

City of Streetsboro
Planning and Zoning Commission



AGENDA

Regular Meeting
February 11, 2025
7:00 p.m.
555 Frost Rd., Ste. 100, Streetsboro, Ohio 44241

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL

4. DISPOSITION OF MINUTES:

September 10, 2024; October 8, 2024; November 12, 2024; December 10, 2024; January 29, 2025

5. OLD BUSINESS

6. SIGN REVIEW CHAPTER 1159

7. NEW BUSINESS

a. Site Plan Amendment #SPA25-1

To construct a service garage at Evergreen Cemetery | 8501 St. Rt. 14

b. Major Subdivision Preliminary Plan Review #MJP25-1

Proposed preliminary plan for The Villas at Boulder Creek subdivision | Parcel #35-027-00-00-001-025

c. Schedule the Planning and Zoning Commission meeting date for the month of November 2025

d. Amendments to the 2025 Rules and Regulations for The Planning and Zoning Commission

8. REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Administratively approved signs:

| | | |
|-----------------------|---------------------|----------------------------------|
| AYR | 9800 ST RT 14 STE 2 | (1) Wall sign, (2) tenant panels |
| Wingstop | 9515 ST RT 14 | (1) Wall sign, (2) tenant panels |
| DSV | 9780 MOPAR | (2) Wall signs |
| Jones Lake Management | 645 MONDIAL PW | (1) reface planter sign |

9. CITIZENS' COMMENTS

10. COMMISSION MEMBER COMMENTS:

The next Planning and Zoning Commission meeting will be held on Tuesday, March 11, 2025, at 7 p.m. in City Council Chambers, 555 Frost Rd., Streetsboro, Ohio 44241.

11. ADJOURNMENT

City of Streetsboro

Planning and Zoning Commission

February 11, 2025

#SPA25-1

EVERGREEN CEMETERY SERVICE GARAGE

8501 ST. RT. 14

SITE PLAN AMENDMENT TO CONSTRUCT A NEW
BUILDING AT EVERGREEN CEMETERY

Administrative Offices

9184 St. Rt. 43
Streetsboro, Ohio 44241-5322
(330) 626-4942

City of Streetsboro



Service Department

2094 St. Rt. 303
Streetsboro, Ohio 44241-1707
(330) 626-2856

Date: January 10, 2025

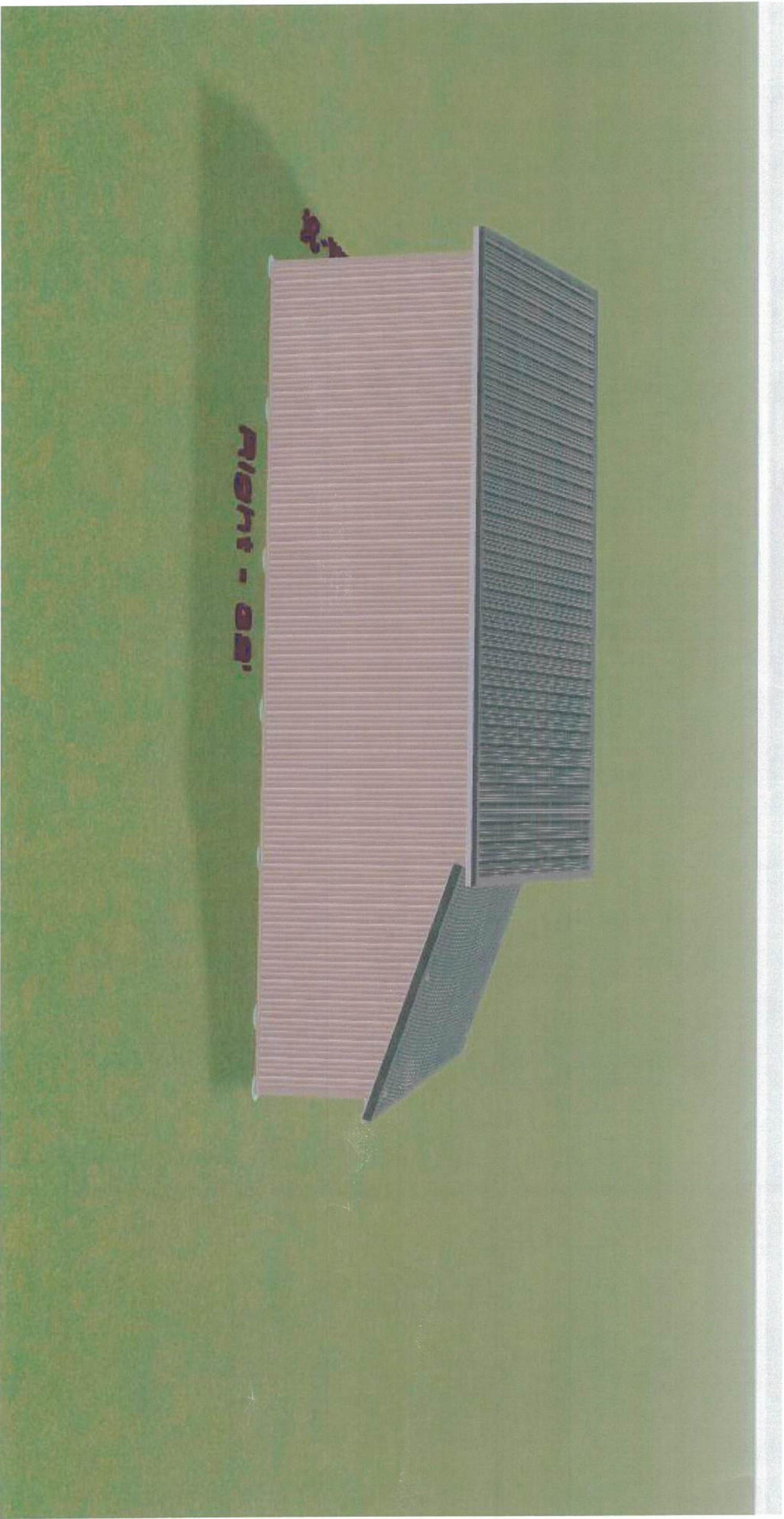
The City of Streetsboro Cemetery Barn project will take place on 8501 State Route 14, Streetsboro Ohio, (Parcel # 35-077-00-00-008-000) at the Evergreen Cemetery.

