



Meeting: June 3, 2015	Sublots: 90
Applicant: Spring Glen Development Co.	Zoning: RR Controlled Density (CDZ) Overlay
Engineer: Cunningham & Assoc.	Utilities: Central water and sanitary sewer
Site Area: 109+ acres	School Dist.: Buckeye Local
	Reviewer: Rob Henwood

EXECUTIVE SUMMARY

The site is located on the west side of Marks Road south of Sleepy Hollow Road (see location map). The applicant proposes to extend the previously approved Preliminary Plan for one year. The site is proposed to be served by central water and sewer systems.

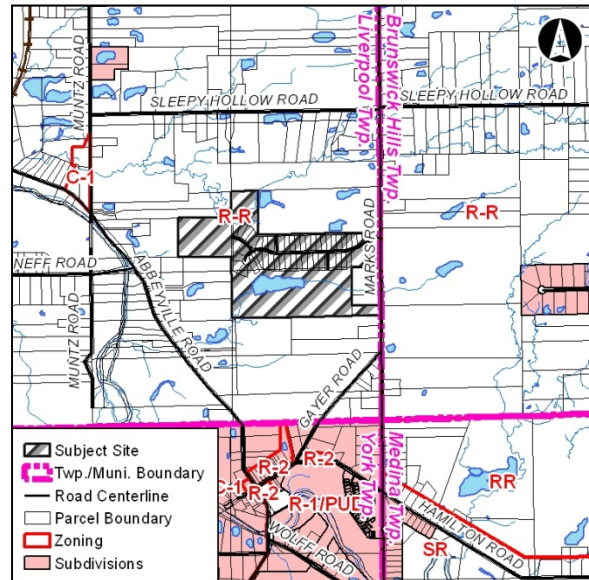
Staff recommends **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Agriculture
East	R-R Rural Residential (Brunswick Hills Township)	Agriculture Single-family homes
South	R-R Rural Residential	Agriculture, single-family homes
West	R-R Rural Residential	Agriculture, wooded, single-family homes

Proposal: The applicant proposes to extend the approval of the Preliminary Plan for one year. Phase One has been platted and most of the homes have been constructed; two phases remain containing 44 sublots. The entire subdivision contains 90 sublots and 47.2 acres of open space in seven blocks. The proposed subdivision is to be served by central water and sewer.

Access: The subdivision will include two accesses to Marks Road. Three permanent cul-de-sac streets are proposed and are within the limits for length and number of dwelling units as stipulated by the Subdivision Regulations (Regulations). All streets are public with 60 feet of right-of-way (ROW). The plan shows Dock Street has been platted, but not built. A temporary cul-de-sac with a reservation strip is shown for future access to Phase 3. Dock Street and Drayton Hall stub to adjoining undeveloped properties. An access easement from Drayton Hall to parcels that front on Marks Road is provided.



Site Conditions: The site contains portions of two small streams and associated flood prone soils, a pond and farmstead structures. Data indicate that there are two active (unplugged) oil/gas wells located on the site. The infrastructure and a majority of the homes in Phase 1 have been constructed.

MCPC Approval	Date
Concept Plan	February 2006
Preliminary Plan	April 2006
Final Plat, Phase 1	May 2007
Preliminary Plan Extension	March 2008
Preliminary Plan	April 2010
Preliminary Plan Extension	May 2012
Preliminary Plan Extension	May 2013
Preliminary Plan Extension	May 2014

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in April of 2006 and the Final Plat for Phase One in May of 2007 (see table for complete approval history).

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

Liverpool Township Zoning Inspector, D. Boettner, 4/14/2014. *No change, therefore no comment.*

Tax Maps, Beth Mika, 4/16/2013. *The Tax Map Dept. has no comments or objections to the extension request for Bennett Lake Farm Subdivision subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.*

Medina County Soil and Water Conservation District, Jim Dieter, 4/17/2014. *No comments.*

Tax Maps, Beth Mika, 4/18/2014. *Extension ok.*

Medina County Health Dept., Steve Mazak, 5/8/2015. *No comments.*

Highway Engineer, Andy Conrad, 5/11/2015. *APPROVED*

Sanitary Engineer, Jeremy Sinko, 5/11/2015. *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 office.*

Columbia Gas, Russ Johnson, 5/12/2015. *No conflict.*

Ohio Depart. of Transportation, District 3, Jared Feller, 5/15/2015. *No objections.*

Staff Comments:

