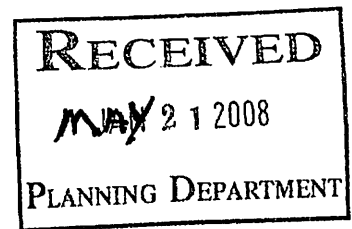


Brian Gorris
25845 Butternut Ridge Rd.
North Olmsted, Ohio 44070
(440) 779-7240



May 19, 2008

Planning and Design Commission
City of North Olmsted
5200 Dover Center Road
North Olmsted, OH 44070

Dear Commission Members,

At the May 14th meeting, I was given the opportunity to address to you my concerns regarding the proposed Biddulph Trail development. The purpose of this letter is to assure that my concerns were clearly and completely communicated.

Butternut Ridge is one of the most heavily traveled residential areas in the City. The road spans 1.6 miles in length and is intersected by eight roads in addition to the five point intersection at its western terminus. There are five traffic signals along that 1.6 mi span, representing one of the highest (if not the highest) number of traffic signals on any residential road in the area. In keeping with your duties of "promoting the general welfare of the City and its inhabitants" please be certain that you are provided with a thorough and comprehensive review of the impact that this proposed development will have on the already heavy level of traffic on Butternut Ridge. In fact, you may wish to obtain more than one traffic review.

Also please strongly consider both the current and future impact that the required rezoning to accommodate this proposal will have on the Butternut Ridge Historic District. Although the 29 unit development as proposed may appear to be a good use of this vacant land, once the land is rezoned, its use is changed permanently and the City will be obligated to approve any development of this parcel that complies with the density requirements of the existing code. Consequently, should the developer be unable to complete the current proposal for economic or other reasons, there is the potential for a replacement development of up to 43 homes on this sight.

Also on Butternut Ridge within the 0.6 mile distance between Kennedy Ridge and Great Northern Boulevard where this proposal is located, there are two other substantial parcels of land, one of which is currently for sale. Your decision as to the zoning of this parcel

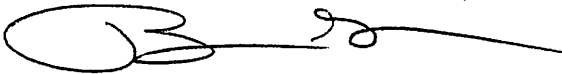
could set a precedent for these other two parcels. Currently this 0.6 mile stretch of Butternut contains 39 homes. The introduction of more intensive zoning has the potential to create additional development that could nearly quadruple the number of homes within this relatively short and highly traveled length of Butternut Ridge (see enclosure).

One of the specified intents of the zoning code relative to the "Residential Cluster" district is to "allow for a reasonable increase in residential density for areas well served by transportation and other community facilities". How can the potential to nearly quadruple the number of homes be considered as a reasonable increase in residential density?

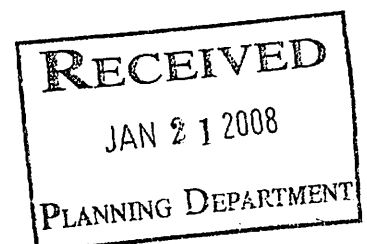
Mr. Delorenzo has every right to develop this property. Please be fair to the remaining residents by insisting that he develop it complying with the same "A" Residential code requirements that the balance of the homeowners on Butternut Ridge must follow.

Again, I want to thank you for the opportunity to address these concerns both verbally at the meeting and again in this letter. Having spent nearly seventeen years on the Planning Commission I can appreciate the significance of the decision before you. I am also confident that you will make your ultimate decision after a comprehensive review of all available information. I implore you, however, to arrive at that decision only after careful consideration of the impact that this and future developments will have on the existing homeowners on Butternut Ridge.

Sincerely Yours,



Brian Gorris
Enclosure



Butternut Ridge Road

Traffic Concerns with more intensive development

Total Length

<u>From</u>	<u>To</u>	<u>Distance</u> <u>Mi.</u>
Lorain/Porter	Dover Center	0.3
Dover Center	Kennedy Ridge	0.5
Kennedy Ridge	Great Northern Blvd	0.6
Great Northern Blvd	Columbia	<u>0.2</u>
		<u>1.6</u>

(Five Traffic Signals)

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JAN 21 2008
PLANNING DEPARTMENT

Intersecting Streets

Lorain/Porter	(Traffic Signal)
Dover Center	(Traffic Signal)
Revere Dr.	
Fitch	(Traffic Signal)
Kennedy Ridge	(Traffic Signal)
Cantebury	
Great Northern Blvd	(Traffic Signal)
Columbia	

Can you think of another residential street in North Olmsted with 5 traffic signals in a 1.6 mi distance?

Potential impact on section of Butternut Ridge from Kennedy Ridge to Great Northern Blvd. (0.6 mi in distance)

Current Single Family A Residential Housing Makeup

Current Homes	
North Side of Street	14
South Side of Street	<u>25</u>
	<u>39</u>

Potential Effect of Rezoning vacant or underutilized land from A Residential to SFC

<u>PP#</u>	<u>Ownership</u>	<u>Estmtd</u> <u>Lot Size (*)</u>	<u>Potential</u> <u>Homes</u> <u>@4.25/Acre</u>	<u>% Current</u> <u>Homes</u>
<u>Current Proposal 25747 Butternut</u>				
236-23-028	Bradford	44,400		
236-23-017	Butternut Rdg Prop	297,950		
236-24-019	Butternut Rdg Prop	87,555		
236-23-028	Scheef	<u>10,907</u>		
		<u>440,812</u>	43	110%
<u>Potential Proposal 25896 Butternut (Parcel currently for sale)</u>				
236-10-015	Rach	<u>239,580</u>	23	59%
<u>Potential Proposal 25563 & 75 Butternut (Large single ownership parcels)</u>				
236-23-013	Crabbs	50,350		
236-23-014	Crabbs	<u>349,351</u>		
		<u>399,701</u>	38	97%
		Potential additional homes @ 4.25 per acre	<u>104</u>	<u>267%</u>

(*) Per Cuyahoga County Property Tax Records

The current rezoning proposal has the potential to open up additional development that could nearly quadruple the number of homes in a 0.6 mi distance of a heavily traveled residential street.