*Planning Commission*
Preliminary Plan

# Arbor Lakes at Cobblestone Park Subdivision

Montville Township

| | | | |
|---|---|---|---|
| **App. No.:** | 03-2015-PP | | |
| **Meeting:** | February 4, 2015 | **Block:** | 14.27 acres |
| **Applicant:** | Cobblestone Park, LLC | **Utilities:** | Central water & sewer |
| **Engineer:** | TGC Engineering | **School Dist.:** | Medina City |
| **Zoning:** | Cobblestone Park PND | **Units:** | 59 in Phases 9 & 10 |
| **Site Area:** | 18.48 acres | **Reviewer:** | Susan Hirsch |

## EXECUTIVE SUMMARY

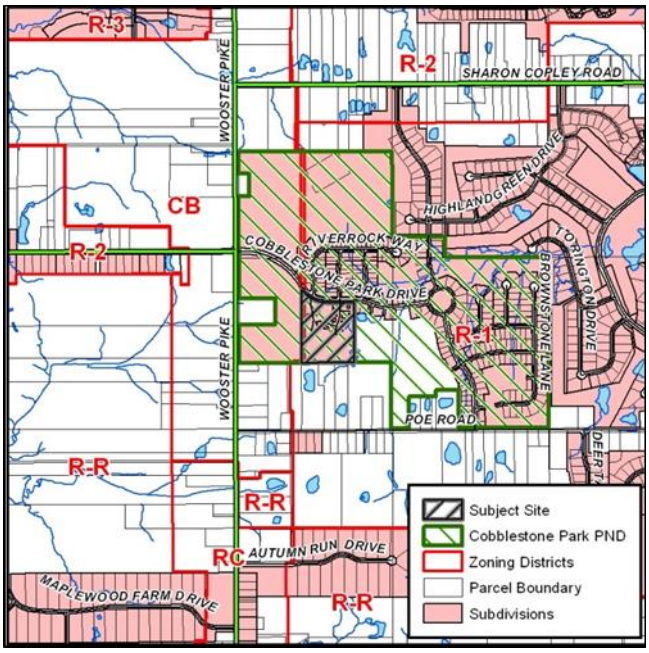
The subject site is located in the southwest portion of the Cobblestone Park PND in Montville Township. Cobblestone park is located on the east side of Wooster Pike (SR 3) between Sharon Copley Road and Poe Road The most recently approved Preliminary Plan for this development indicates that proposed phases 9 & 10 was Block A – Senior Cluster development. Originally the development utilized sublots as cluster building footprints along private streets. The current proposed Preliminary Plan indicates that all the homes not currently built or under construction will be built within more traditional sublots, not footprint sublots. The roadways remain private, and the roadway configuration and the number of units has not changed.

**Staff Recommendation:** **APPROVAL WITH MODIFICATIONS**

**Proposal:** Revise the Preliminary Plan for Block A, to complete the remaining home sites as traditional sublots rather than cluster home footprints.

**Access:** Access to the Cobblestone Park subdivision is from Poe Road on the south, Highland Park Drive on the north and Wooster Pike Road (S.R.3) on the west. Access to Phases 9 and 10 is off Cobblestone Park Drive, a 70' ROW public street. Internal access is from Wisteria Lane and Morning Glory Lane, both private streets

**Site Conditions:** The site is rolling with moderate slopes. Wetlands exist on the east central and southeast portions of the site.



## ADJACENT ZONING/LAND USE

| | | |
|---|---|---|
| North | Cobblestone Park - PND | Single-family detached homes |
| East | Cobblestone Park - PND | Single-family detached homes |
| South | R-R Residential | Single-family detached homes along Poe Rd. |
| West | Cobblestone Park - PND | Undeveloped – proposed commercial |

**Background:** The Planning Commission originally approved the Preliminary Plan for the Cobblestone Park subdivision in February of 2004 and it has been revised many times since; the Preliminary Plan was most recently administratively approved in October of 2013 when the last two remaining phases of the subdivision (Phase 3A and 3B) were further divided to include an additional phase (3C). The most recently approved plat, Phase 3A, was approved in July of 2014.