Thank you,

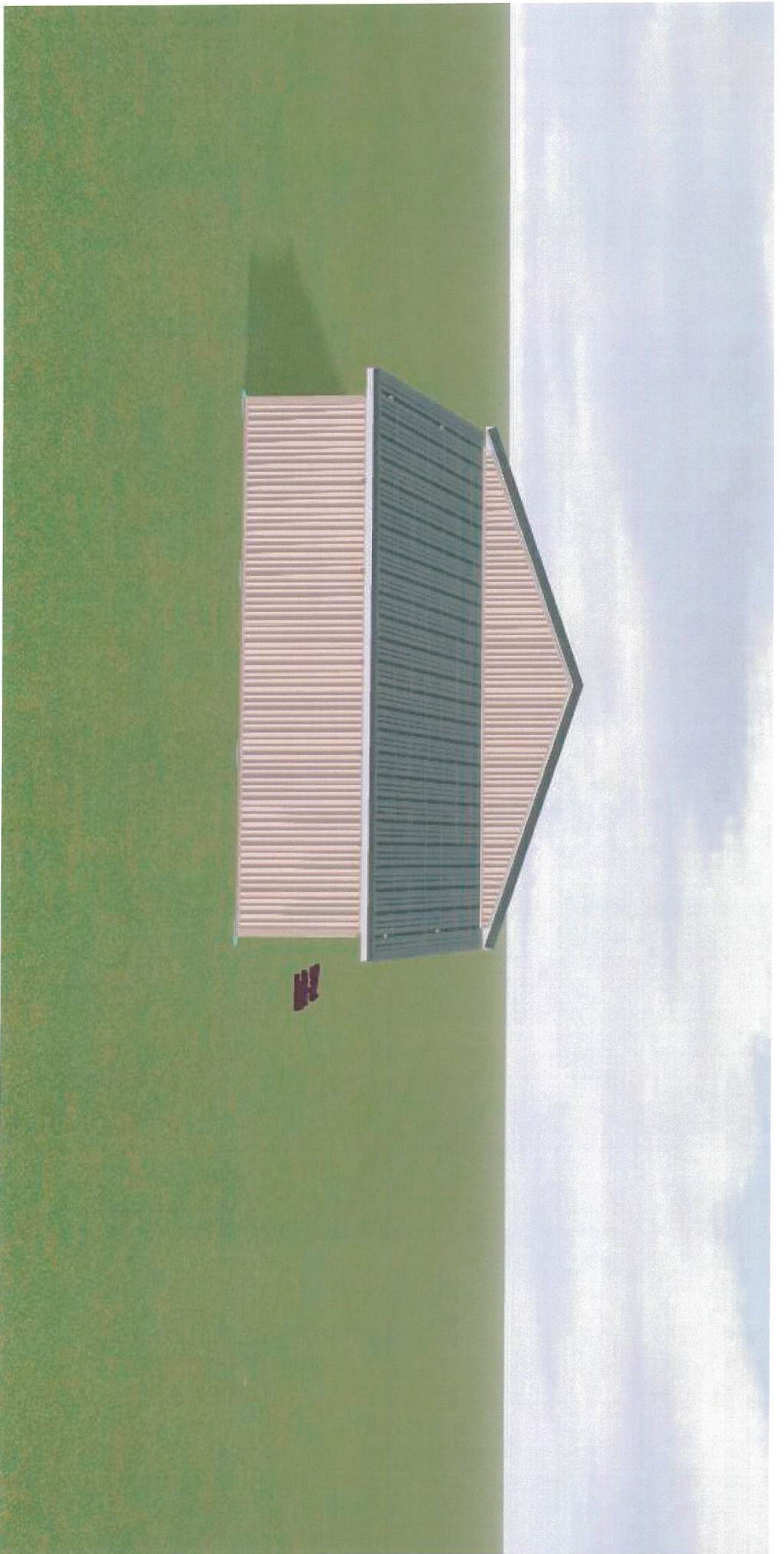
Bill Miller, Service Department

X

Bill Miller
Service Director



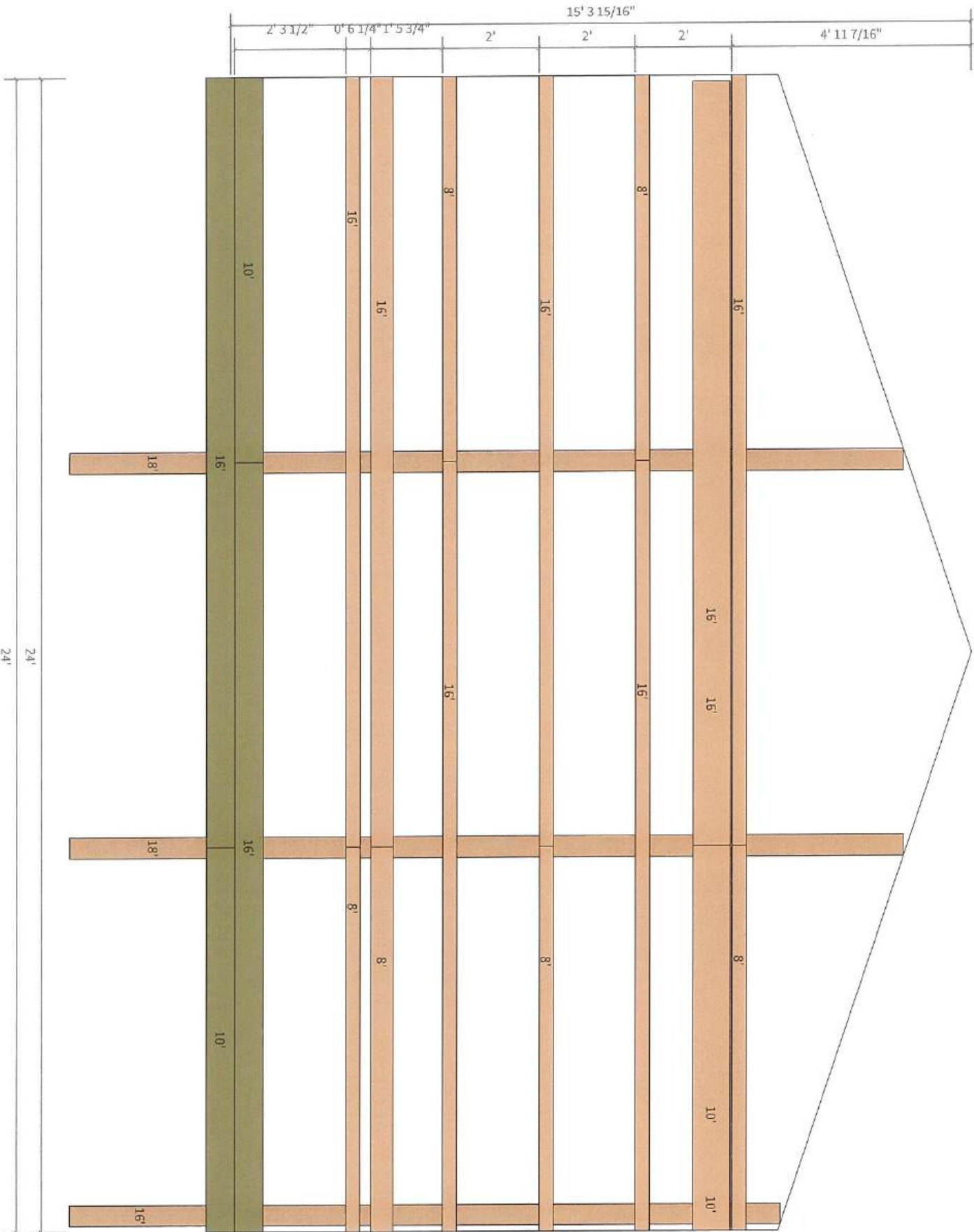


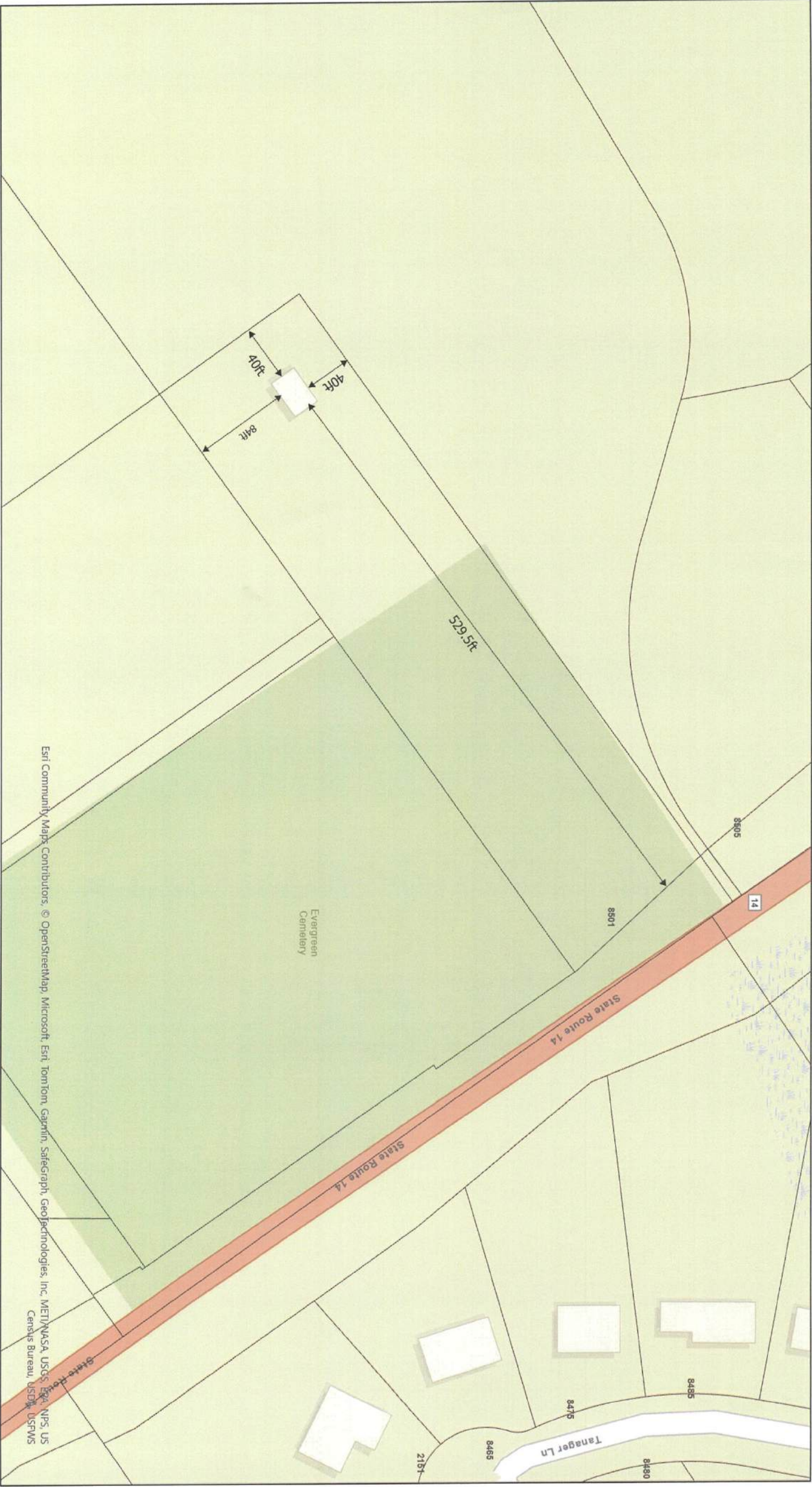


Assembly Drawing - EXT-2

Materials

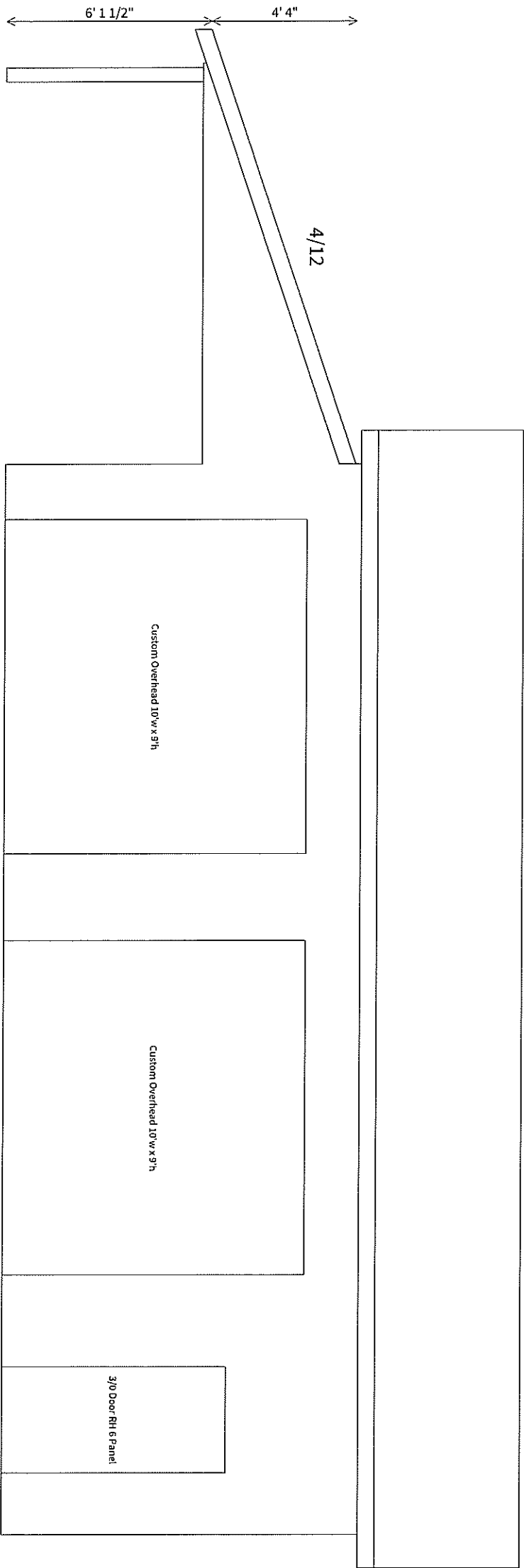
| Usage | Material |
|------------|----------------------------|
| SkirtBoard | 2x8 Treated T&G Skirtboard |
| Girt | 2x4 SPF |
| Girt | 2x6 SPF |





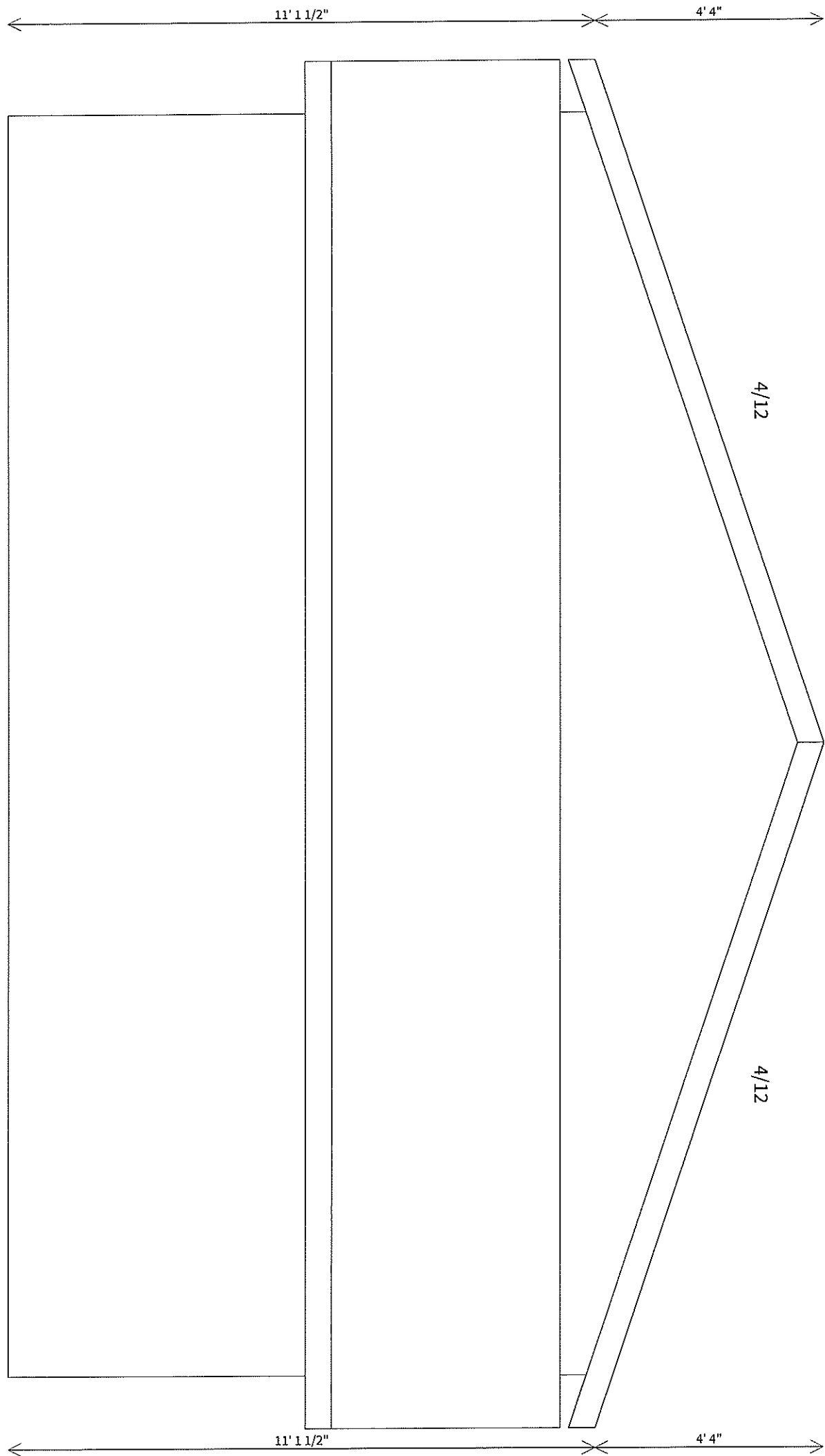
Left Elevation

Job: M.A.S. Constuction -Streetsboro Cemetery 24x32x11
Date: 1/7/2025
Time: 7:22 AM



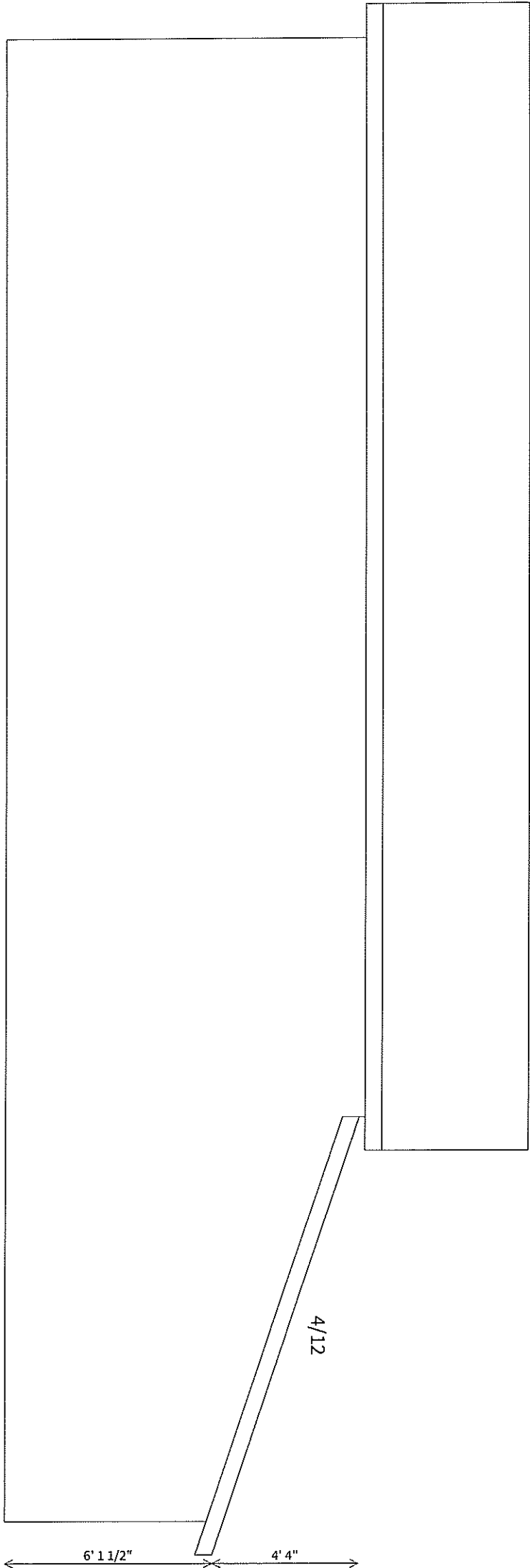
Front Elevation

Job: M.A.S. Constuction -Streetsboro Cemetery 24x32x11
Date: 1/7/2025
Time: 7:22 AM



