



<b>Meeting:</b>	February 1, 2017	<b>Blocks:</b>	Four Blocks: Blocks A & B Open Space, 0.2683 & 0.3069 acres; Blocks C&D “Future Development”
<b>App. No.:</b>	127-2016-FP	<b>Zoning:</b>	R-1 Residential
<b>Applicant:</b>	Legacy-Carrington Dev. Group	<b>Utilities:</b>	Septic systems and county water
<b>Engineer:</b>	TGC Engineering, LLC	<b>School Dist.:</b>	Highland Local
<b>Parcel:</b>	016-03A-39-003	<b>Reviewer:</b>	Susan Hirsch
<b>Site Area:</b>	43.2402 acres		
<b>Sublots:</b>	14		

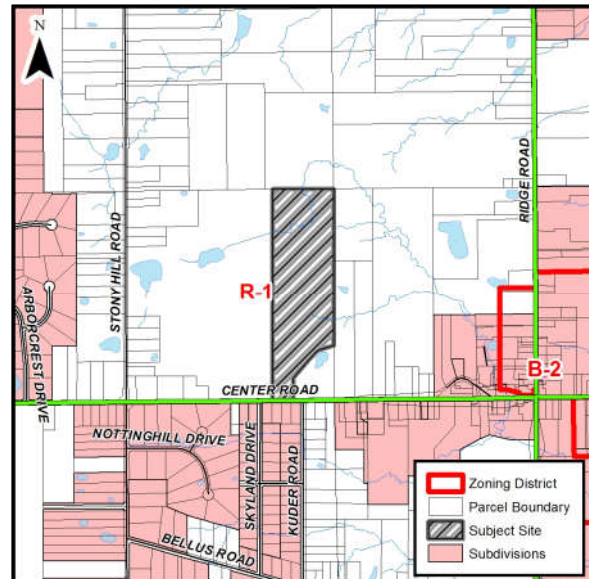
### EXECUTIVE SUMMARY

The site is located north of Center Road (S.R. 303) between Stony Hill and Ridge Roads, directly east and south of Skyland Golf Course, (see location map). The proposal includes 14 single family sublots on a public street that ends in a permanent cul-de-sac. All 14 sublots will be served by septic systems and county water. Four Blocks are also proposed, two for “Open Space” and two for “Future Development”.

**Recommendation: APPROVAL WITH MODIFICATIONS**

**Proposal:** The applicant proposes the following:

- 14 sublots served by septic systems and county water.
- 4 Blocks:
  - Two “Open Space” Blocks; Blocks A and B, 0.2683 and 0.3069 acres respectively.
  - Two “Future Development” Blocks; Blocks C and D, 4.3746 and 3.2138 acres respectively.
- One permanent cul-de-sac-street, having 60 feet of right-of-way and a 20-foot concrete pavement width.
- Storm water management basins are proposed on Sublots 10 and 15.



**Access:** Access to the site is provided by a single cul-de-sac street off Center Road. The cul-de-sac street is approximately 1,700 feet in length.

**Background:** The Concept Plan meeting was held on March 16, 2016. The Preliminary Plan for Ledges of Stone Creek Subdivision was “Approved with Modifications” by the Medina County Planning Commission at their meeting of May 4, 2016.

**Agency Comments:** *Italicized text* indicates quotations from commenting agencies.

**Columbia Gas**, Russ Johnson, 1/13/2017. *APPROVED. TransCanada does not have any facilities that will be impacted by in the project area.*

**Sanitary Engineer**, Jeremy Sinko, 1/17/2017. *CONDITIONAL APPROVAL. Comments were sent over to the engineer; once all comments have been addressed the MCSE will approve the final plat.*

**Health Department**, Christine Fienga, 1/18/2017. *Site and Soil Evaluations have been submitted to this office. The field work is to be completed when the road is installed.*

**Hinckley Township Zoning Inspector**, R. Schulte 1/12/2017. *APPROVED.*

**Ohio Department of Transportation (ODOT)**, Jared Feller, 1/11/2017. *ODOT has no objections to the final plat for the Ledges of Stone Creek Subdivision. We issued a permit to the Legacy-Carrington Development Group on 11/16/2016 for the work to be done within State Right-of-Way for this parcel.*

**Tax Maps**, Beth Mika, 1/24/2017. *CONDITIONAL APPROVAL. No comments from the Tax Map Department.*

**Highway Engineer**, Andy Conrad, 1/20/2017. *APPROVED*

**Staff Comments:**

1. Applicant has submitted a Corrected Preliminary Plan (January 11, 2017) addressing all deficiencies indicated with “Approval with Modifications” of the Preliminary Plan on May 4, 2016.
2. Homeowner Association (HOA) documents have been approved by the Prosecutor’s Office.
3. Sublot 16 is a difficult site. The subplot configuration and the environmental constraints of the site make the building location shown the only area where the home could be built.
4. The Final Plat indicates two Open Space Blocks along the entrance to the subdivision; Block “A” on the east side of Ledgeview Drive and Block “B” on the west side, and two Blocks, “C” and “D” for Future Development at the west end of the cul-de-sac.
5. The proposed subdivision is consistent with Hinckley Township Zoning Resolution.
6. This proposal is consistent with the Comprehensive Plan in that it is residential; however, the Comprehensive Plan recommends Conservation Development. Due to the narrow configuration of the site, the environmental constraints and the number of sublots proposed, Conservation Development may not be practical.
7. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
  - a. An original mylar of the Final Plat. § 404(D)(2)d. **Submit the original mylar.**
  - b. Notarized certification by the owner or owners of the subdivision.... § 404(D)(2)f.17. **Provide notarized signatures of the owners.**
  - c. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least

- two of the Township Trustees. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
- d. A subdivision served by a public central sanitary sewer [and water] shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer.***
- e. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***
- f. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. ***Provide the signatures of the County Commissioners.***
- g. Volume and page reference to the recorded HOA documents. §404(D)(2)h.

**Staff Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Ledges of Stone Creek Subdivision subject to the following:

1. Site and Soil Evaluations must be approved by the Medina County Health Department prior to the Planning Director signing the Final Plat.
2. Provide all above referenced signatures.
3. Provide volume and page reference to recorded HOA documents.