

# New cluster homes planned for Pepper Pike in spring

By RYAN DENTSCHOFF

A new \$21 million upscale residential development is in the works at the southwest corner of Cedar and Lander roads.

The Orlean Company, project developers, presented the preliminary plans to the city Planning and Zoning Commission Monday night and said they hope to begin phase one of construction by this spring.

The development will feature 42, two-story units selling for around \$500,000. The homes will average between 2,500 and 2,800 square feet and be a part of what Orlean principal Kenneth Lurie described as “attached cluster” homes which include two units per building. He added that the community will likely be gated.

Mayor Richard Bain said he welcomes the development and is looking forward to it joining the community.

“These are high-end developers who recognize the value of their investment in this community,” he said. “It’s always exciting to see people enthusiastic about building in Pepper Pike.”

The mayor told Orlean representatives and project engineer Chuck Szucs of Polaris Engineering and Surveying that some residents



Rendering courtesy of Orlean developers and Polaris Engineering

**New homes are being planned in Pepper Pike at Cedar and Lander roads. The rendering above shows the plan for 42, two-story units to sell for about \$500,000. The developer is Orlean.**

may be concerned about the landscaping of the development and the reduction of open land in the city.

“I think the concern that we’re going to hear

reflected back from residents will be about the trees and maintaining the green Pepper Pike feel of the area.”

Residents may be upset if the entire sight

is cleared immediately and the development takes several years to complete, he said.

Mr. Lurie said the plan calls for two stages initially clearing just half the site.

“We would prefer not to put all the infrastructure in (at once),” he said. “We would like to actually cut the site down in half (and) go as fast as the market sells.”

They also plan to keep much of the existing tree and foliage frontage to create a private-like atmosphere at the residential community, he said.

The target market, said Eric Lee, project director at Orlean, will be “the downsizing empty nesters and we’re also hoping to appeal to young urban professionals that want to move here for the school district.”

He added that the preliminary plans for the community areas within the development will consist of green space, such as walking paths, picnic areas and possibly a dog park.

While the exterior of the homes will be predetermined and uniform, the interior, Mr. Lee said, will be customizable with the choice of first or second floor master bedrooms.

The Orlean team and Mr. Szucs told the commission that they plan to present their designs for approval at the December meeting with hopes of approval from city council in January.

## Ticket continued from Page 1

Lt. Dacek explained that 13 years ago when she joined the department there was a move to get a grip on the pedestrian issue, but it failed when some complained it was bad for Chagrin Falls’ image and worse for its business friendly atmosphere.

“In a town like Chagrin Falls, safety is everyone’s responsibility and we have to be together on it,” she said.

The lieutenant added that the job of police is to enforce the law but it is also about education and changing behaviors that are unsafe and unhealthy to those officers’ pledge to protect and serve.

Officers on duty will be charged with focusing on jaywalkers along with their usual duties and will likely pay closer attention to favorite scofflaw crossings – at Starbucks and the tip of Triangle Park – more than usual.

Lt. Dacek said that there is a misconception in the community that Chagrin Falls officers have been ignoring the jaywalking problem. But that’s not true. It was among the many violations police have been enforcing such as speeding and going through stop signs.

More recently, police took on enforcement

of the village’s new law governing use of electronic communications devices in motor vehicles.

**Jaywalking is just another part of the pedestrian safety issue. But it is going to take a holistic approach to be successful, police officials said.**

Announcement of the jaywalking initiative came on the heels of a Nov. 20 accident in which a Russell pedestrian was struck by a pickup truck as she crossed legally within the crosswalk at Bell Street and North Main.

The woman suffered injuries and was transported to Cleveland Clinic’s Hillcrest Hospital in Mayfield Heights for treatment. Police would not release her name or type of injuries. The 19-year-old driver from Chagrin Falls was cited on Dec. 1 with failing to yield to a pedestrian in a crosswalk.

Lt. Dacek said the citation was a traffic offense and not a criminal offense.

Brett Nikiforow was making a left turn onto North Main Street from Bell Street

when the woman was struck, according to the police report. Police determined that the driver was traveling about 21 mph at the time, which was within the legal limit. Mr. Nikiforow is scheduled to appear in Bedford Municipal Court on Dec. 16.

Residents have questioned whether pedestrians are given enough time to cross an intersection in busy downtown Chagrin Falls.

Village officials had agreed to extend the time for the walk light, but a technical problem caused delays in implementing the change. Village Administrator Benjamin Himes announced recently that the problem had been solved and pedestrians will be given about 15 more seconds to cross the street before traffic signals give vehicles the green light.

Other accidents have raised concerns.

Seventeen months ago, a visiting child was killed in the crosswalk at South Franklin and West Washington Street crosswalk under much the same circumstances. The driver was cited for vehicular homicide in that accident.

This week Mr. Himes said there was still an issue with one intersection and he was waiting for a quote from the contractor to see if a change can be made to extend the walk light.

## Police briefs

### Man charged with OVI

A report came in to the Pepper Pike police department Nov. 28 at about 7:15 p.m. that a person driving a pickup truck was driving erratically on Cedar Road. A patrol officer was able to locate the driver, Richard Hall, 55, of South Euclid and pulled him over on Shaker Boulevard. After investigating, Mr. Hall was arrested for OVI.

### Collision results in injuries

A collision resulted with the injury of two people Dec. 3 in Bainbridge. A vehicle headed south on Snyder Road at the intersection of East Washington Street was struck by another vehicle turning left to go west on East Washington Street. The Bainbridge rescue squad transported Jennifer Millard, 55, of Bainbridge to Hillcrest Hospital for treatment along with Rose Millard, 17, of Bainbridge. Bainbridge police cited Patrick Radkowsky, 21, of Bainbridge with failure to yield the right of way at an intersection.