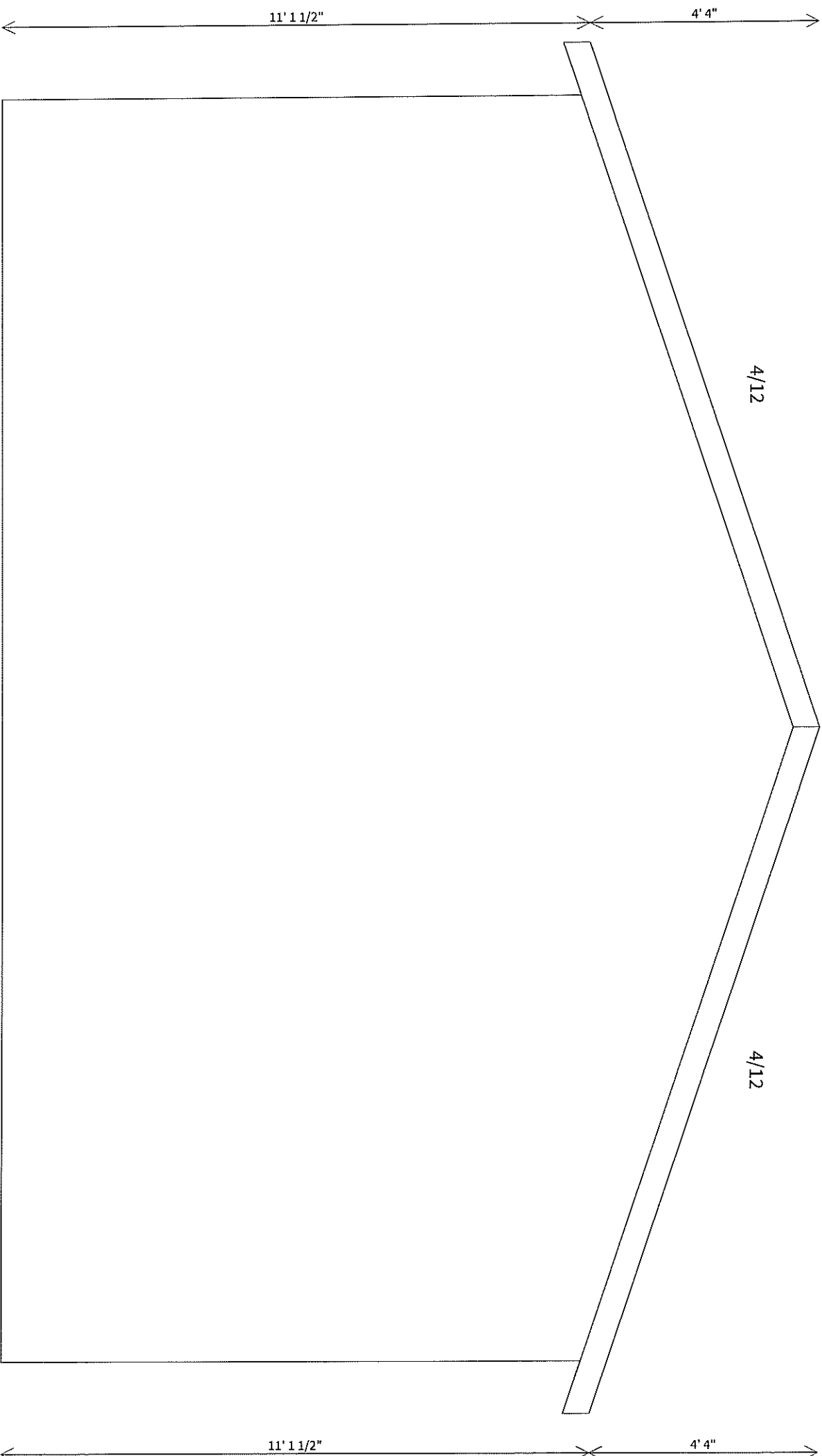
Right Elevation

Job: M.A.S. Constuction -Streetsboro Cemetery 24x32x11
Date: 1/7/2025
Time: 7:22 AM



Back Elevation

Job: M.A.S. Constuction -Streetsboro Cemetery 24x32x11
Date: 1/7/2025
Time: 7:22 AM





PREMIER

METAL SUPPLY

1597 State Road 38 • Moravia, NY 13118 • (518) 750-4581 • premiermetalsupply.com



Arctic White

Polar White

Ivory

Light Stone

Tan

Buckskin

Brown

Ivy Green

Evergreen

Burnished Slate

Evergreen Crinkle

Burnished Slate Crinkle

Charcoal Gray Crinkle

Black Crinkle

Acrylic Galvalume

Hawaiian Blue

Gallery Blue

Rural Red

Dark Red

Burgundy

Ash Gray

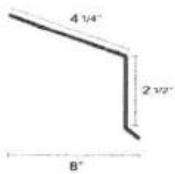
Old Town Gray

Charcoal Gray

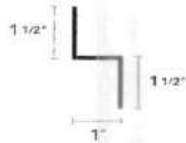
Matte Black



Denver Eave



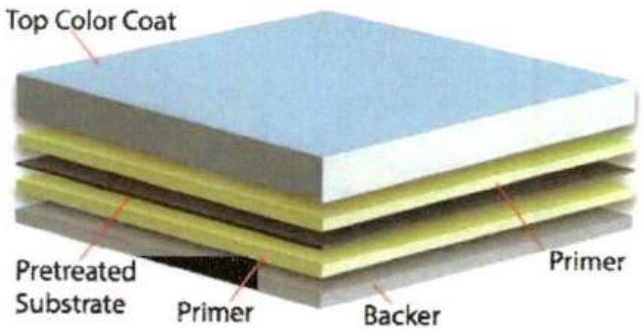
Z Trim



WEATHERXL COATING SYSTEM

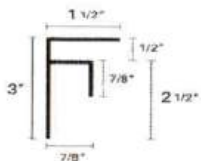
WeatherXL is a two coat SMP resin system with a total Dry Film Thickness (DFT) of 0.9 to 1.1 mils.

Top Color Coat

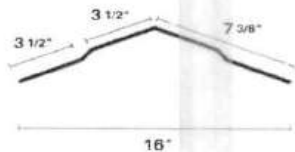


Top coat: 0.7 to 0.8 mils Primer: 0.2 to 0.3 mils
Backer: 0.2 to 0.3 mils

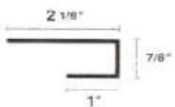
FJ Channel



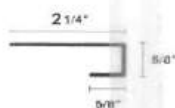
Ridge Cap



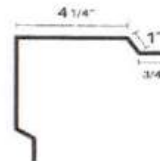
J Channel



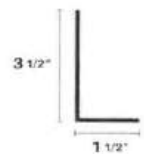
1/2" J Channel



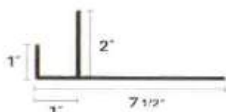
Corner



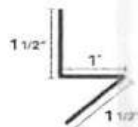
Gable Fascia



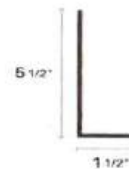
Over Head Door Trim



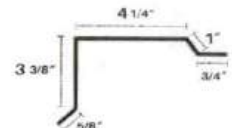
Rat Guard



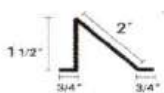
Eave Fascia



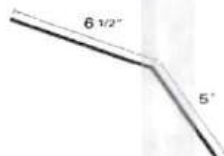
Rake Trim



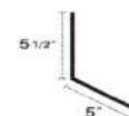
Snow Rail



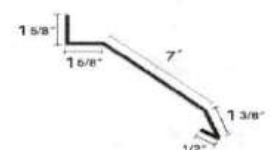
Upper Gambrel



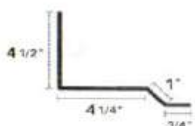
Endwall Flashing



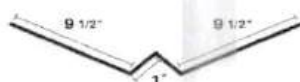
Sliding Door Track Cover



Sidewall Flashing



W Valley



Transition Flashing



We use steel manufactured and coated in America

Cross Section - EXT-1

ROOF MATERIAL: Black 28 ga Premier Rib Panel

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: 10' 2" x 1.5" x 6" Fascia Cover
SOFFIT: 11.25" Vented Steel Soffit

WALL MATERIAL: White 28 ga Premier Rib Panel
WAINSCOT MATERIAL: Black 28 ga Premier Rib Panel

TOP OF WALL: 10' 2" JF Trim 5/8

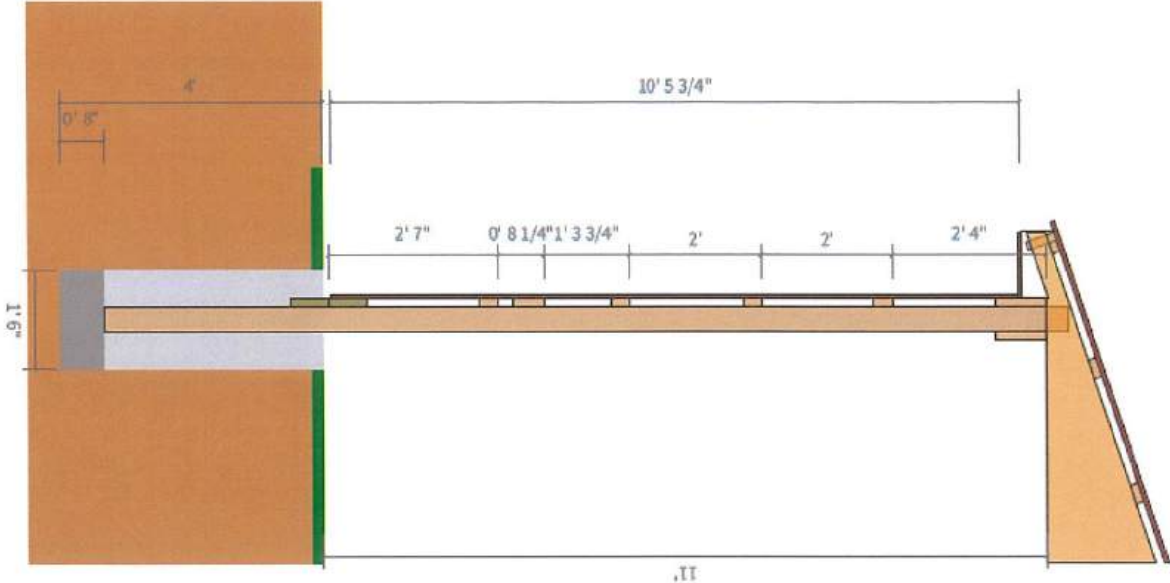
EXTERIOR CARRIER: 2x10 SPF

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS: 2x6 3-ply Treated Bottom Column
INTERMEDIATE POSTS: 2x6 3-ply Treated Bottom Column

EXTERIOR SKIRT BOARD: (2)2x8 Treated T&G Skirtboard
BOTTOM IS 0' 6" BELOW GRADE

SIDING BEGINS 0' 1 1/2" ABOVE GRADE



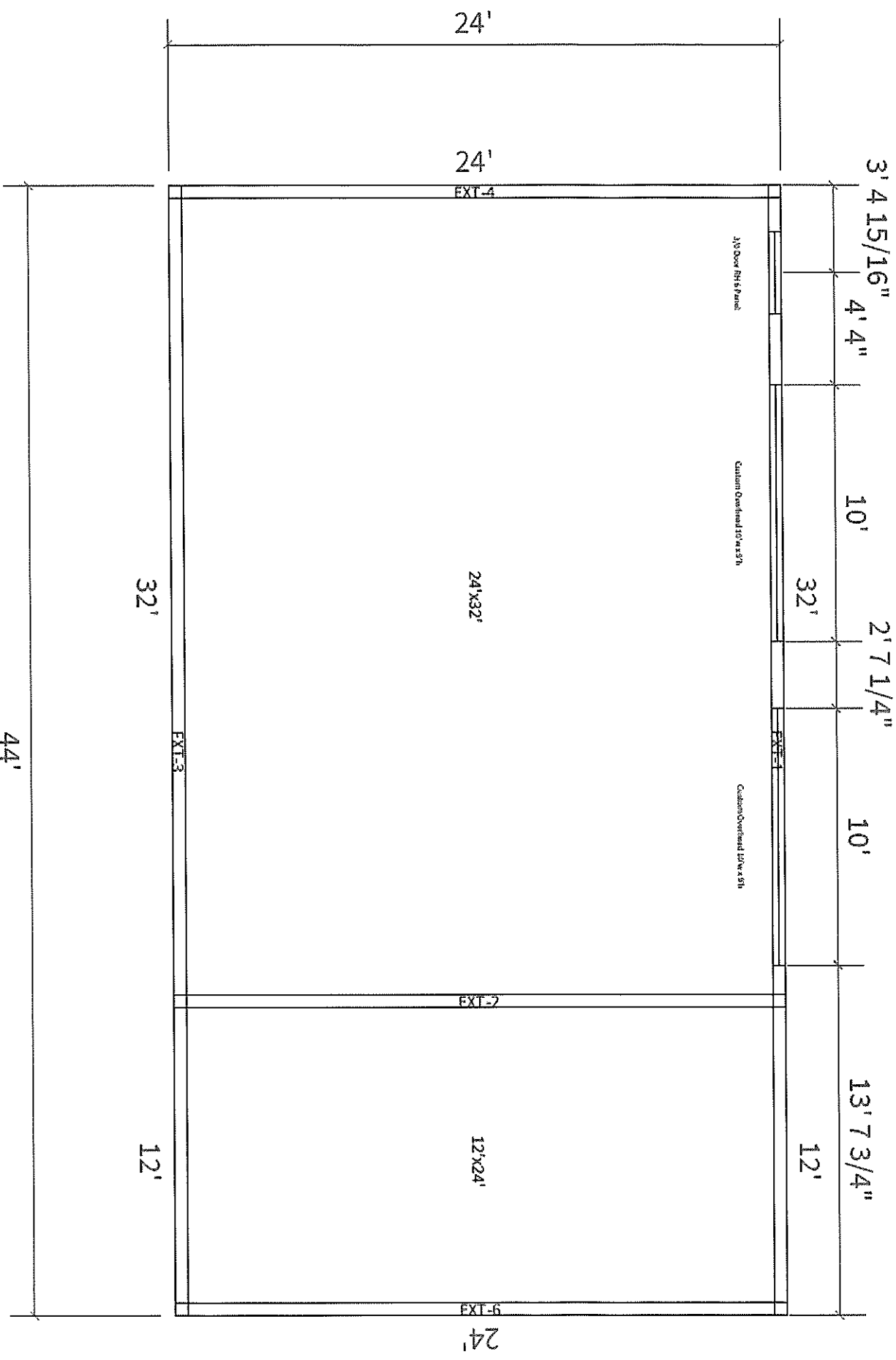
4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 3 15/16"
TRUSS SPACING: 48 IN. O. C.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR CARRIER: 2x10 SPF

FOUNDATION NOTES:
POST HOLE: 4' X 1' 6" DIAMETER
FASTENER: (none)
BASE: (none)
UPLIFT: (none)

Wall Layout

Job: M.A.S. Constuction -Streetsboro Cemetery 24x32x11
Date: 1/7/202
Time: 1:22 A



CITY OF STREETSBORO

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jimmy Hoppel, AICP
Assistant Planner

DATE: February 5, 2025

RE: Site Plan Amendment application review for Cemetery Garage

Company: City of Streetsboro
Address: 8501 State Route 14
PID: 35-077-00-00-008-000
Zoning: R-R (Rural Residential)
Applicant: Bill Miller, Service Director, City of Streetsboro
Address: 9184 State Route 43
Property Owner: Streetsboro Twp Board of Trustees

I have reviewed the latest plans received and offer the following comments for the Commission's consideration:

Proposal: The applicant is proposing a 1,056 square foot service garage at Evergreen Cemetery to replace the previous building that was recently destroyed in a fire. The proposed height of the peak will be 15'-5.5". The garage will be setback approximately 40 feet (side), 40 feet (rear), 84 feet (side), and 530 feet (front) from property lines. The proposed materials of the garage tan ("Light Stone") metal panel, and an dark green ("Evergreen") metal roof.

Comments: See below staff comments for both applications. If additional information, clarification, or plan revisions are needed, the item has been added to the list of recommended conditions of approval, contained in the Recommendation section at the end of this memo.

Site Plan Review Comments: The proposed building meets all size, height, and setback requirements for the applicable zoning district. The materials are consistent with that of a service garage. Staff has no comments for proposal.