In March of 2004 a Concept plan was submitted for the Senior Cluster Homes, and in May of 2004 a Final Plat for Phase 1A was approved that created Blocks A-D. Block A was designated as a block for senior cluster housing. Subsequent phases have added the sublots as they have been constructed.

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

**Montville Township Zoning Inspector:** Paul Jeffers, 1/29/2015.

1. *Original approved plan indicates the 38 guest parking spaces would be included while the new plan shows only 25. The number of spaces does meet our current code and there is not a clear reference as to what (if any) the required guest space was at the time of development. Original plan also indicated guest spaces in the northeast portion of the development at the end of Lavender Lane and in between unit 31 & 32. Disbursement of the guest spaces may aid in resolving comment number 2 listed below.*
2. *Envelopes 22, 23 & 26 have wetlands that encroach and the wetland setbacks have been indicated on plan.*
3. *Envelopes appear to be much larger than needed for construction of home; typically envelopes cover enough to place the home and possible deck/patio designed in box type format. These have grown to become sublots. One concern is the maintenance of the area surrounding the homes in the envelopes as the area being maintained around the foot-printed homes.* ***As discussed with the developer, these should be envelopes and having open space area.***
4. *Phase 9 & 10 should reflect the phase line as indicated in red.*

**Tax Maps:** Beth Mika, 1/21/2015. *Conditional Approval:*

1. *Please contact the Tax Map office with the preferred new road name for "Drive A", so we can verify availability and reserve the name for this subdivision.*
2. *It is recommended that you submit the final subdivision plat to Tax Maps for review before obtaining signatures.*

**Medina County Highway Engineer:** Andy Conrad, 1/13/2015. *Conditional Approval.*

1. *Show existing contours.*
2. *Proposed landscape mound interrupts the existing drainage. Remove mound and/or install rear yard storm sewer system.*
3. *Are the depicted wetlands based on a new delineation or the original subdivision delineation that expired?*
4. *Stormwater management calculations for site will be required.*
5. *Will easements be taken for the walking path?*

**ODOT:** Jared Feller, 1/16/2015. *ODOT does not have any objections to the preliminary plan and replat for Arbor Lakes at Cobblestone Park Subdivision. Thank you for submitting it for our review.*

**Medina County Sanitary Engineer:** Jeremy Sinko, 1/14/2015. *Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Sanitary Engineers Office.*

**Medina County Health Department:** Steve Mazak, 1/13/2015. *Since this subdivision will be serviced by sanitary sewer and public water, our office has no further comments.*

**Staff Comments:**

1. The Preliminary Plan title should not include a reference to a phase.

2. The phase line between phases 9 and 10 is incorrect. It must reflect the ROW line established with the Final Plat for Phase 8.

3. The proposed Preliminary Plan is substantially similar to the currently approved Preliminary Plan, with the exception of the reconfiguration of the remaining sublots.

4. The Planned Neighborhood Development District (PND) permits detached single-family dwellings, detached cluster single-family dwellings and attached single-family dwellings provided that not more than four such dwellings shall be attached in any single building. Area for open space and recreational shall not be less than 30% of the total land area of the PND.

5. Section 570.3 C.3. of the Montville Township Zoning Resolution establishes a 25 foot setback from all Ohio EPA Category 3 Wetlands. Sublots 22, 23 and 26 appear to be impacted by the wetlands and/or the required wetlands setbacks. Deeds for these sublots should include a reference to the existence of the wetlands/wetlands setbacks and the fact that area is not to be disturbed.

6. Wetland setbacks must be indicated on the Preliminary Plan

7. Existing sublots were indicated as a “footprint” of the dwelling on the currently approved

Preliminary Plan. The proposed Preliminary Plan indicates that all the remaining dwellings will be on more traditional sublots in that they include area for the dwelling plus yard.

8. The "Covenants and Restrictions" for the Homeowner's Association has been reviewed and approved by the Medina County Prosecutor's Office. However, as a result of the change in the configuration of the sublots, and the fact that yard area may become the responsibility of the individual property owner, the HOA documents may need to be amended to address maintenance of the landscaping within the sublots. This needs to be addressed prior to the Director signing the Replat.

