



Planning Commission
 Preliminary Plan Extension, App. No. 090-2015-PPExt.
Hidden Lakes Estates, Phases 2 & 3
 Medina Township

Meeting:	October 7, 2015	Open Space:	5.719 Acres – Block “A” in Ph. 1
Applicant:	Prestige and Premier Cos.	Parcel No.:	026-06A-19-032
Owner:	Prestige and Premier Cos.	Zoning:	S-R Suburban Residential
Engineer:	Howard R. Selee & Associates	Utilities:	Central Sewer and Water
Site Area:	28.5361 acres	School Dist.:	Medina City
Sublots:	22	Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

The site is located on the east side of Watkins Road north of Fenn Road (see location map). The current Preliminary Plan, approved in October of 2013, includes the undeveloped balance of the subdivision, Phases Two and Three; Phase One has been constructed and contains eight sublots. The proposed subdivision will create 22 additional sublots served by central water and sewer on two permanent cul-de-sacs. There are no changes to the previously approved Preliminary Plan.

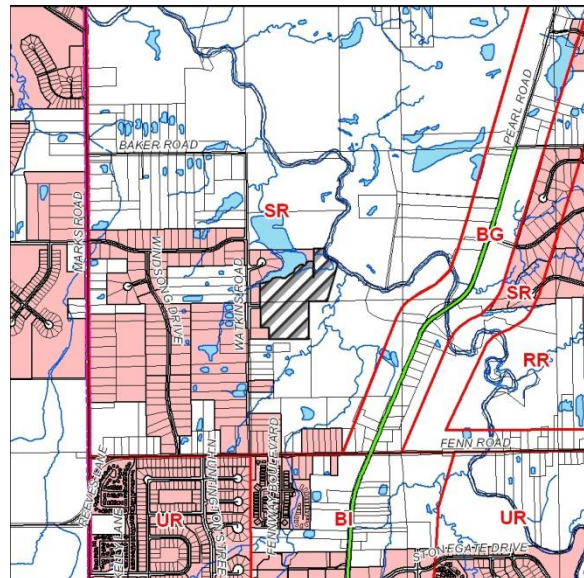
Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	S-R Suburban Residential	Single-family homes
East	S-R Suburban Residential	Single-family homes
South	S-R Suburban Residential	Single-family homes
West	S-R Suburban Residential	Single-family homes

Proposal: The Preliminary Plan Extension encompasses the two remaining phases; Phase Two includes Sublots 9 through 15 and Phase Three includes Sublots 16 through 30; Phase One has already been constructed. The open space (Block A in Phase One) includes the lake and an access strip to the lake from the cul-de-sac at the end of Hidden Lake Drive located between Sublots 22 and 23.

Access: Hidden Lake Estates Subdivision is accessed from Marks Road to the west. Phases Two and Three of the subdivision are accessed by Hidden Lake Drive through Phase One. All roads



are proposed to be public and have a 60 foot right-of-way.

History: The Preliminary Plan was originally approved by the Planning Commission in August of 2000. The Final Plat for Phase One was approved in August of 2004 for the northern portion of the subdivision, Shoreline Circle, and frontage sublots on Watkins Road, which includes eight sublots, and Blocks A and B. See the complete Planning Commission approval summary table to the right.

MCPC Action	Date
Concept Plan	5/3/2000
Preliminary Plan	8/1/2000
Preliminary Plan	10/3/2003
Revised Preliminary Plan	6/2/2004
Final Plat Phase I	8/11/2004
Preliminary Plan Ext.	6/7/2006
Preliminary Plan Ext.	5/2/2007
Preliminary Plan Ext.	6/4/2008
Preliminary Plan	6/3/2009
Preliminary Plan Ext	6/1/2011
Preliminary Plan Ext	6/6/2012
Preliminary Plan	10/2/2013

Site Conditions: The western portion of the subdivision fronting Watkins Road has rolling terrain. The West Branch of the Rocky River borders the eastern portion of the property and there are severe slopes along the entire eastern border. The FEMA 100- year floodplain crosses Sublots 20, 21 and 22.

Zoning: The subject property is zoned S-R Suburban Residential. The Medina Township Zoning Resolution indicates single family homes are permitted uses (§ 402.2(A)). The minimum lot size is one acre with a minimum 125 foot lot width (at the building line) and 125 feet of frontage, except on the outside curves of public roads and cul-de-sacs where 95 and 70 feet are required respectively (§ 402.3).

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

Medina Township Zoning Commission, Alliss Strogin, 9/15/2015. There have been no changes on either their site plan and/or our zoning, therefore recommend approval.

Tax Maps, Beth Mika, 9/17/2015.

1. *The Tax Maps Dept. has no objection to the extension request for Hidden Lake Ph. 2 & 3.*
2. *Subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.*

Highway Engineer, Andy Conrad, 9/16/2015.

1. *Update typical pavement section to current county standard.*
2. *Update FEMA Floodplain information.*

Health Department, Steve Mazak, 9/10/2015. *Hidden Lake, phase 2 and 3 will be serviced by sanitary sewer and public water, so our office has no further comments.*

ODOT, Jared Feller, 9/14/15. *Since Hidden lake subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Columbia Pipeline Group, Russ Johnson, 9/10/15. *Columbia Pipeline Group (CPG) does not have any facilities located within the limits of the proposed construction.*

Sanitary Engineer, Amy Lyons Galvin, 9/25/2013. *Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Sanitary Engineer's office.*

Staff Comments:

1. There have been no changes to the Preliminary Plan since it was approved October 2, 2013 other than those requested with the 2013 approval.
2. The Homeowner's Association documents for this subdivision have been approved and recorded.
3. 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 (USACE) District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. § 404(C)(2)c.18. **Submit correspondence or demonstrate an applicable USACE or Ohio Environmental Protection Agency (OEPA) permit.**
 - b. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page. § 404(C)(2)d.4. **Show applicable watershed boundaries.**
 - c. A copy of the Developers Notice of Intent (NOI) to obtain an Ohio E.P.A. stormwater management permit if applicable. § 404(C)(2)d.7. **Submit NOI if applicable.**
4. A ten foot reservation strip must be provided at the terminus of Hidden Lake Drive and Lake Breeze Circle between Phases 2 and 3, and along the northern right-of-way connecting the two. See map to the right.



Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Preliminary Plan Extension for Hidden Lake Estates, Phases Two and Three. The Preliminary Plan must be corrected as follows:

1. Per the Highway Engineer's comments above, update the typical section to current standards and show updated FEMA Floodplain information.
2. Provide 10' reservation strip at location shown above.
3. Provide the following data/information on or with the corrected Preliminary Plan:
 - a. Submit correspondence or demonstrate an applicable USACE or OEPA permit.
 - b. Show applicable watershed boundaries.
 - c. Submit NOI if applicable

Three copies of the corrected Preliminary Plan must be submitted to the Department of Planning Services for transmittal to the appropriate agencies.

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