



Planning Commission
 Preliminary Plan Extension
Country Club Villas Subdivision
 Lafayette Township
 App. No. 034-2015-PP-Ext

Meeting:	June 3, 2015	Zoning:	Golf Community Planned Unit Development (GCPUD)
Applicant:	G.G.P. Dev. /Michael Cavey	Utilities:	Central water & sewer
Engineer:	Lewis Land Professionals, Inc.	School Dist.:	Medina City and Cloverleaf
Site Area:	94.00 acres	Reviewer:	Susan Hirsch
Sublots:	47		
Open Space:	81.20 acres (Blocks A-G)		

EXECUTIVE SUMMARY

The subject site is located on the south side of Wedgewood Road (S.R.162) west of Ryan Road, east of Lake Road in Lafayette Township. The Preliminary Plan submitted with the extension request is unchanged from the previously approved Preliminary Plan.

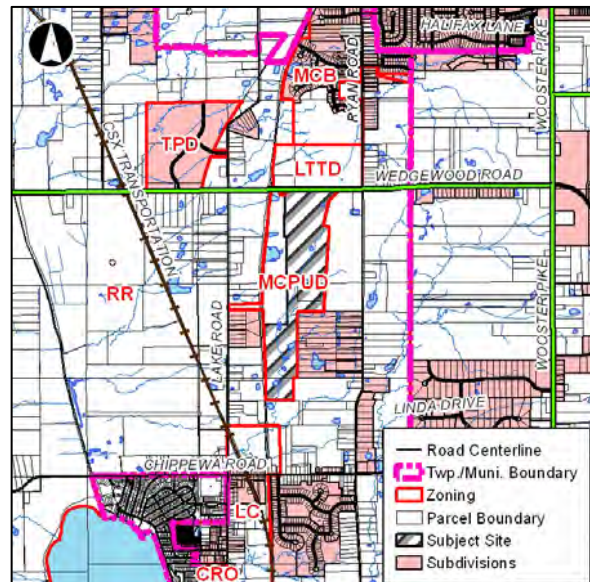
Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	LTTD	Single-family homes
East	R-R Residential	Single-family homes, agriculture
South	R-R Residential	Single-family homes, golf course
West	R-R Residential	Medina County Country Club

Proposal: The current proposal is for a Preliminary Plan Extension for Country Club Villas Subdivision. The Preliminary plan provides for 47 sublots along Granite Golf Drive, a public street with a 60 foot ROW. The extension would be for one year - until June 3, 2016. There are no proposed changes.

Site Conditions: The property is currently used as a golf course and the topography is rolling. McCabe Creek runs north-south to the east of the proposed sublots on Granite Golf Drive, and is not a part of that portion of the subdivision. McCabe Creek enters the subdivision boundary to the southeast of Granite Golf Drive. Flood-prone soils exist on either side of the creek. The GIS data does not indicate any wetlands.



An existing gas line on the property is proposed to be relocated. Two lakes exist at the south end of the proposed subdivision and are a part of Block G. There are several structures on the

Medina Country Club property to the west which include the Medina Country Club facilities, the pro shop, and a pool, as well as parking lots. These structures are not a part of the Country Club Villas GCPUD Subdivision. Retention basins are proposed on the east side of Granite Boulevard, with associated storm drainage easements.

Access: The subdivision is accessed from Wedgewood Road (SR 162), approximately 1,000 feet west of the intersection of Ryan and Wedgewood Roads. The proposed Granite Golf Drive, a 60 foot public right-of-way and approximately 1,800 feet in length, aligns with Tyndale Lane on the north side of Wedgewood Road in the Wedgewood Estates Subdivision. Granite Golf Drive ends in a temporary street stub, with a ten foot reservation strip in place, to be rescinded upon further extension of the street. A tunnel for a cart path for bicycles, golf carts and maintenance equipment is proposed to be constructed under SR 162 approximately 200 feet from the entrance into the Wedgewood Estates Subdivision.

Background:

1. A Concept Plan meeting was held on April 16, 2008, that included review of Medina Country Club North (aka Wedgewood Estates) Subdivision, and a design that also included Wedgewood Villas (aka Country Club Villas).
2. The text amendment to the Lafayette Township Zoning Resolution referencing the Overlay District for Golf Community PUD property became effective October 15, 2008.
3. Country Club Villas (aka Wedgewood Villas) Subdivision was reviewed and discussed at the December 3, 2008, Planning Commission (PC) meeting, and subsequently tabled to the January 7, 2009 meeting to allow applicant to provide additional information.
4. The original Preliminary Plan was approved by the PC on January 7, 2009.
5. The original Preliminary Plan expired on January 7, 2011 and a subsequent unchanged Preliminary Plan was approved on July 6, 2011.
6. A one-year Preliminary Plan Extension was approved by the PC on July 3, 2013.
7. An additional one-year Preliminary Plan Extension was approved by PC 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 Zoning Inspector, Alliss Strogan, 5/19/15. *APPROVED. There hasn't been any change in our zoning concerning this subdivision nor has there been any change on the County Club Villas Preliminary Plan. Therefore, Lafayette Township recommends approval*

Columbia Gas, R. Johnson, 5/12/15. *APPROVED. Columbia Gas Transmission, LLC has no facilities that will be impacted.*

Highway Engineer, A. Conrad, 5/7/15. *CONDITIONAL APPROVAL.*

1. *Variance will be required for boulevard & cul-de-sac islands.*
2. *Standard roadway typical section to be used.*
3. *Drainage assessments are required.*

Tax Maps, B. Mika, 5/18/15. *CONDITIONAL APPROVAL.* *The Tax Map Department has no objections to the extension request for Country Club Villas.*

Ohio Dept. of Transportation, 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 objections to the proposed access locations shown in the preliminary plans. However, we will need to review.

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 Engineer's Office.*

Medina County Health Department, Steve Mazak, 5/7/15. *Country Club Villas is to be served by County water and sanitary sewer, so no comments from our department.*

Staff Comments:

1. The proposed subdivision is currently zoned Golf Community Planned Unit Development (GCPUD).
2. This resubmitted Preliminary Plan is in substantial conformance with the Preliminary Plan approved July 6, 2011.
3. 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.
4. A traffic impact study has been approved by ODOT.
5. Homeowner Association documents must be approved by the Prosecutor's Office and the Township prior to Final Plat approval.
6. All "Open Space" areas, including the boulevard and cul-de-sac islands, must be shown as Blocks.
7. The proposed subdivision is within the Chippewa Creek Watershed. A note has been placed on the Preliminary Plan stating that the developer will construct water quality measures within the retention basins to maintain the natural stream characteristics of McCabe Creek and the Chippewa Watershed. Language should be added to deed restrictions and covenants that "the site is to be developed in accordance with the goals, objectives, and recommendations of the Chippewa Watershed Study."

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