9. Also, any revisions to the original HOA documents must be submitted for transmittal to the Township and Prosecutor's Office for review and approval.

**Staff Recommendation**: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Preliminary Plan for Arbor Lakes at Cobblestone Park Subdivision. Applicant must submit three copies of a corrected Preliminary Plan indicating the following:

1. Satisfy the Tax Map and Highway Engineer comments listed above.

2. Correct title to exclude a reference to a phase.

3. Correct phase line between Phases 9 and 10 to reflect the line established with the Final Plat for Phase 8.

4. Indicate wetlands setbacks on the Preliminary Plan.

5. Amend HOA documents concerning maintenance of landscaping within the sublots. Any revisions to the original HOA documents must be submitted for transmittal to the Township and Prosecutor's Office for review and approval prior to the Director signing the Replat.

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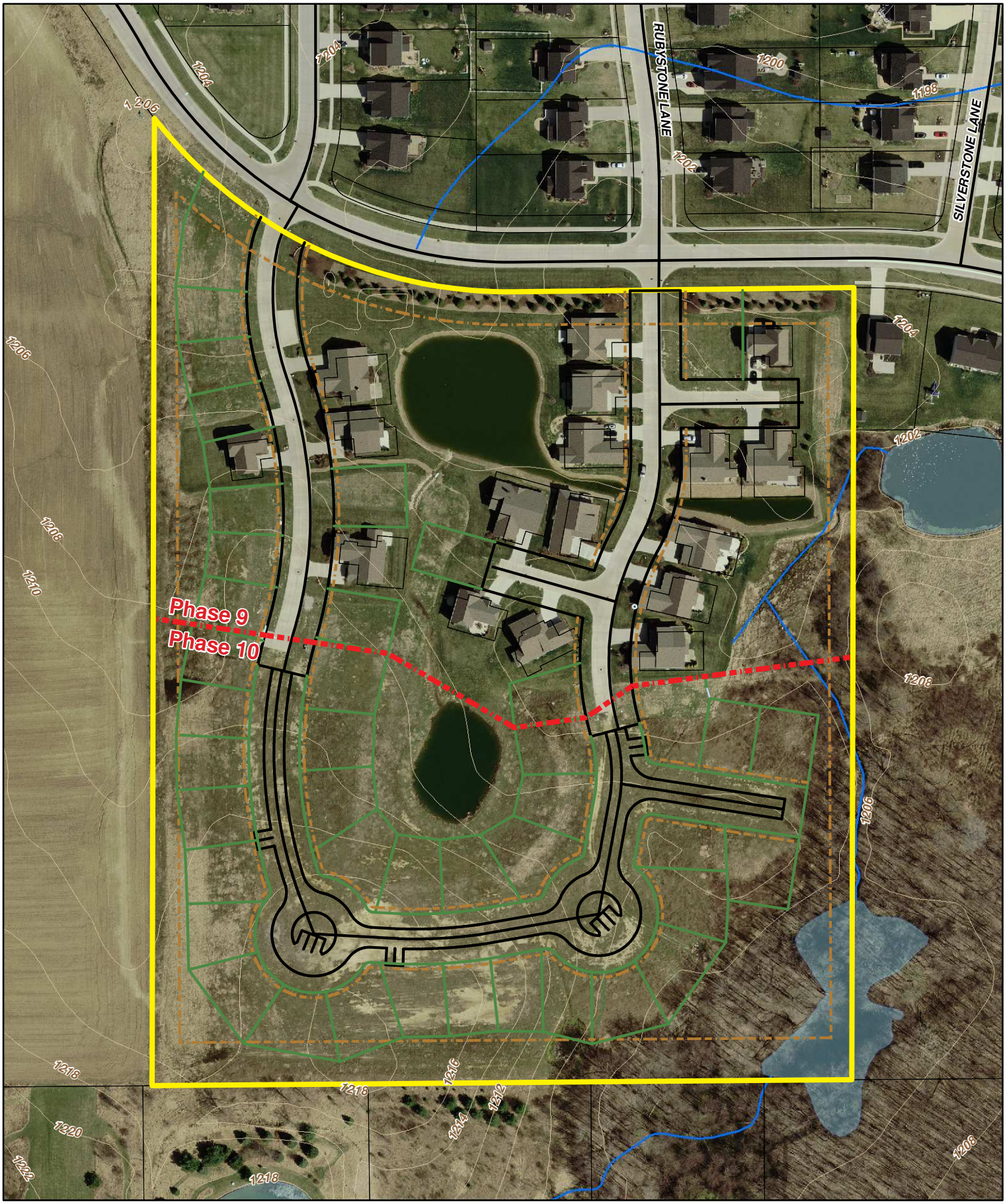