Staff Comments (other City Depts. and County Agencies):

- a) Police: Comment letter dated 1/27/25 included in Commission packet. No comments.
- b) Fire: Comment letter dated 1/28/25 included in Commission packet. No comments.
- c) Engineering: Comment letter dated 2/4/25 included in Commission packet. No comments.
- d) Water: Comment letter dated 1/31/25 included in Commission packet. No comments.
- e) PCWR: Comment letter dated 1/29/25 included in Commission packet. No comments.

Site Plan Amendment Recommendation: Staff recommends that the Planning and Zoning Commission grant approval as submitted.



STREETSBORO POLICE DEPARTMENT

2080 State Route 303

Streetsboro OH 44241-1707

www.streetsboropolice.org

Patricia J. Wain

Chief of Police

Phone: 330.626.4976

Fax: 330.626.5239

info@streetsboropolice.com

To: Planning Department

From: Chief Patricia Wain

Date: 1-27-2025

Re: City Cemetary Barn

After reviewing the site plan for the City Cemetary Barn, I have no issues or concerns.

Thank you,

Patricia Wain

Patricia Wain

Chief of Police



Robert A. Reinholz
Fire Chief

STREETSBORO FIRE DEPARTMENT

9184 State Route 43 • Streetsboro, Ohio 44241

330-626-4664

Fax: 330-626-5918

FIRE PREVENTION BUREAU SITE PLAN REVIEW

PROJECT: Evergreen Cemetery Building
8501 State Route 14

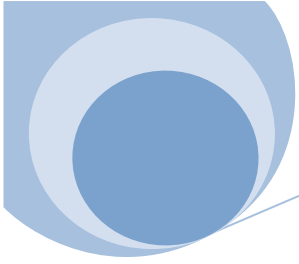
COMMENTS: There are no issues with the plans for a storage building at Evergreen Cemetery, as submitted.

REVIEWED: January 28, 2025

Contact the signed Fire Prevention Officer with any questions, comments, or concerns. All tests and inspections shall be scheduled with the Fire Prevention Bureau no less than 24 hours in advance.

/s/ *Kevin S. Grimm*
Captain Kevin S. Grimm
Fire Prevention Officer

*Providing the Citizens of Streetsboro with Prompt,
Courteous, Professional Emergency Service*



City of Streetsboro

WATER DEPARTMENT Site Plan Review Report

1/31/2025

Project: 8501 State Route 14 Streetsboro Cemetery

Reviewed By: Thomas Weidele Water Operator 1 / GIS Administrator

Streetsboro Water Department
2094 State Route 303
Streetsboro, Ohio 44241
Phone: (330) 626-2856
Email: Tweidele@cityofstreetsboro.com

Site Plan: ☒ Approved as Submitted ☐ Site Plan Requires Revisions

Comments: No revisions required as submitted



Water Resources Department

Board of Commissioners

Mike Tinlin, President
Sabrina Christian-Bennett, Vice President
Jill Crawford, Board Member

Date: January 29, 2025

To: Angella Fausset
Streetsboro Planning and Zoning Department

Re: Request for Site Plan Review
Proposed Barn at Evergreen Cemetery

After review, PCWR acknowledges the plans for the proposed barn at Evergreen Cemetery. The project does not depict connecting to our water line in the area. It is our understanding that the barn will be used for the storage of equipment and not be tied into a water or sewer service. At this time, we require no further review.

Feel free to contact me with any questions.

Thanks,

A handwritten signature in blue ink that reads "Eric Hippley".

Eric Hippley
Project Engineer
Portage County Water Resources
Cell: 330-352-9872
Email: ehippley@portageco.com



8116 Infirmary Rd. □ Ravenna, OH 44266 □ 330.297.3670 □ 330.297.3689 (fax)

"An Equal Opportunity Employer"

"To provide public water and wastewater services in order to preserve and promote the health and safety of the Portage County Community."

There are no comments from the Engineering Department for the cemetery storage shed.

Thanks.

Justin

From: Angella Fausset <afausset@cityofstreetsboro.com>
Sent: Monday, January 27, 2025 4:24 PM
To: Andrea Parma <aparma@cityofstreetsboro.com>; Bill Miller <bmillier@cityofstreetsboro.com>; Cynthia Bennardo <cbennardo@cityofstreetsboro.com>; Dennis Bowman <dennisdbowman@gmail.com>; Ginny Maglionico <gmaglionico@cityofstreetsboro.com>; jerry@associatedconsultingsolutions.com; Jimmy Hoppel <jhoppel@cityofstreetsboro.com>; John Cieszkowski <JCieszkowski@cityofstreetsboro.com>; John Evans <jevans@portageco.com>; Justin Czekaj <jczekaj@cityofstreetsboro.com>; JVence@portageco.com; Kevin Grimm <kgrimm@streetsborofire.com>; Patricia Wain <pwain@streetsboropolice.com>; Tommy Weidele <tweidele@cityofstreetsboro.com>
Subject: Site Plan Review for Planning Commission

Dear all,
The attached PDF has the links to view the plans. Please have your reports back to Planning and Zoning by Friday, January 31, 2025.

Thank you.

Angella M. Fausset
Clerk
Planning and Zoning Department
City of Streetsboro
(330)422-2098
9184 St. Rt 43, Streetsboro, OH 44241

This message and any response to it may constitute a public record and thus may be available to anyone who requests it.

City of Streetsboro

Planning and Zoning Commission

February 11, 2025

#MJP25-1

THE VILLAS AT BOULDER CREEK SUBDIVISION

PARCEL #35-027-00-00-001-025

MAJOR SUBDIVISION PRELIMINARY PLAN REVIEW FOR
THE VILLAS AT BOULDER CREEK

Angella Fausset

Subject: FW: Boulder Creek

From: Joe <Joe@bouldercreekohio.com>
Sent: Tuesday, January 14, 2025 10:43 AM
To: John Cieszkowski <JCieszkowski@cityofstreetsboro.com>
Cc: ws@team-ws.com
Subject: Boulder Creek

January 14, 2025

City of Streetsboro
John Cieszkowski
Planning and Zoning Director
9184 St. Route 43
Streetsboro, Ohio 44241

RE: Villas of Boulder Creek

Dear Mr. Cieszkowski.

Please accept this letter as permission for Palmieri Builders and their employees and agents to seek approvals for the above-mentioned development and to act on behalf of Boulder Creek, Ltd. in seeking approvals for this project.

Thank you for your consideration.

Joe Salemi, Managing Member
Boulder Creek, Ltd.
1101 Northfield Road
Northfield, Ohio 44067

Joe Salemi



www.bouldercreekohio.com



www.redistorage.com

PRELIMINARY PLAN
FOR
THE VILLAS AT BOULDER CREEK
City of Streetsboro - Portage County - Ohio

DESIGNED BY:



POLARIS ENGINEERING & SURVEYING, INC.

34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

DRAWING INDEX

| DESCRIPTION | SHEET NO. |
|----------------------------|-----------|
| TITLE SHEET | 1 |
| EXISTING CONDITIONS | 2 |
| OVERALL DEVELOPMENT PLAN | 3 |
| GEOMETRIC PLAN | |
| PHASE 1 & 2 | 4 |
| PHASE 3 | 5 |
| UTILITY & TOPOGRAPHIC PLAN | 6 |
| PHASE 1 & 2 | 6 |
| PHASE 3 | 7 |

| OVERALL SITE DENSITY | | |
|-----------------------------|---------|------------------|
| SUBDIVISION | ACREAGE | UNITS |
| FAIRWAYS AT BOULDER CREEK | 19.8± | 80 |
| BOULDER CREEK SUBDIVISION | 32.7± | 70 |
| THE VILLAS AT BOULDER CREEK | 33.8± | 117 |
| OVERALL DEVELOPMENT | 88.8 * | 267 |
| | | 3.0 Units/Ac. ** |

* There is 2.5 Acres that is unaccounted for and is assumed to be on over a portion of the Golf Course/Driving Range

** Max Allowable Density per Consent Judgement Agreement (Case No. 5:03 CV 106)



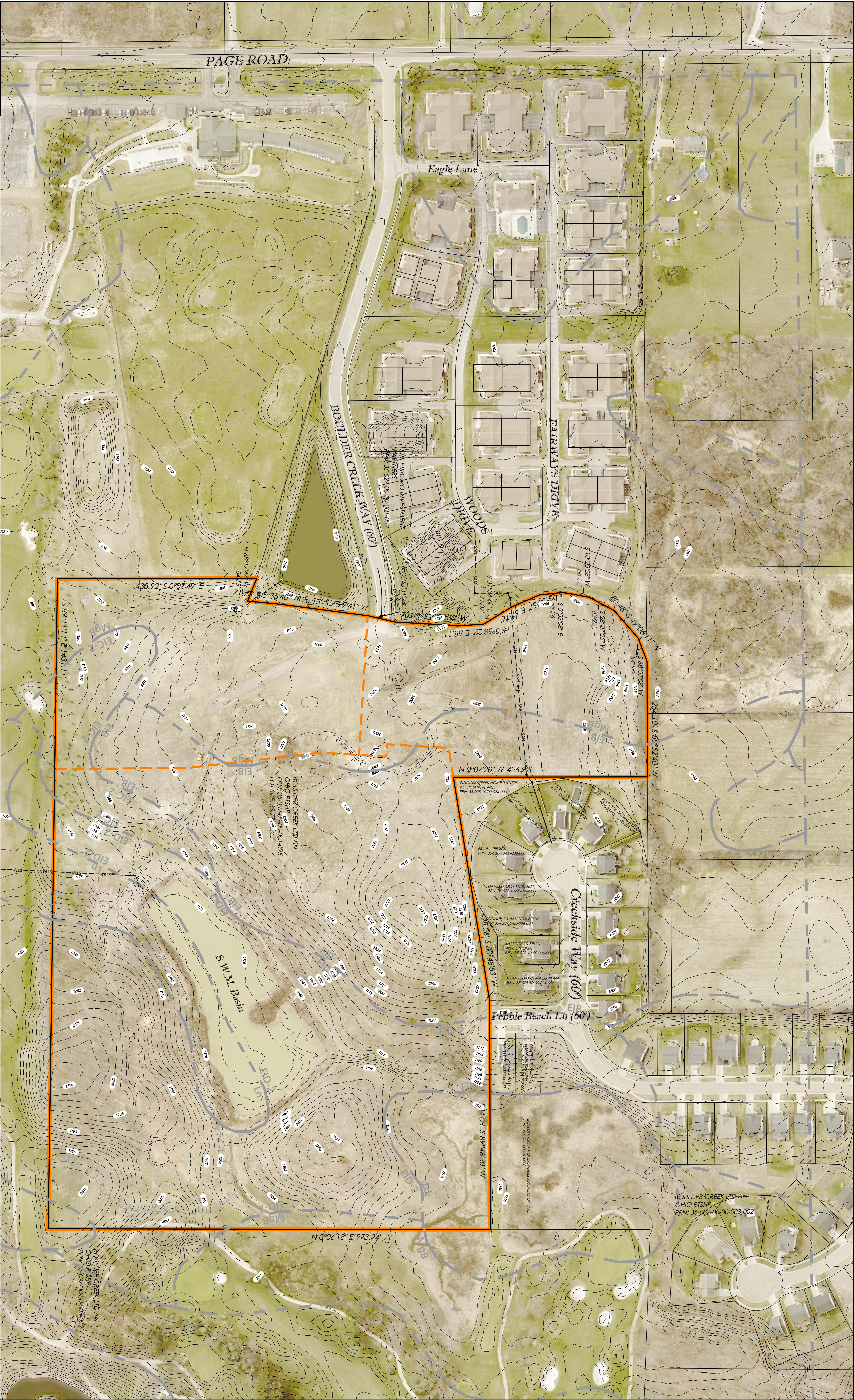
DEVELOPED BY:
Palmieri Builders
5201 Richmond Road
Bedford Heights, OH 44146
(216) 280-6152
CONTACT: Bill Sanderson
EMAIL: ws@team-ws.com

TITLE SHEET

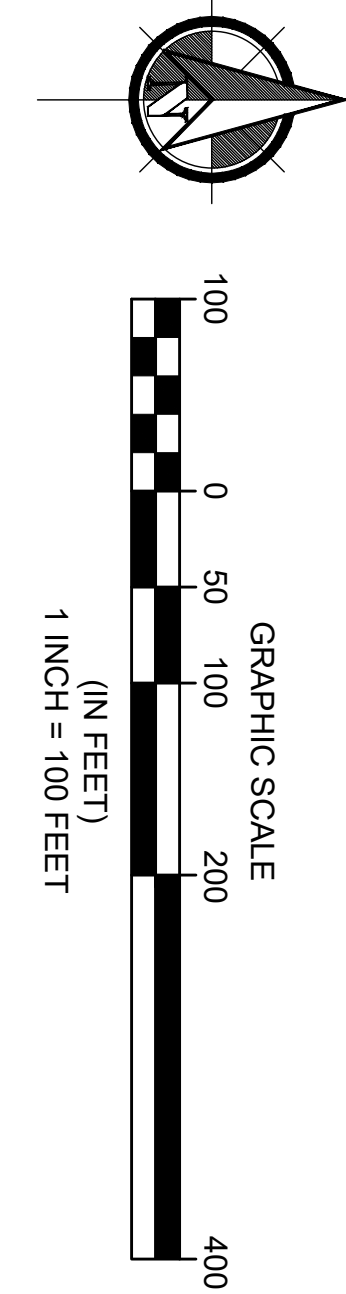
1/13/25
P.E. # 74831
KEVIN T. HOFFMAN



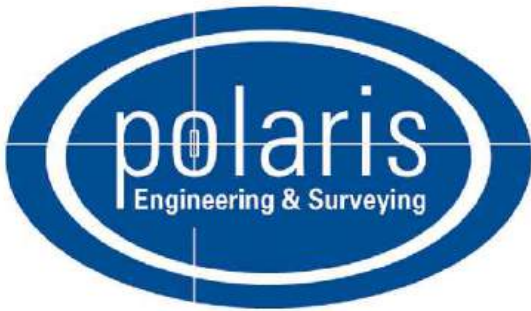
| | |
|--------------|----|
| CONTRACT NO. | |
| 23095 | |
| SHEET | OF |
| 01 | 07 |



DATE: 1/13/25 DRAWN: KTH
SCALE: HOR: 1"=100' VERT: 1"=20'
FOLDER: DWG/Preliminary
FILENAME: Preliminary
TAB: 02-Existing Conditions
BNDY CHK: N/A
BASE CHK: N/A



