



Meeting:	October 1, 2014	Sublots:	25
Applicant:	Stonegate Center, LLC Ken Cleveland	Blocks:	P1- 13.9820 acres
Engineer:	Lewis Land Professionals, Inc.	Zoning:	UR - Urban Residential
Site Area:	16.4737 acres	Utilities:	Central water and sanitary sewer
		School Dist.:	Medina City
		Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

The site is located on the east side of Pearl Road (US 42), northeast of Stonegate Drive (see location map). The applicant proposes 22 cluster homes on two private streets off Stonegate Drive, plus three cluster homes on Stonegate Drive itself. The subject site includes 13.99 acres of open space. The site is proposed to be served by central water and sewer.

Recommendation: APPROVAL WITH MODIFICATION

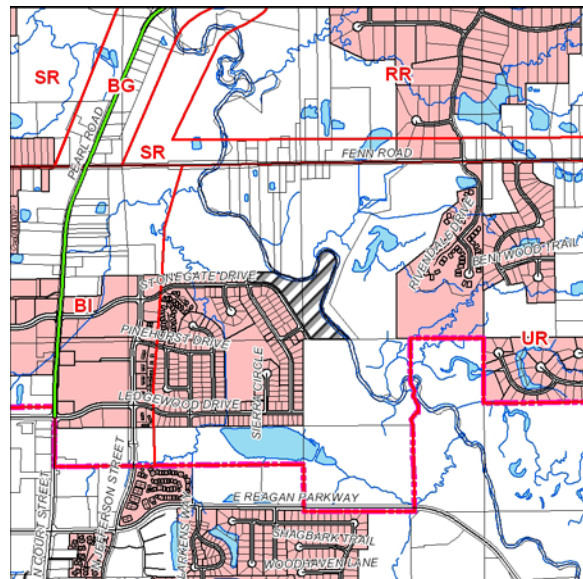
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	UR - Urban Residential	Undeveloped/wooded West Branch of the Rocky River
East	UR - Urban Residential	Undeveloped/wooded West Branch of the Rocky River
South	UR - Urban Residential	Single-family homes Undeveloped /wooded
West	UR - Urban Residential	Single-family homes

Proposal: The applicant proposes to provide 25 cluster homes at a density of 1.51 units per acre. Additionally, 13.982 acres of open space is proposed. The proposed subdivision is to be served by central water and sewer.

Access: Access to the site is provided via Stonegate Drive that connects to Pearl Road (US 42). Within the cluster development the roads are proposed to be private with a pavement width of 22 feet.

Site Conditions: The subject site is currently undeveloped and wooded. The West Branch of the Rocky River borders the subject property on the north and east. The site slopes up from



Stonegate Drive and there are steep slopes in the area between the proposed building envelopes and the river.

Background: The Concept Plan meeting was held October 16, 2013 and the Preliminary Plan was approved Jan. 8. 2014.

Zoning: The subject property is zoned UR – Urban Residential. The Medina Township Zoning Resolution indicates that the purpose of the UR District is to, “... allow residential development at a density of about two (2) units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two (2) units per acre overall density.”

Comprehensive Plan: The 2002 Update of the 1983 Medina Township Development Policy Plan does not contain a specific recommended land use for the subject property; however, the subject property is within the area designated as “Urbanized” on the Development Policy Plan. The Plan also suggests that erosion control measures be carefully used for the steep slopes adjacent to the West Branch of the Rocky River.

Agency Comments: *Italicized text* indicates quotations from submitted agency comments.

Tax Maps, Beth Mika, 9/23/2014.

1. *Utility easements are not usually dedicated as referenced on this Plat. The term “granting utility easements” is typically used instead.*
2. *No other comments.*

Medina County Sanitary Engineer, Jeremy Sinko, 9/11/2014. *Approved.*

Medina County Soil and Water Conservation District, Jim Dieter, 9/23/14. *No further comments.*

Medina County Health Department, Steve Mazak, 9/10/2014. *This project is serviced by sanitary sewer and public water, so no further comment from our office.*

Medina County Highway Engineer, Andy Conrad, 9/18/2014.

1. *Provide monumentation at all subplot and block corners and at street centerline.*
2. *Show 100 year FEMA Flood Plain.*
3. *Provide easement over turnaround.*
4. *Revise wording of easement. The County will not be accepting easement for roadway purposes.*

Columbia Gas, Russ Johnson, 9/14/2014. *Columbia Gas Transmission does not have facilities that are impacted by this project.*

Medina Township Zoning Commission, Alliss Strogan, 9/15/2014. *Approved. Meets Medina Twp. Zoning requirements and recommend approval.*

ODOT, Dawn Roxberry, 9/9/2014. *No comments.*

Staff Comments:

1. The proposed development is to be constructed under the planned development regulations for the UR Urban Residential District. Public water and sewer is proposed for a total of 25 units on 16.47 acres with proposed open space of 13.99 acres. The Planned Development regulations permit cluster units not to exceed 6 units per acres with an overall density not to exceed 2 units per acre. The plan also proposes 14 guest parking spaces. The proposed plan complies with the density regulations.
2. This Final Plat is consistent with the approved Preliminary Plan.
3. The Soil and Water Conservation District and the Highway Engineer have expressed concern, and the Department of Planning Services concurs, with the steep slopes to the rear of Units 4 - 21 (especially Units 9 - 21).
4. As part of Stonegate Subdivision, the Villas will be members of the existing overall Homeowners Association (HOA) for Stonegate. These homeowner association documents were previously approved and recorded. Additionally there will be a new HOA exclusively for the Villas. The Covenants and Restrictions for the Riverview Villas of Stonegate were recorded June 25, 2014.

Staff Recommendation:

The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the Final Plat for Riverview Villas of Stonegate Subdivision subject to the following:

- Compliance with comments from the Highway Engineer and the Tax Map Department.

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