/AC.	75 = 2.27 UN/AC.

REVISIONS	8/13/2020	REVISED PER PLANNING COMMISSION CC