EXISTING
CONDITIONS



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

THE VILLAS
AT BOULDER CREEK

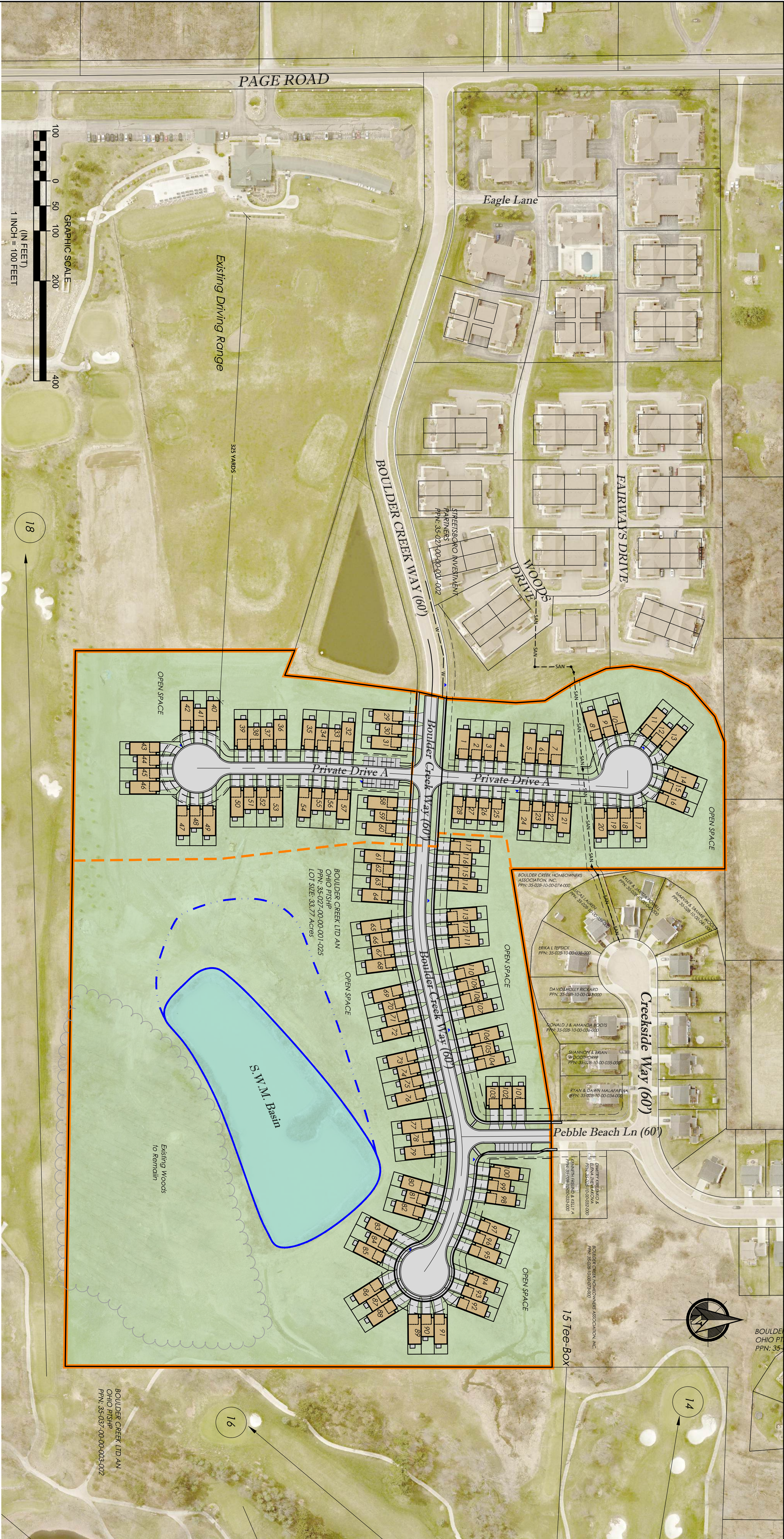
CITY OF STREETSBORO - PORTAGE COUNTY - OHIO

CONTRACT No.

23095

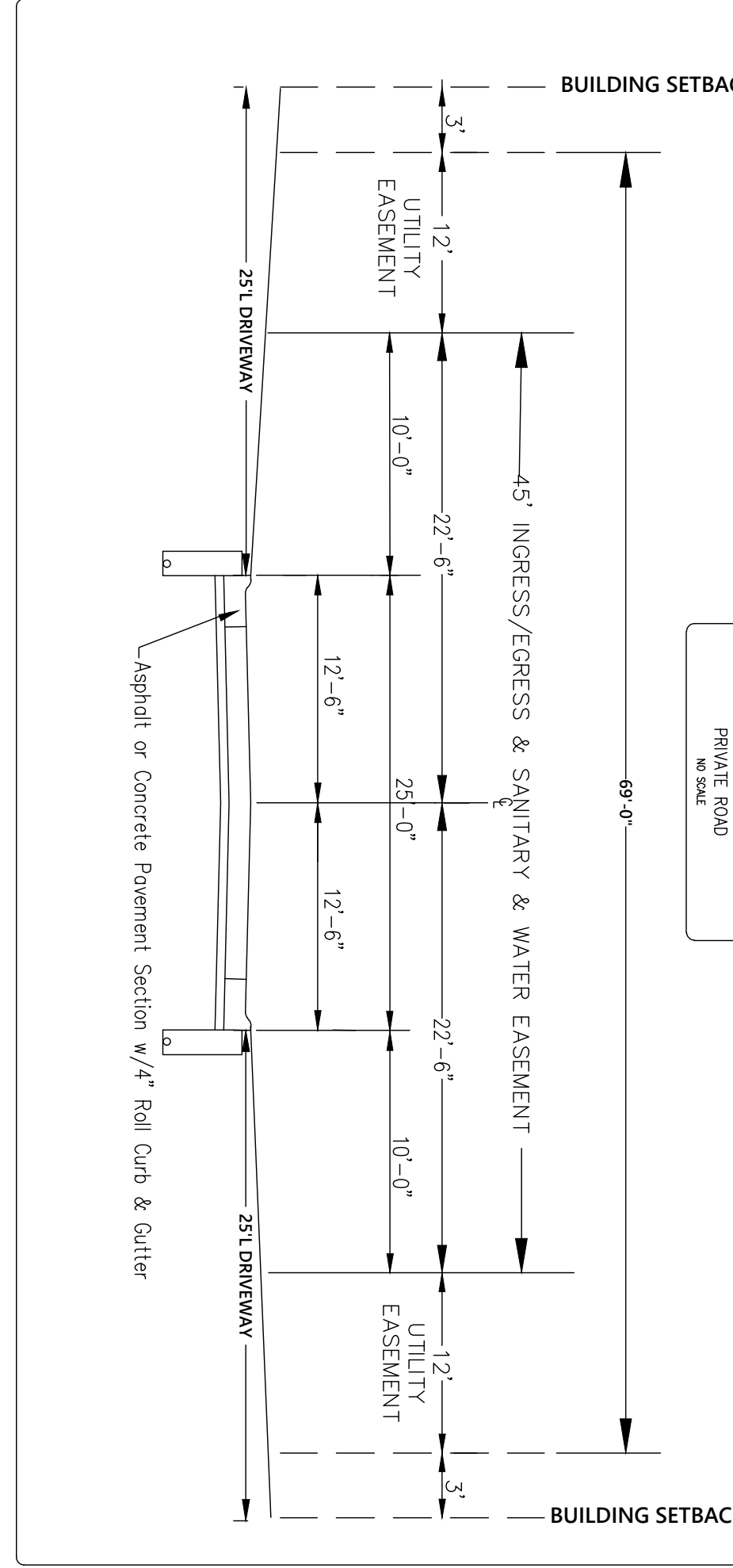
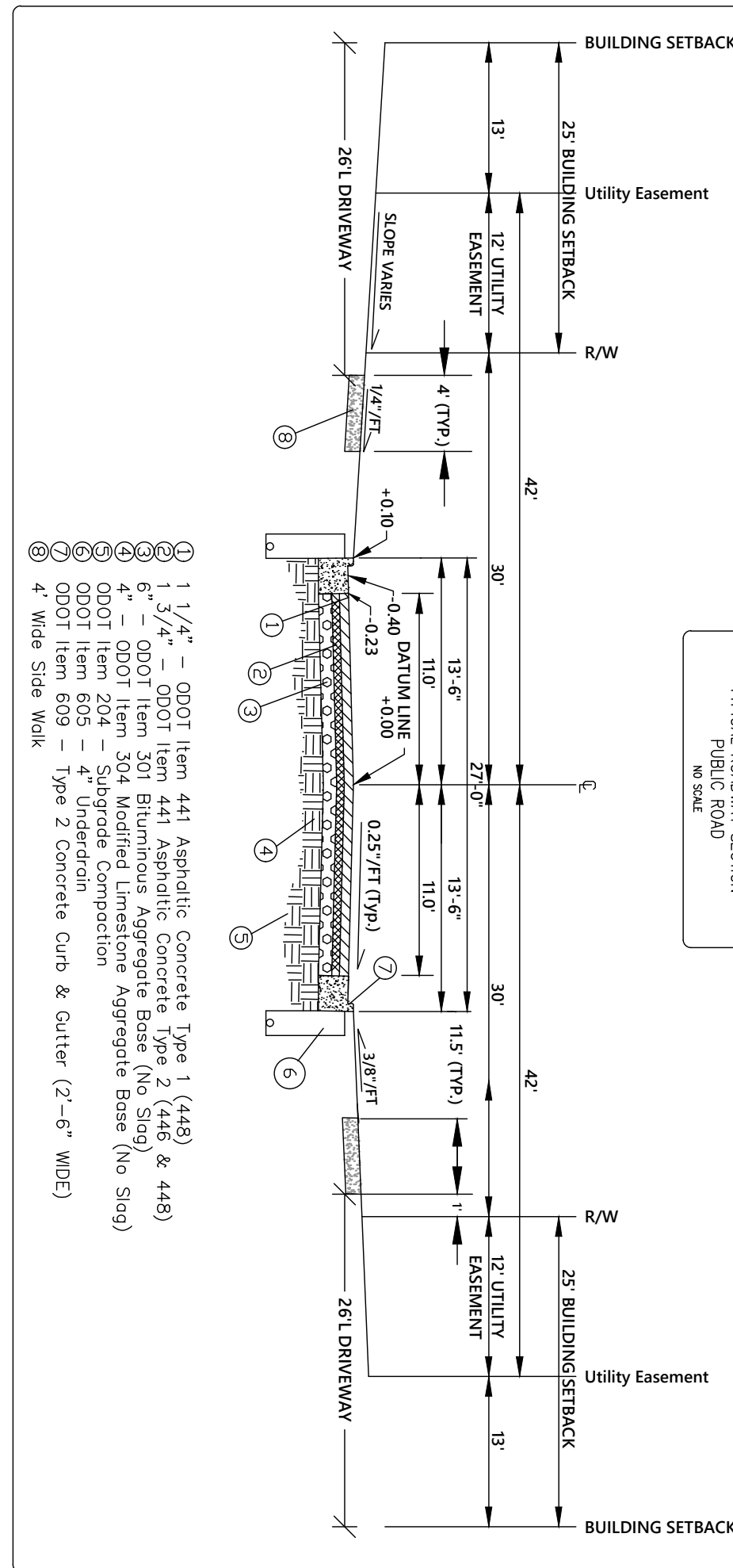
SHEET OF

02 OF 07



| Site Data | |
|----------------------|---|
| CURRENT OWNER: | Boulder Creek United Partnership 10121 Northfield Road Northfield, OH 44067 |
| CURRENT P/N: | 35-027-00-001-025 |
| CURRENT ZONING: | R-6, Residential Golf Course Community District |
| CURRENT ACREAGE +/-: | 33.185 Ac. |
| TYPICAL LOT: | 26 W x 105 D |

| PROJECT SUMMARY: | |
|--|---|
| TOTAL AREA: | 33.77+ ACRES |
| REQUIRED OPEN SPACE: | 5.06 ACRES |
| PROPOSED OPEN SPACE: | 22.93 ACRES |
| ALLOWABLE LOTS: | 117 (SEE DENSITY SUMMARY ON SHEET 1) |
| LOTS SHOWN: | 117 FEE SIMPLE TOWNHOMES LOTS |
| LINEAR FEET OF ROADWAY: | 1,358 LF (60' PUBLIC R/W) 925 LF (PRIVATE DRIVE) |
| STORMWATER NOTE | |
| FINAL DESIGN MAY REQUIRE EXPANSION OF EXISTING POND FOR DETENTION. | |
| TOPO NOTE: | |
| ALL TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS PER PORTAGE COUNTY GIS INFORMATION. POLARIS ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN. | |
| BOUNDARY NOTE: | |
| BOUNDARY INFORMATION SHOWN PER PLAT OF LOT SPLIT AND CONSOLIDATION (DOC. P-16645) DATED 9/04/2009. | |



CONTRACT No.