Prepared by:
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Visit us on the web at www.planning.co.medina.oh.us

Arbor Lakes
Preliminary Plan
App. 003-2015-PP
Montville Township

Meeting Date: 2/4/2015
Zoning: Cobblestone Park PND
Area: 18.48 acres
Sublots: 59

1:1,800
0 20 40 80 120 160
Feet

# PRELIMINARY PLAN

## ARBOR LAKES AT COBBLESTONE PHASE 10

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA, AND STATE OF OHIO.

**LOCATION MAP**

NOT TO SCALE

### SITE INFORMATION

-BLOCK A10: 18.48 AC
-TOTAL NUMBER LOTS: 59
-TOTAL LOTS PHASE 10: 30
-GROSS DENSITY: 0.6372 AC / UNIT
-OPEN SPACE: 14.27 AC
-NET DENSITY: 0.3132 AC / UNIT
-STREET WIDTH: 24 FT
-PROPOSED LINEAR FEET OF ROADWAY: 850 FT

### ZONING INFORMATION

R-1

MIN. LOT AREA = N/A
MIN. LOT FRONTAGE = N/A
MIN. LOT FRONTAGE @ BL= N/A
MIN. BOUNDARY SETBACK = 50 FT
MIN. RIGHT-OF-WAY SETBACK = 40 FT
MIN. BUILDING SETBACK = 25 FT

MIN. BUILDING SEPARATION
SIDE TO SIDE = 15 FT
SIDE TO REAR = 30 FT
REAR TO REAR = 30 FT

PROPOSED PARKING

2 SPACES PER UNIT (ENCLOSED)
4 SPACES PER UNIT (DRIVE WAY)
12 SPACES (ROAD PARKING)
192 TOTAL SPACES

### OWNER/ DEVELOPER:

COBBLESTONE PARK, LLC
4499 REGAL PARK
COPLEY, OHIO 44321

CONTACT: RICHARD BATT
216-970-3236

### DESIGN ENGINEER:

TGC ENGINEERING, LLC
387 MEDINA ROAD, SUITE 500
MEDINA, OHIO 44256

CONTACT: TRAVIS G. CRANE, P.E.
330-590-8004

### SURVEY:

TGC ENGINEERING, LLC
387 MEDINA ROAD, SUITE 500
MEDINA, OHIO 44256

CONTACT: GUY P. HANEY', P.S.
330-590-8004

### SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| 1 | PRELIMINARY PLAN |


### SOIL DATA:

MrB-MINER SILTY CLAY LOAM
RsB-RITTMAN SILT LOAM, 2-6% SLOPES
WaA-WADSWORTH SILT LOAM, 0-2% SLOPES
WaB-WADSWORTH SILT LOAM, 2-6% SLOPES

