



Planning Commission
 Preliminary Plan Extension
Wedgewood Estates Subdivision
 Lafayette Township
 App. No. 033-2015PP-Ext

Meeting:	June 3, 2015	Zoning:	Lafayette Township Transitional District (LTTD)
Applicant:	GGP Development	Utilities:	Central water & sewer
Engineer:	Lewis Land Professionals	School Dist.:	Medina City
Site Area:	76.74 acres	Sublots:	48
Blocks:	49.81 acres/2 Open Space Blocks	Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

The subject site is located on the north side of Wedgewood Road (SR 162), west of Ryan Road, and east of Lake Road. The Preliminary Plan submitted for the extension is essentially unchanged from the previously approved plan.

Recommendation: **APPROVAL WITH MODIFICATIONS** for the Preliminary Plan Extension

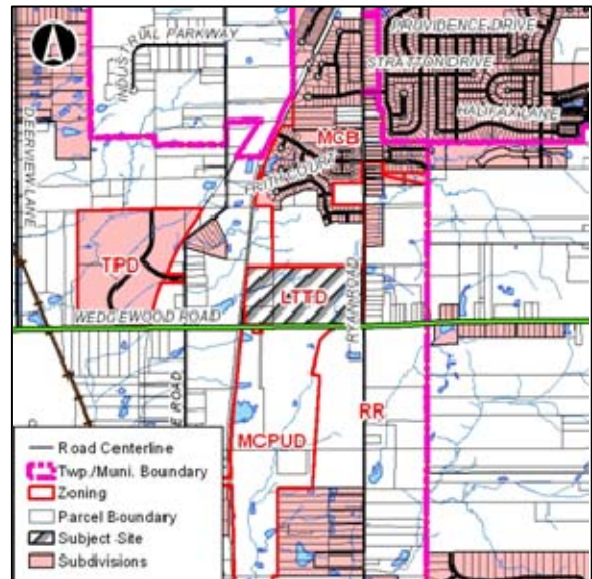
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	MCD	Single-family homes
East	R-R Residential	Single-family homes
South	R-R Residential	Golf course/Country Club
West	R-R Residential	Single-family homes Agriculture

Proposal: The current proposal is for approval of a one year Preliminary Plan Extension for Wedgewood Estates Subdivision. The requested Preliminary Plan Extension will expire June 3, 2016.

Site Conditions: Wetlands are located on the east end of the parcel where it is also wooded and McCabe Creek runs north-south. Streams are also located at the west end of the parcel. This area is partially wooded. A gas well storage tank is located on the parcel. Storm water management basins are proposed.

Access: All streets are proposed to be public with a 60' right-of-way. Southern Hills Drive, Haller



Court and Rivera Drive all end in permanent cul-de-sacs. Direct access is not proposed to the east to Ryan Road due to the presence of wetlands, nor to the north due to a US Department of the Interior request "... to protect the travel corridors for the Indiana bat."

Background:

1. The subdivision is zoned Lafayette Township Transitional District (LTTD).
2. The concept plan meeting was held on April 16, 2008. The concept plan included discussion of development of the property south of SR 162.
3. The original Preliminary Plan was approved June 4, 2008.
4. Preliminary Plan Extension (one year) was approved June 2, 2010
5. Revised Preliminary Plan was approved July 6, 2011. The Revised Preliminary Plan changed Rivera Drive from a street stubbing into Dover Highland Subdivision to the north to a permanent cul-de-sac street. The change to a cul-de-sac street resulted in a loss of 2 sublots, from 50 to 48. A variance to allow 48 sublots on a cul-de-sac was not requested at the time.
6. A Preliminary Plan Extension (one year) and a variance to allow 48 sublots on a cul-de-sac was approved July 3, 2013
7. A second one-year extension was approved by Planning Commission on July 2, 2014.
8. The current extension request is the third and final extension permitted before a new Preliminary Plan must be submitted.

Agency Comments: (as of 5/27/15) *Italicized text indicates quotations from submitting agency comments.*

Lafayette Township, Alliss Strogin, 5/19/15. *APPROVED. There hasn't been any change in our zoning concerning this subdivision nor has there been any change in the Wedgewood Estates Preliminary Plan. Therefore, Lafayette Twp. recommends approval.*

Medina County Highway Engineer, Andy Conrad, 5/7/15. *CONDITIONAL APPROVAL.*

- *No boulevard or cul-de-sac islands are permitted without appropriate variances.*
- *Drainage assessments are required.*

Columbia Gas Transmission, Russ Johnson, 5/12/2015. *APPROVED.*

Medina County Health Department, Environmental Division, Steve Mazak, 5/7/15. *Wedgewood Estates is to be serviced by County water and sewer, so no comments from our department.*

Medina County Sanitary Engineer, Jeremy Sinko, 5/7/15. *APPROVED. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Medina County Sanitary Engineers*

Medina County Tax Maps, Beth Mika, 5/18/15. *CONDITIONAL APPROVAL. The Tax Maps Department has no objections to the extension request for Wedgewood Estates.*

Ohio Dept. of Transportation (ODOT), Jared Feller, 5/19/15.