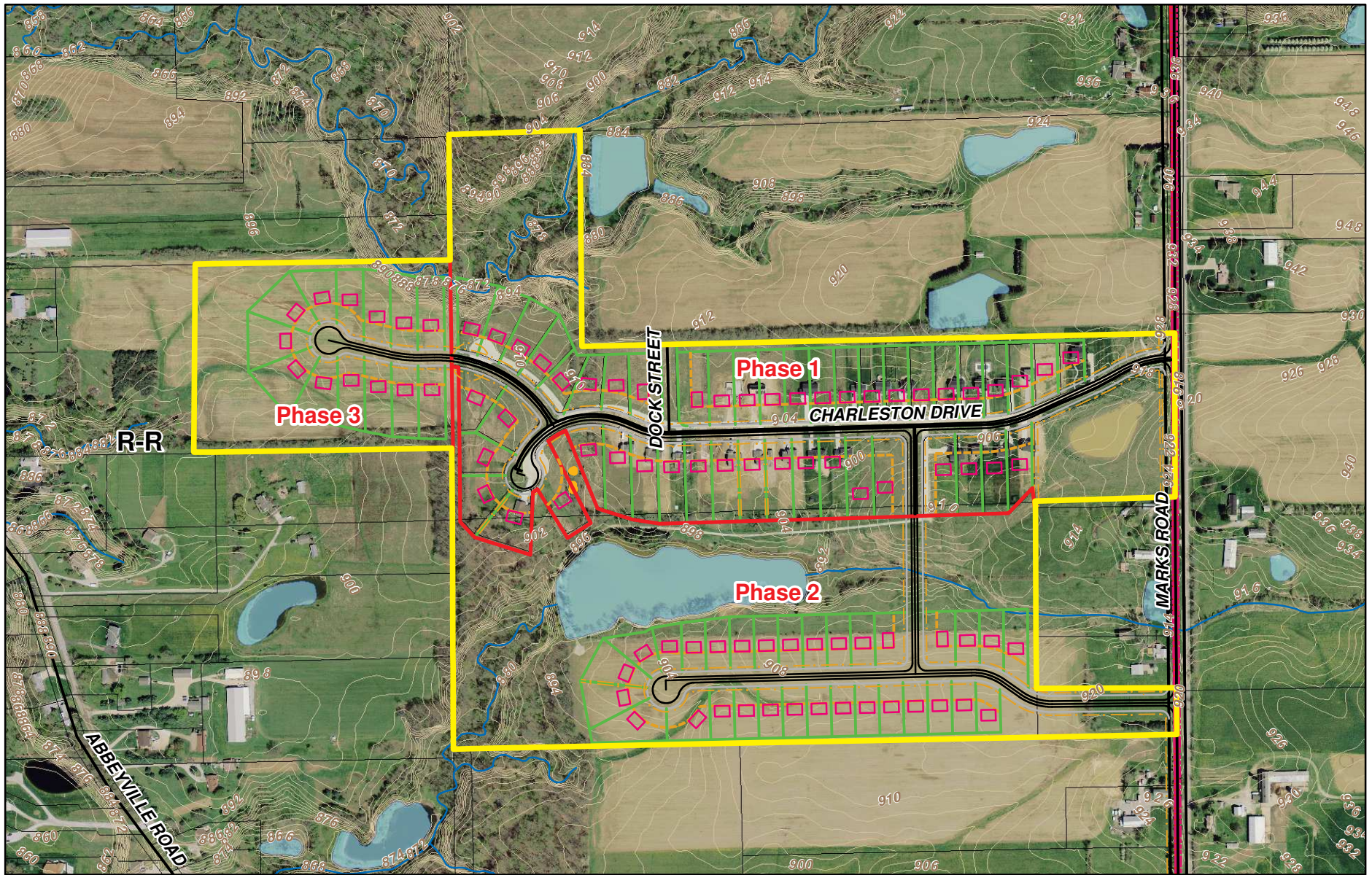
1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulation section references are included):
 - a. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office (USACE) regarding the proposed subdivision, and shall submit such correspondence to the MCPC as a condition of Preliminary Plan approval. § 404(C)(2)c.18. ***USACE permits and jurisdictional determinations are valid for five years. Submit evidence of correspondence with the USACE or an applicable permit.***

2. The temporary cul-de-sac street to the north, Dock Street (Block B on the Preliminary Plan), has been platted. However, a notation on the plan indicates the developer has chosen not to build the street per Regulations § 604(B)(3)f. A copy of the Performance Bond for the construction of the street is in the Department of Planning Services' files.

Staff Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan Extension for Bennett Lake Farms subject to the following:

1. Submit evidence of correspondence with the USACE or an applicable permit.

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Prepared by:
**Department of
 Planning Services**



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Bennett Lake Farm
 Preliminary Plan Ext
 App. 032-2015-PP Ext.
 Liverpool Township

Meeting Date: 6/3/2015
 Zoning: CDZ Overlay (RR)
 Acreage: 109.03
 Sublots: 90



1 inch = 500 feet