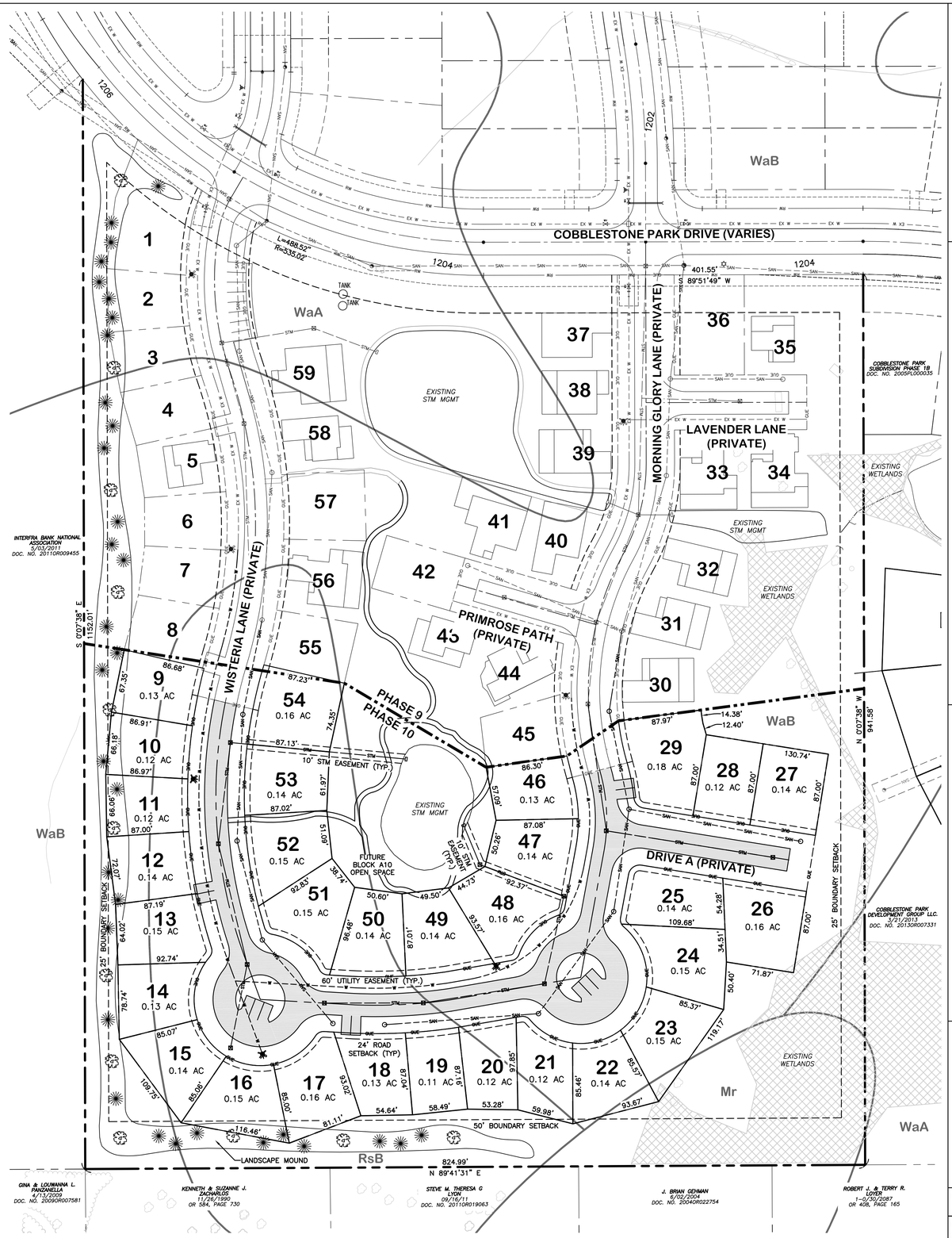



## TYPICAL PAVEMENT SECTION

SCALE: NTS

### SYMBOL LEGEND:

| DESCRIPTION: | EXISTING SYMBOL: | PROPOSED SYMBOL: |
|---|---|---|
| PROPERTY LINE | | |
| RIGHT OF WAY | EX RW | RW |
| CENTERLINE | | |
| BUILDING SETBACK LINE | | |
| PAVEMENT | | |
| WATERLINE | EX W | W |
| FIRE HYDRANT | | |
| GATE VALVE | EX W | W |
| STORM SEWER | STM | STM |
| YARD DRAIN/ CATCH BASIN | | |
| YARD DRAIN/ CATCH BASIN | | |
| SANITARY MANHOLE | SAN | SAN |
| SPOT ELEVATION | | |




SITE PLAN

**COBBLESTONE SUBDIVISION**
**ARBOR LAKES**
**PRELIMINARY PLAN**


TGC Engineering, LLC
387 MEDINA ROAD, SUITE 500
MEDINA, OH 44256
[PHONE] 330.590.8004 [FAX] 888.820.8423


PROJECT NO. 1321

DATE 2014-12-30

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