23095

SHEET OF

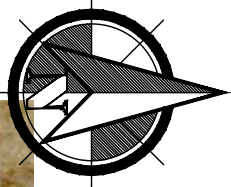
03 07

DEVELOPMENT PLAN

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

THE VILLAS
AT BOULDER CREEK

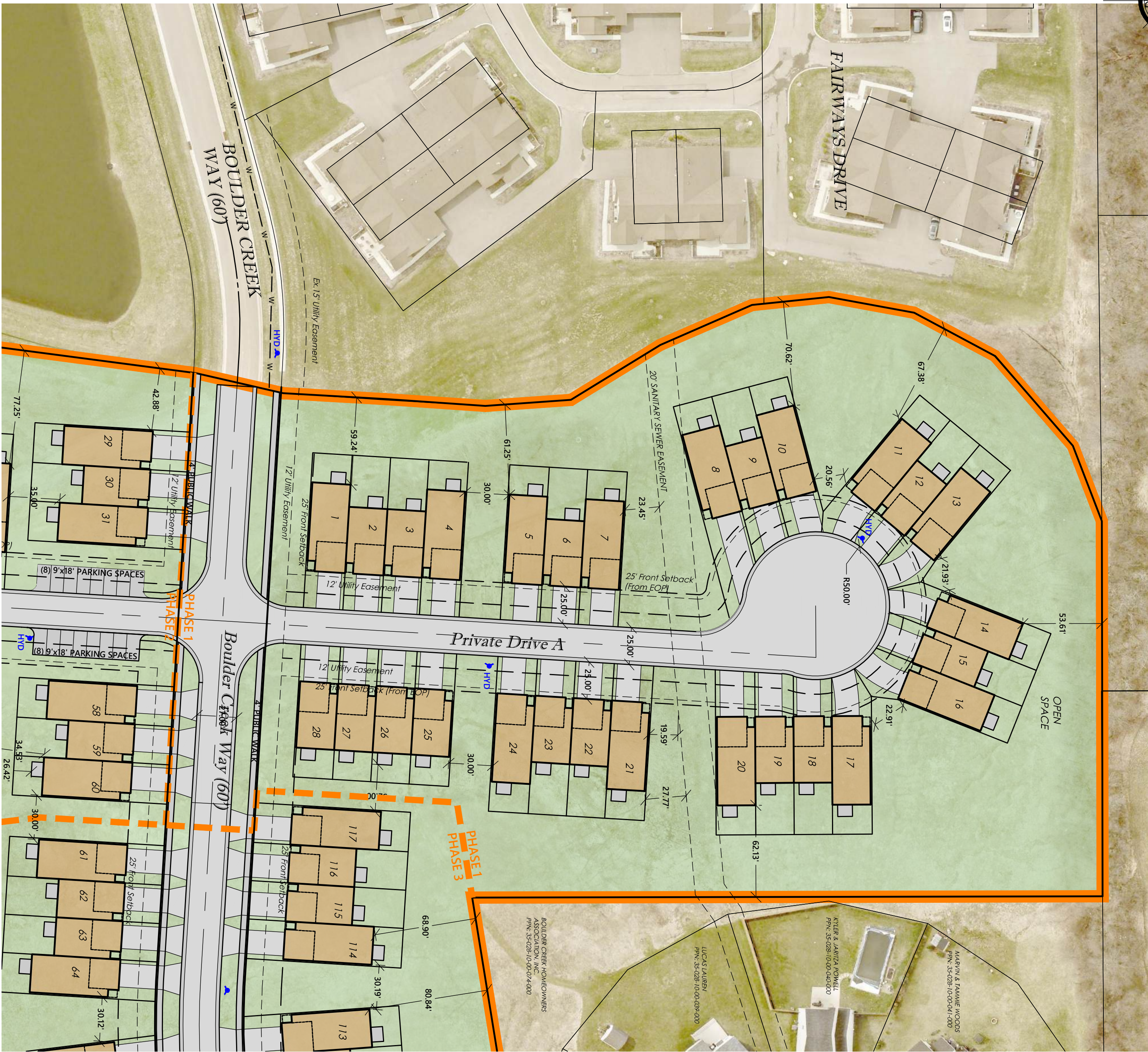
CITY OF STREETSBORO - PORTAGE COUNTY - OHIO



PHASE 1

PHASE 2

(SEE LEFT)

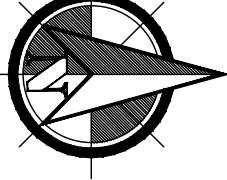
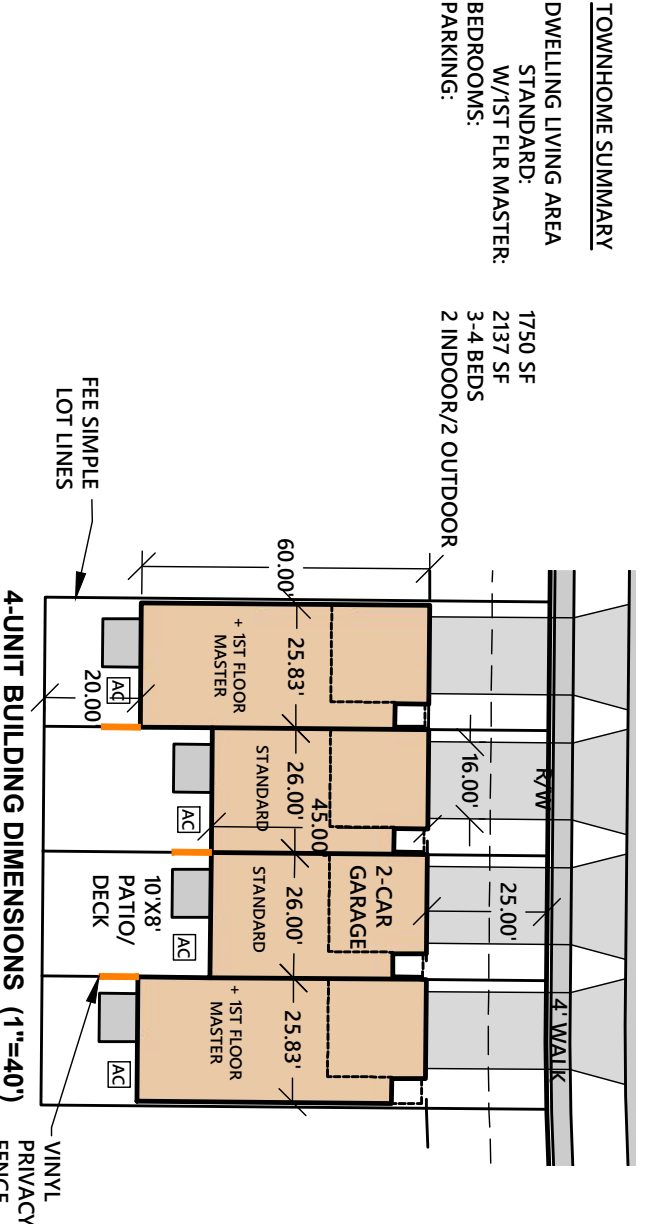


(SEE SHEET 5)

(SEE RIGHT)



DATE: 11/3/28 DRAWN: KTH
SCALE: HOR. 1"= 80' VERT. 1"= 40'
FOLDER: DWG/Preliminary
FILENAME: Preliminary
TAB: 04-P1 & 2 Geo
BNDY CHK: N/A
BASE CHK: N/A



THE VILLAS AT
BOULDER CREEK

CITY OF STREETSBORO - PORTAGE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
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GEOMETRIC PLAN
PHASE 1 & 2

CONTRACT NO.

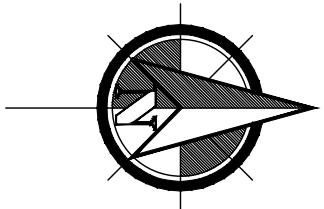
23095

SHEET

04 OF 07

Zoning/Consent Judgement Requirements

OPEN SPACE REQUIREMENTS Streetsboro C.O. Section 114.06
The minimum open space within a new residential development site shall be 15% of the total area to be developed residentially.
REQUIRED **PROVIDED**
OPEN SPACE 15% x 33.77 AC. = 5.07 AC. 22.93 AC.
LOT REQUIREMENTS Streetsboro C.O. Section 114.03
(a) The minimum lot area shall be as determined by the Planning and Zoning Commission.
(b) The minimum lot width at the building setback line shall be 70 feet for all detached single-family dwellings.
(c) The minimum lot coverage shall be 5% lot.
DWELLING AREA REQUIREMENTS Streetsboro C.O. Section 114.07
(a) The minimum habitable floor space of a single-family detached dwelling shall be 1,200 square feet.
(b) The minimum habitable floor space of a single-family attached dwelling shall be 1,700 square feet.
SETBACKS Streetsboro C.O. Section 114.04
(a) The minimum front yard setback shall be as determined by the Planning and Zoning Commission.
(b) The minimum rear yard setback shall be as determined by the Planning and Zoning Commission.
WETLAND BUFFER REQUIREMENTS Streetsboro C.O. Section 115.10
WETLAND BUFFER REQUIREMENTS 35'
RAIWAY ZONE REQUIREMENTS Streetsboro C.O. Section 115.13
RAIWAY ZONE REQUIREMENTS 50'



| PARCEL CURVE/TABLE | | | | |
|--------------------|---------|---------|-----------|---------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
| BEARING | | | | |
| TANGENT | | | | |
| C1 | 141.99' | 500.00' | 16°16'15" | 141.51' |
| N65°22'36"E | | | | |
| C2 | 340.10' | 400.00' | 48°42'59" | 329.95' |
| N78°24'00"W | | | | |
| C3 | 29.81' | 500.00' | 3°24'58" | 29.81' |
| S1°48'17"W | | | | |
| 14.91' | | | | |

Zoning/Consent Judgement Requirements

OPEN SPACE REQUIREMENTS Streetsboro C.O. Section 114.06)
The minimum open space within a new residential development site shall be 15% of the total area to be developed residentially.

REQUIRED PROVIDED

OPEN SPACE 15% x 337.7 Ac. = 50.7 Ac. 22.93 Ac.

LOT REQUIREMENTS Streetsboro C.O. Section 114.03)

- (a) The minimum lot area shall be as determined by the Planning and Zoning Commission.
(b) The minimum lot width at the building setback line shall be 70 feet for all detached single-family dwellings.
(c) The minimum lot frontage shall be 50 feet.

DWELLING AREA REQUIREMENTS Streetsboro C.O. Section 114.07):

- (a) The minimum habitable floor space of a single-family detached dwelling shall be 2,000 square feet.
(b) The minimum habitable floor space of a single-family detached dwelling shall be 1,750 square feet.

SETBACKS Streetsboro C.O. Section 114.04)

- (a) The minimum front yard setback shall be as determined by the Planning and Zoning Commission.
(b) The minimum rear yard setback shall be as determined by the Planning and Zoning Commission.

REQUIRED PROVIDED

SIDE YARD 14' 30'

BETWEEN BUILDINGS 7' 30'

WETLAND BUFFER Streetsboro C.O. Section 115.30)

BUFFER AREA 20'

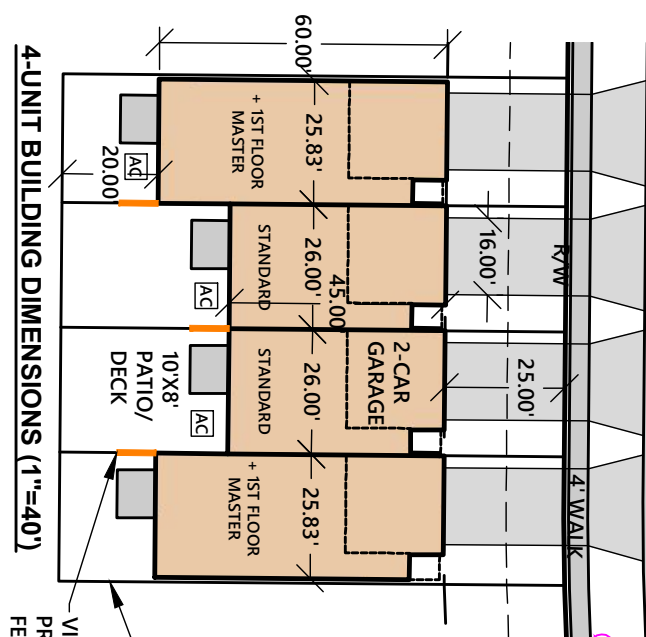
BUILDING SETBACKMENT 35'

RIPARIAN ZONES Streetsboro C.O. Section 115.31)

BUFFER AREA 50'

TOWNHOME SUMMARY

DWELLING LIVING AREA 7159 SF
STANDARD 2133 SF
W/ST FLR MASTER 2133 SF
PARKING 2 INDOOR/2 OUTDOOR

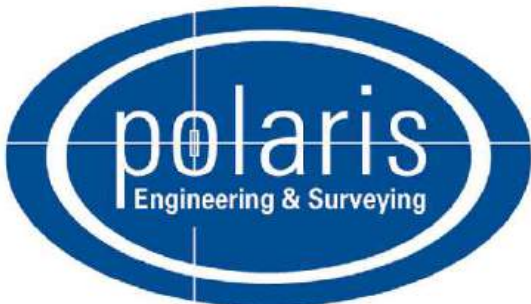
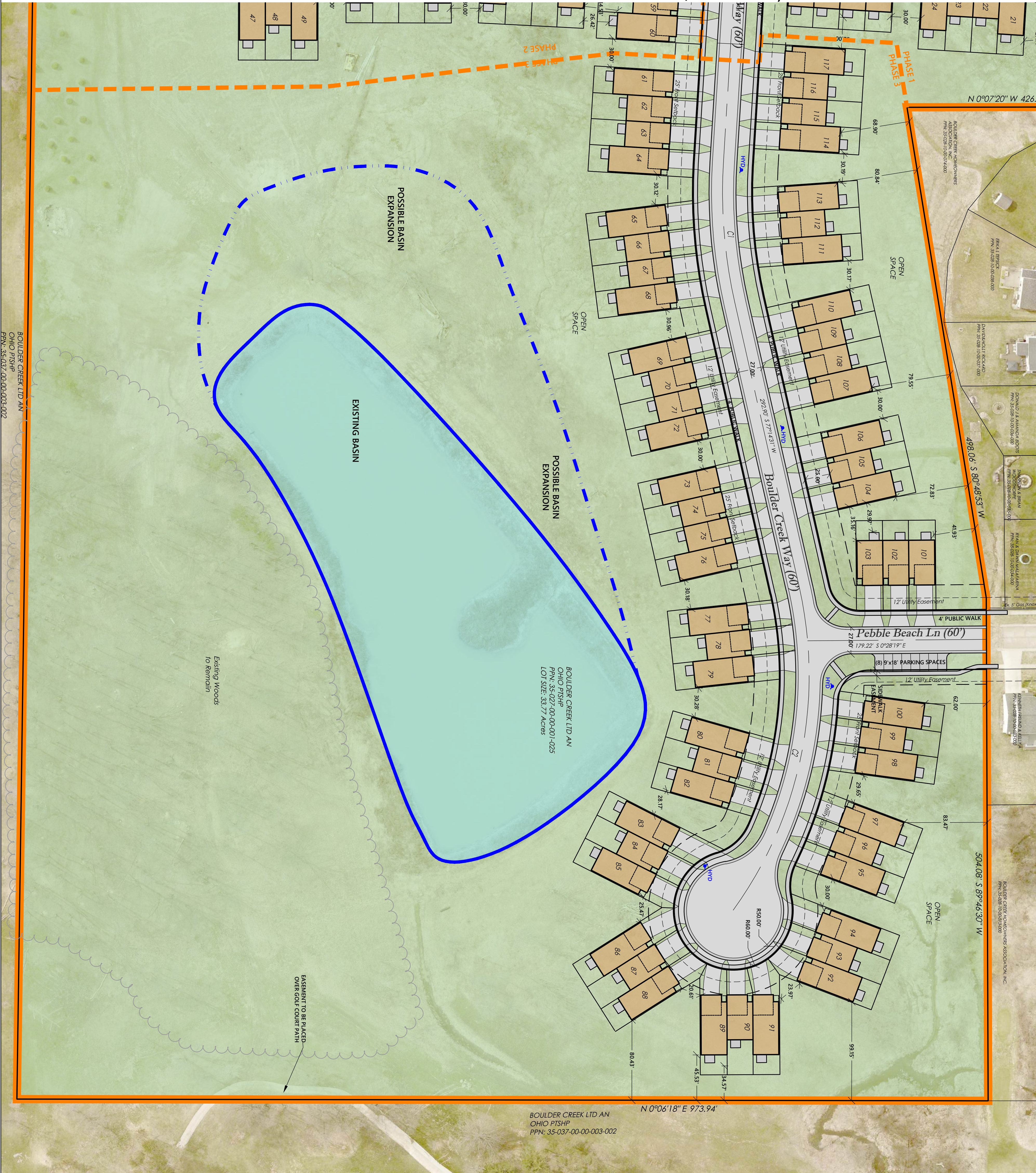


4 UNIT BUILDING DIMENSIONS (1"=40')



4 UNIT BUILDING ELEVATION

DATE: 11/3/28 DRAWN: KTH
SCALE: HOR: 1"=80' VERT: 1"=00'
FOLDER: DWG/Preliminary
FILENAME: Preliminary
TAB: 05-Phase 3 Geo
BNDY CHK: N/A
BASE CHK: N/A



POLARIS ENGINEERING & SURVEYING, INC.
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WILLOUGHBY HILLS, OHIO 44094
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THE VILLAS AT BOULDER CREEK

CITY OF STREETSBORO - PORTAGE COUNTY - OHIO

GEOMETRIC PLAN PHASE 3

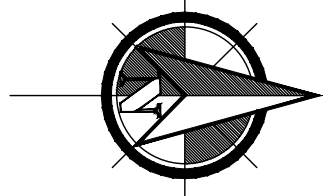
CONTRACT NO.