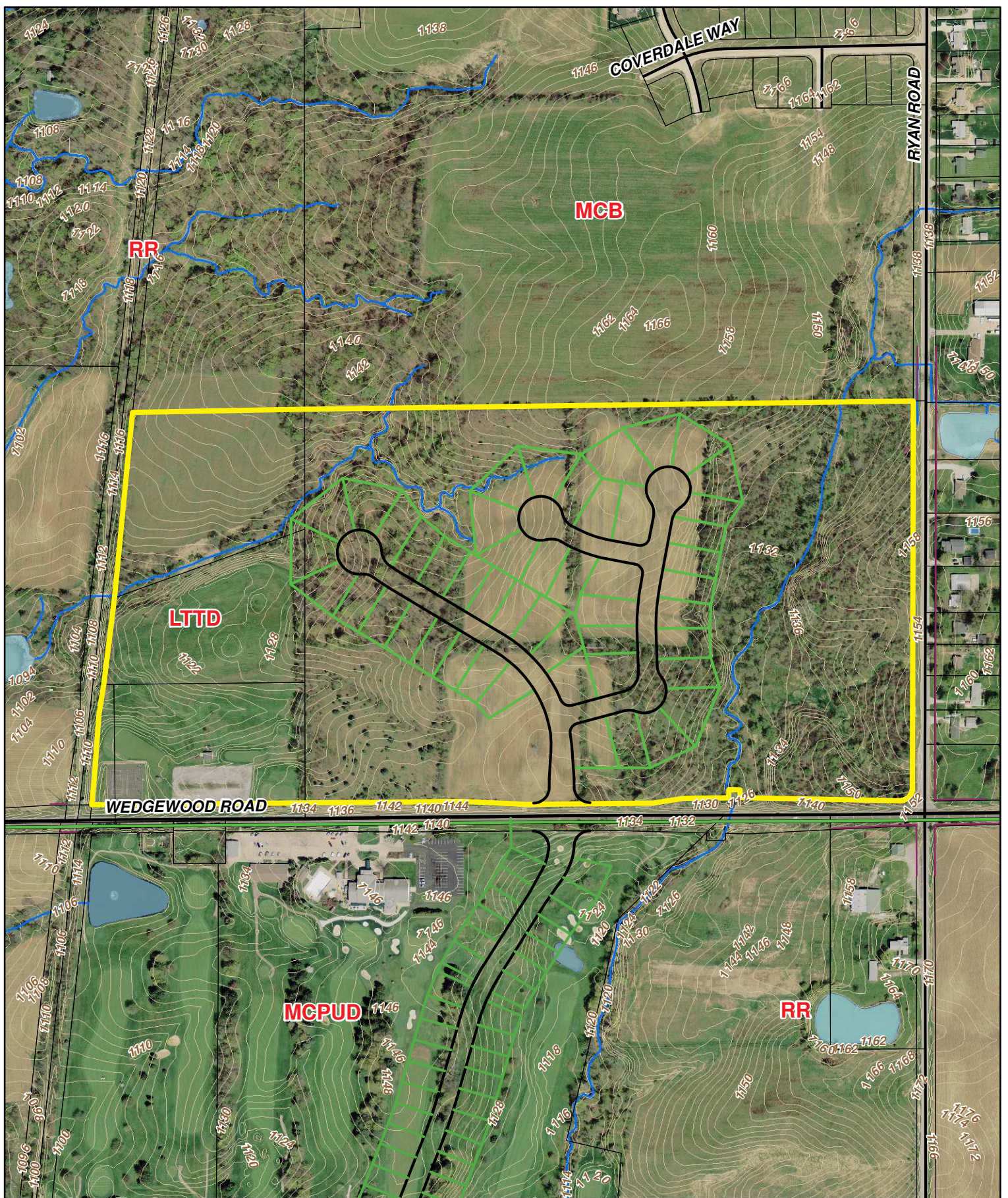
The preliminary plans for the Wedgewood Estates and Country Club Villas subdivisions appear to show access at the same location as the previous plans reviewed by our office in 2009. This section of SR 162 is considered a Category 4H access facility. The minimum driveway spacing on this section of SR 162 is 425 feet per the current State Highway Access Management Manual.

ODOT has no objection s to the proposed access locations shown in the preliminary plans. However, we will need to review

Staff Comments:

1. A conditional zoning certificate/site plan for this subdivision was approved by the Lafayette Township Board of Zoning Appeals on July 23, 2008.
2. A variance request for a boulevard entrance and cul-de-sac islands has been approved by the Township. The County Commissioners must approve the boulevard entrance.
3. Homeowner Association documents must be approval prior to Final Plat approval.
4. An ODOT permit will be required for access to SR 162. A traffic impact study has been approved by ODOT.
5. In response to a request from the US Department of the Interior to preserve the forested area at the north of the project site, the original Preliminary Plan was revised July 6, 2011 changing the through street that stubbed to the north property line, Rivera Drive, to a cul-de-sac. The US Department of the Interior stated that this change would, "...help to preserve significant wooded connectivity between the west and east sides of the property that would help to protect travel corridors for the Indiana Bat."
6. The change to a permanent cul-de-sac street resulted in a loss of 2 sublots, from 50 to 48; however, a permanent cul-de-sac can only serve 40 units thereby requiring a variance to permit 48 units. The variance has been approved.
7. All "Open Space" areas must be shown as Blocks, including the boulevard and cul-de-sac islands.
8. Homeowner Association documents must be approved by the Prosecutor's Office and the Township prior to Final Plat approval.

MCDPS Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the Preliminary Plan Extension for Wedgewood Estates Subdivision. The applicant must submit 3 Corrected Preliminary Plans indicating the Open Space areas and cul-de-sac islands to be Blocks.



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