23095

SHEET OF

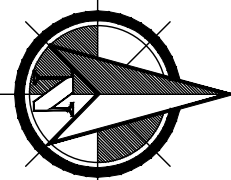
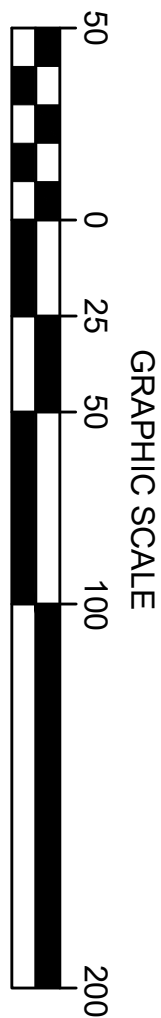
05

07



PHASE 1

PHASE 2



THE VILLAS AT
BOULDER CREEK

CITY OF STREETSBORO - PORTAGE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



UTILITY &
TOPOGRAPHIC PLAN
PHASE 1 & 2

CONTRACT NO.

23095

SHEET OF

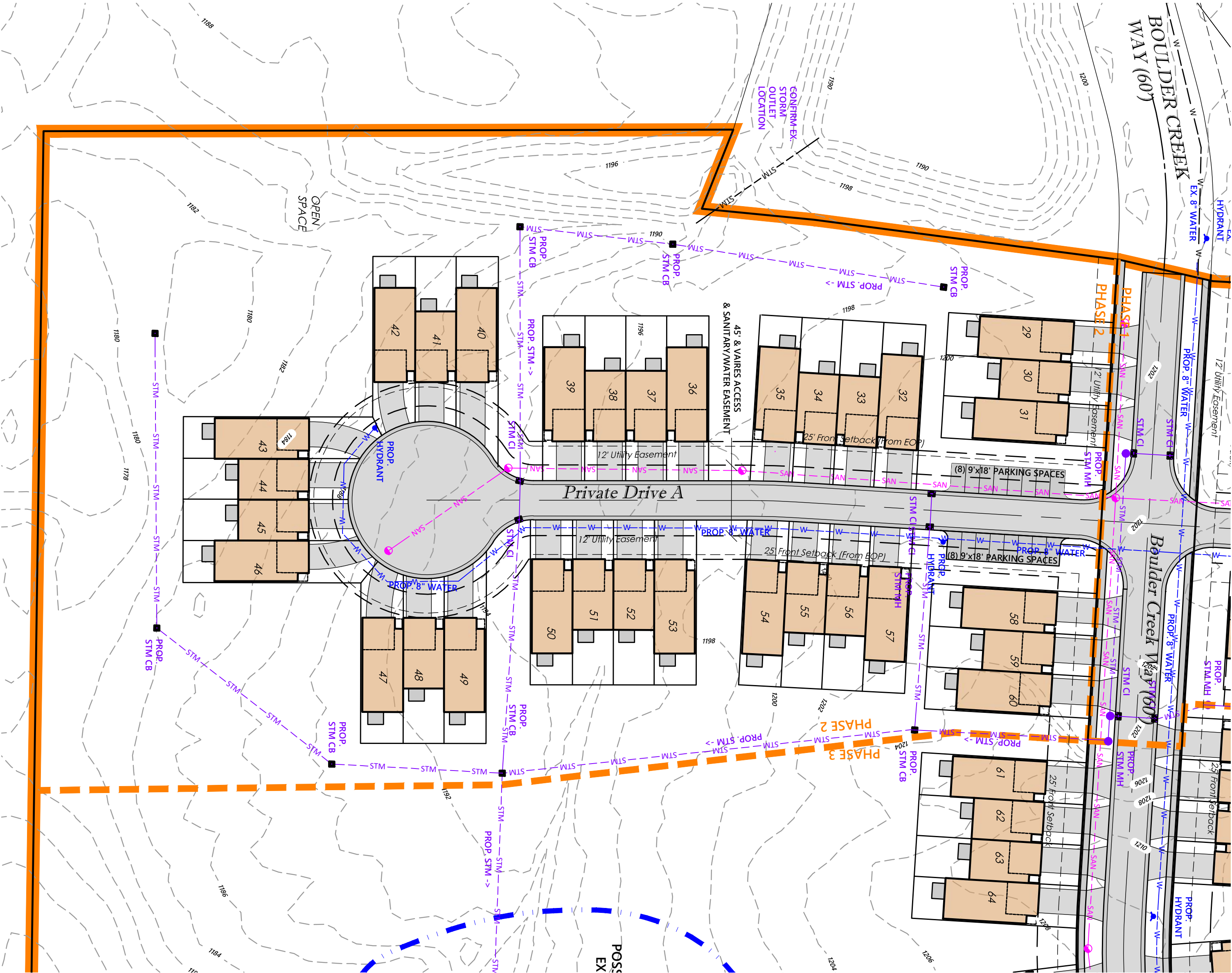
06

07



(SEE SHEET 7)

(SEE RIGHT)



(SEE SHEET 7)

(SEE LEFT)

NOTE: SEWER AND WATER MAIN
LOCATIONS SHOWN ARE
PRELIMINARY AND SUBJECT TO
CHANGE.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAINS

DATE: 11/3/28 DRAWN: KTH
SCALE: HOR. 1"=80' VERT. 1"=40'
FOLDER: DWG/Preliminary
FILENAME: Preliminary
TAB: 06-Utility & Topo
BNDY CHK: N/A
BASE CHK: N/A

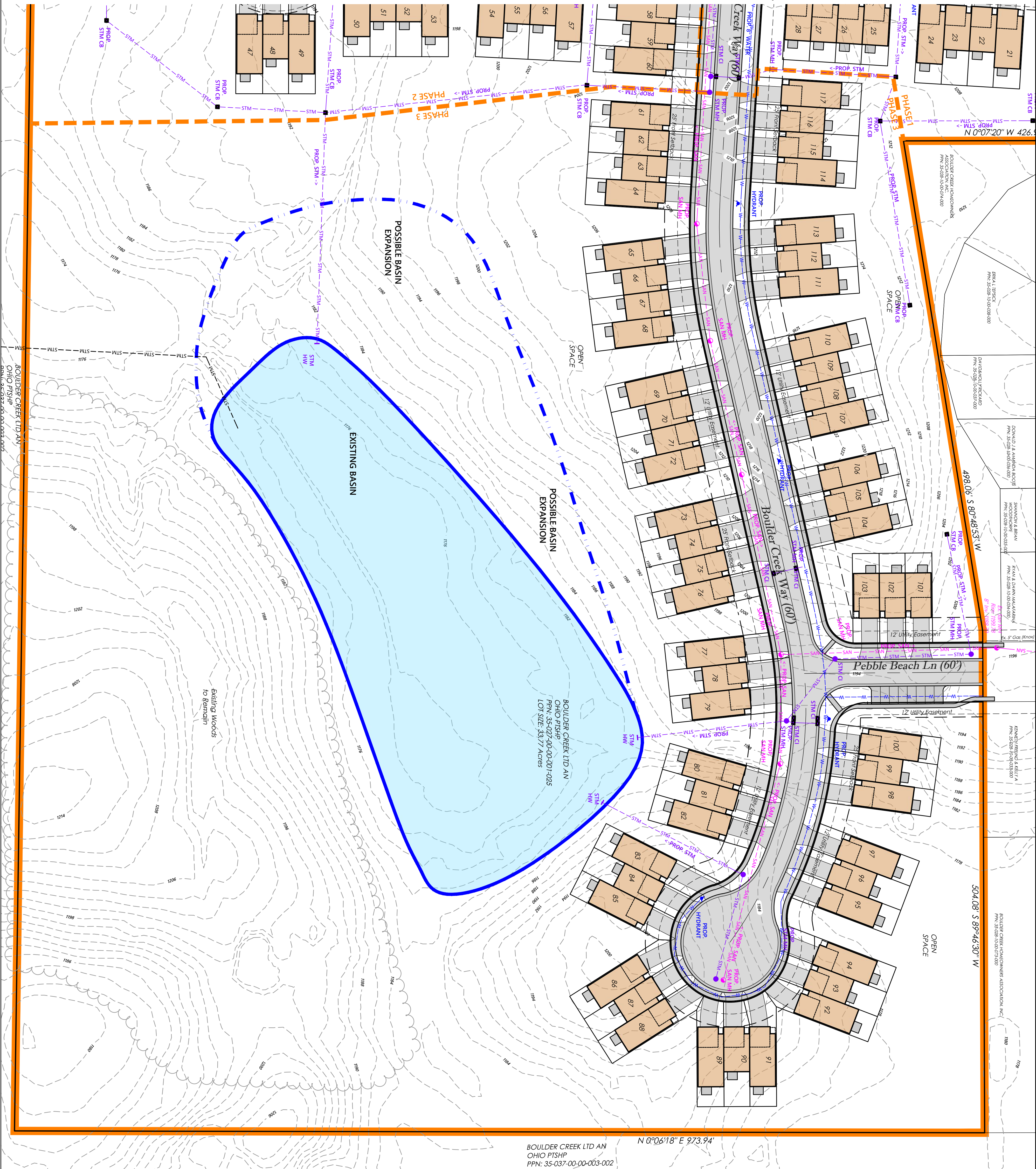


(IN FEET)
1 INCH = 50 FEET

1 INCH = 50 FEET

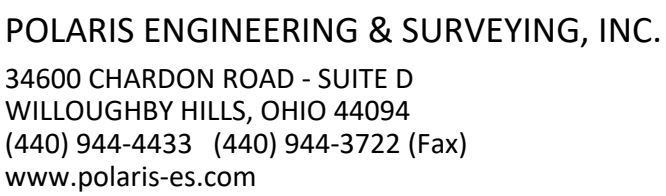
- LEGEND**
- | | | | | |
|---------|---------|---------|---------|----------------------|
| — SAN — | — SAN — | — SAN — | — SAN — | PROF. SANITARY SEWER |
| — SAN — | — SAN — | — SAN — | — SAN — | PROF. SANITARY SEWER |
| — W — | — W — | — W — | — W — | PROF. WATER MAIN |
| — W — | — W — | — W — | — W — | PROF. WATER MAIN |
| — STM — | — STM — | — STM — | — STM — | EXIST. WATER MAIN |
| — STM — | — STM — | — STM — | — STM — | EXIST. WATER MAIN |
| — STM — | — STM — | — STM — | — STM — | PROP. STORM SEWER |
| — STM — | — STM — | — STM — | — STM — | PROP. STORM SEWER |
| — G — | — G — | — G — | — G — | EXIST. GAS MAINS |
| — G — | — G — | — G — | — G — | EXIST. GAS MAINS |

(SEE SHEET 6)



BOULDER CREEK LTD AN
OHIO PTSHP
PPN: 35-037-00-00-003-002

N 0°06'18" E 973.94'



THE VILLAS AT BOULDER CREEK

CITY OF STREETSBORO - PORTAGE COUNTY - OHIO

UTILITY & TOPOGRAPHIC PLAN PHASE 3

CONTRACT NO.

23095

| | |
|------|---|
| FEET | 0 |
|------|---|

07

07

CITY OF STREETSBORO

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jimmy Hoppel, AICP
Planning and Zoning Director

DATE: February 5, 2025

RE: Major Subdivision Preliminary Plan Review - Villas at Boulder Creek

Subdivision: Villas at Boulder Creek
PID: 35-027-00-00-001-025
Zoning: R-R, Rural Residential (site improvements dictated by Judgement Entry, Filed 4/12/04, Case No. 5:03 CV 106)
Applicant: Kevin Hoffman, Polaris Engineering and Surveying, Inc.
Address: 34600 Chardon Road, Suite D, Willoughby Hills, OH 44094
Owner: Boulder Creek Limited Partnership
Address: 10121 Northfield Road, Northfield, OH 44067

I have reviewed the application materials for the proposed Preliminary Plan for the Villas at Boulder Creek subdivision, and offer the following comments for the Planning and Zoning Commission's consideration:

Summary:

The applicant is requesting Preliminary Plan approval for the Villas at Boulder Creek Subdivision. The proposal includes 117 fee-simple single-family attached homes. Building clusters include 3-4 dwelling units per cluster. The preliminary plan proposes the extension of Boulder Creek Way, connecting it to Pebble Beach Lane. The plan also includes two private roadways perpendicular to Boulder Creek Way. The proposed development includes three roadways terminating into cul-de-sacs. Sidewalks, visitor parking areas, utilities, and stormwater facilities are also indicated. Almost 23 of the nearly 34 acres is proposed as open space.

Judgement Entry:

Development of the Villas at Boulder Creek parcel (PPN: 35-027-00-00-001-025), as well as adjacent parcels to the west (Fairways at Boulder Creek) and northeast (Boulder Creek Single Family Subdivision), are dictated by the provisions of an Agreed Judgement Entry. For reference, requirements set forth in the Judgment Entry supersede those contained in the Zoning Ordinance.

The Agreed Judgement Entry dictates permits up to 3 dwelling units per acre; at 88.8 acres this comes out to a maximum 266.4 units (rounds to 266). The Agreed Judgement Entry requires that at least 25% of the dwelling units be single-family detached homes (67 units), resulting in a maximum of 199 non-detached single-family homes. The Agreed Judgement Entry also indicates that 15% be committed open space (13.32 acres). Non-detached single-family homes are required to have a minimum 1,700 square feet of habitable floor space, excluding a required 2-car garage. There are not any minimum lot sizes, setbacks, or frontage requirements applicable to the proposed lots of The Villas at Boulder Creek subdivision.

Comments:

The proposed development The Villas at Boulder Creek, in conjunction with the previously approved Fairways at Boulder Creek and Boulder Creek subdivision, appears to generally meet the requirements and intent of the Agreed Judgement Entry. The total number of lots, unit type ratio, open space, minimum floor space, and 2-car garage requirements all appear to be met. While the proposal generally meets the requirements and intent, there are outstanding comments listed below, including recommendations for conditions of approval to be met.

1. The Overall Density Table states that Fairways at Boulder Creek has 80 units, Staff's count is 82 units. The Boulder Creek Subdivision is listed as 70 units, but Staff's count is 67 units. The total number of units for the overall development states 267 units, however, Staff believes that 266 units are permitted. Due to the discrepancies, the Staff's calculations would still allow 117 dwelling units to be constructed with the subject property, The Villas at Boulder Creek. Staff recommends that the applicant work with staff to reconcile these discrepancies.
2. The proposed plan states that the zoning is R-G (Residential-Golf Course Community), which is incorrect. This property is zoned R-R (Rural-Residential) and should be reflected accurately, even though the Agreed Judgement Entry does not require R-R zoning requirements to be adhered to. Reference to R-G zoning, dwelling, and setbacks should be removed.
3. The title page has an overall density table that has a disclaimer stating that there are 2.5 acres that are unaccounted for and assumed to be a part of the golf course/driving range. The applicant should clear up this discrepancy and provide explanation.
4. Private Road A should be labeled as Private Road A (North) and Private Road A (South), at this time.
5. Length of each of the three cul-de-sacs should be indicated from the respective intersection to the terminus of the cul-de-sac to ensure that the maximum length of 600 feet has not been exceeded.
6. Sanitary easement shown is currently encroaching into proposed lots. Lots and easement should be situated in a way that eliminates this conflict.
7. Stormwater easements should be shown where necessary, and conflict with lot lines should be limited. Adjustment of lot locations should be considered if needed to limit conflicts.
8. Section 1181.05(f) states that lot depth should not exceed 3.5x the width of the lot. The proposed standard lot is 26'x105', which results in a lot depth that is 4.04x the lot width; some irregular lots may even exceed that ratio. This section also states that Planning Commission can approve a lot width to depth ratio that exceeds the code provision. Due to the development type, Staff would be supportive of Planning Commission approving the lot dimensions as proposed.
9. Visitor parking spaces sizes are proposed to be 8' x 18'. Code requires a minimum parking space size of 9.5' x 19'. Plans should be updated accordingly.

10. While not necessary for the preliminary plan, the applicant should take into consideration for future plans the need to provide landscaping between visitor parking spaces and dwelling units to block headlight glare.
11. While not necessary for the preliminary plan, the applicant should take into consideration for future plans that the vinyl fence panels proposed between units should be clearly located on a specific lot, and may be up to the lot line, but not on the lot line.

Staff Comments (other City Depts.):

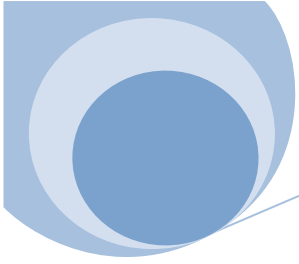
1. Police: Comment letter dated 1/27/25 provided in Commission packet. No comments.
2. Fire: Comment letter dated 1/28/25 provided in Commission packet. Additional comments provided for future applications.
3. Engineering: GPD review comment letter dated 2/3/25 provided in Commission packet. Additional comments provided for future applications.
4. Water: Comment letter dated 1/30/25 provided in Commission packet. No comments related to the preliminary plan. Additional comments provided for future applications.
5. Portage County Water Resources (PCWR): Comment letter dated 1/29/25 provided in Commission packet. The applicant must submit plans per Portage County Water Resources letter for review.

Recommendation:

I recommend that the Planning and Zoning Commission grant **Preliminary Plan approval subject to administrative review** by the Planning and Zoning Director to ensure that the following items have been addressed prior to Final Plat approval:

1. That the applicant work with staff to reconcile the unit count discrepancies on the Overall Site Density table.
2. That the applicant updates materials to show that the zoning district for the property is R-R (Rural Residential).
3. That the applicant clarifies the discrepancy of 2.5 acres that are unaccounted for and provide explanation.
4. That the applicant relabels Private Road A as Private Road A (North) and Private Road A (South) accordingly.
5. That the applicant shall provide the length of each cul-de-sac from the respective intersection to the terminus.
6. That the applicant revises the plans to eliminate the conflict of the sanitary easement with the adjacent lots.
7. That the applicant revises the plans to delineate stormwater easements as necessary, and that conflict with lot lines should be limited.
8. That Planning Commission approve the lots as depicted, allowing a lot depth to width ratio that exceeds the 3.5x ratio permitted by code.
9. That the applicant update visitor parking space size to meet code minimum 9.5' x 19'.
10. That plans be revised to address Fire Department review comments 1-2; and
11. That plans be revised to address GPD engineering review comments 1-12, as noted in the 2/3/25 review letter (and subsequent review letters if applicable).
12. That the applicant submits plans for the proposed sanitary sewer and lateral connections to Portage County Water Resources for review, per comment letter.

Next Steps: Assuming approval with conditions as listed above, the applicant shall provide revised preliminary plan showing all conditions having been met or reconciled adequately. Major Subdivision - Final Plat should be applied for review and approval by Planning Commission. Applicant should take note that prior to any construction commencing, a construction agreement shall be coordinated with the Law Department and approved by City Council.



City of Streetsboro

WATER DEPARTMENT Site Plan Review Report

1/30/2025

Project: The Villas at Boulder Creek

Reviewed By: Thomas Weidele Water Operator 1 / GIS Administrator

Streetsboro Water Department
2094 State Route 303
Streetsboro, Ohio 44241
Phone: (330) 626-2856
Email: Tweidele@cityofstreetsboro.com

Site Plan: ☐ Approved as Submitted ☒ Site Plan Requires Revisions

Comments- The Water Department does not have any issues with the preliminary plan. Please keep in mind the following actions that will need to be submitted and approved prior to any work being performed. Along with submitting your changes to Citizen Serve, I request a direct link to the plans sent to my email at Tweidele@cityofstreetsboro.com

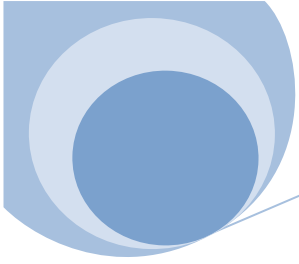
#1- Required Revision: A study and documentation will be required to show proof that the additional housing will not cause a strain or be detrimental to our water system. The documentation will need to include current and future static pressures along with proof of adequate fire flows and any accommodations needed to achieve adequate pressure and flows. This area is one of the lowest pressures that we have in the City and may not accommodate additional housing without additional resources.

#2- Required Revision: Documentation of ownership of the water main to include the private roads.

#3- Required Revision: 3 Main valves will be required at all intersections. Additional valves may be required depending how the phases are completed to avoid service disruptions between the phases. Service line locations and sizes will be required on the drawings.

#4- Required Revision: The following language shall be followed and placed on the civil drawings: **All service taps shall be from the water main along the frontage of the property within the green space (no service taps shall be placed within the driveway unless otherwise approved in writing by the City Service Director). §102.01 of the Water rules and regulations, Ordinance No. 2005-40, Passed March 28, 2005.**

Additional Comments: (Enter comments here.)



City of Streetsboro

WATER DEPARTMENT Site Plan Review Report



Robert A. Reinholz
Fire Chief

STREETSBORO FIRE DEPARTMENT

9184 State Route 43 • Streetsboro, Ohio 44241

330-626-4664

Fax: 330-626-5918

FIRE PREVENTION BUREAU SITE PLAN REVIEW

PROJECT: The Villas at Boulder Creek

COMMENTS:

1. The first phase of this project shall include the roadway connection between Boulder Creek Drive and Pebble Beach Way, in accordance with Ohio Fire Code Appendix D106.1 (*"Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads"*).
2. Access roads to dwelling units will be used for aerial apparatus access and shall be constructed with an unobstructed width of no less than 26 feet, exclusive of shoulders, in accordance with Ohio Fire Code Appendix D105.2.
3. Fire hydrants shall be spaced at no less than 300-foot intervals, as traveled on an established roadway, and shall be installed in accordance with City of Streetsboro Water Rules.
4. No parking shall be permitted on the roadways at any time. Appropriate NO PARKING signage shall be posted on both sides of each roadway in accordance with Ohio Fire Code Appendix D103.6.1 and maintained in perpetuity.

REVIEWED: January 28, 2025

Contact the signed Fire Prevention Officer with any questions, comments, or concerns. All tests and inspections shall be scheduled with the Fire Prevention Bureau no less than 24 hours in advance.

/s/ *Kevin S. Grimm*

Captain Kevin S. Grimm
Fire Prevention Officer

*Providing the Citizens of Streetsboro with Prompt,
Courteous, Professional Emergency Service*



Mr. John H. Cieszkowski, Jr., AICP
Planning & Zoning Director
9184 State Route 43
Streetsboro, Ohio 44241

Villas at Boulder Creek Preliminary Plan Review

Dear Mr. Cieszkowski,

We have reviewed the preliminary Site Plan for the subject project. Per City Ordinances 1179.03 and 1181, the following items will be required for preliminary plan:

1. Per 1179.03 (b) (2) C. Please show the existing roadway width for streets adjacent to the subdivision.
2. Per 1179.03 (b) (2) D. Please show the size and invert elevations of existing sanitary and storm sewers and location of existing gas lines.
3. Per 1179.03 (b) (2) G. Please show any other conditions that may appear within the limits of the subdivision, per this section, including wooded areas.
4. Per 1179.03 (b) (2) H (2). Please show any existing fencing within 200 feet of the proposed subdivision.
5. Per 1179.03 (b) (3) A. Provide approximate proposed grades.
6. Per 1179.03 (b) (3) C. Provide area of any irregular lots in square feet.
7. Per 1179.03 (b) (3) I. Provide a plan showing the proposed topography (if extensive changes in topography are contemplated).
8. Per 1181.02 (c). Provide roadway profiles so that maximum and minimum grades may be reviewed and verified.
9. Per 1181.02 (f). Label property line radii at intersections.
10. Per 1181.02 (g). Provide roadway alignments and profiles so that curves can be reviewed.
11. Per 1181.05 (b). Corner lots shall have a side yard setback equivalent to the front yard. Verify that this condition is met for the attached dwelling unit containing lots 98, 99, and 100 located at the corner of Boulder Creek Way and Pebble Beach Lane.
12. Extend the road to go all the way through and connect to Pebble Beach Lane in the first phase.

In addition to the Preliminary Plan review comments relative to city ordinances 1093 and 1181 the following items will be needed for the final plan submittal:

General Comments

13. Please provide a wetland delineation report for the site.
14. Provide Portage County sanitary approvals.
15. Provide a site layout plan and profiles, grading plan, utility plan, and storm and sanitary profiles.
16. Provide a stormwater pollution prevention plan, and all relevant details and specifications.
17. Provide signage and lighting plans.

Sheet 3 – Development Plan

18. Will barrier netting be installed at the back of the existing driving range as part of this project to protect the homes along Private Drive A?

Sheet 7 – Utility & Topographic Plan Phase 3

19. Show the existing sanitary and water mains on Pebble Beach Lane and show the location of the tie-in for the proposed mains.

Stormwater Management

20. Was the existing stormwater basin constructed for this development specifically? Please provide any relevant background information for the basin.
21. Provide stormwater management calculations meeting the requirements of the City of Streetsboro Stormwater Drainage Policy Manual, dated January 2024 and the latest OEPA General Construction permit. These need to include critical storm calculations, post-construction stormwater quantity control



calculations, water quality calculations, pre-developed and post-developed drainage area maps, storm sewer capacity calculations, and inlet spacing calculations.

22. Provide a post-construction operation and maintenance plan for the basin and stormwater management facility maintenance agreement for the basin. If already in place, provide updated copies as needed to include changes required for the proposed development.

Please incorporate the above comments in the final submittal.

Sincerely,

A handwritten signature in dark ink, reading "Matthew D. Glass".

Matthew D. Glass, P.E



Water Resources Department

Board of Commissioners

Mike Tinlin, President
Sabrina Christian-Bennett, Vice President
Jill Crawford, Board Member

Date: January 29, 2025

To: Angella Fausset
Streetsboro Planning and Zoning Department

Re: Request for Site Plan Review
Villas Boulder Creek

After review, PCWR will require a full review once final construction drawings are available. This review will be focused on the sanitary sewer as the water service is provided by others. Our review will be to ensure capacity at existing facilities and ensure design conforms with PCWR standards. Plans can be submitted to pcwr.plans@portageco.com.

Additionally, we will require a commercial application submitted to our permit coordinator at, 330.298.2066 or pcwr.permits@portageco.com. We require that the plans be approved by our department and all fees associated with the new service be paid prior to granting a permit for the project.

Feel free to contact me with any questions.

Thanks,

A handwritten signature in blue ink that reads "Eric Hippley".

Eric Hippley
Project Engineer
Portage County Water Resources
Cell: 330-352-9872
Email: ehippley@portageco.com



8116 Infirmary Rd. □ Ravenna, OH 44266 □ 330.297.3670 □ 330.297.3689 (fax)

"An Equal Opportunity Employer"

"To provide public water and wastewater services in order to preserve and promote the health and safety of the Portage County Community."



STREETSBORO POLICE DEPARTMENT

2080 State Route 303

Streetsboro OH 44241-1707

www.streetsboropolice.org

Patricia J. Wain

Chief of Police

Phone: 330.626.4976

Fax: 330.626.5239

info@streetsboropolice.com

To: Planning Department

From: Chief Patricia Wain

Date: 1-27-2025

Re: Villas at Boulder Creek

After reviewing the site plan for the Villas at Boulder Creek, I have no issues or concerns.

Thank you,

Patricia Wain

Patricia Wain

Chief of Police