Planning Commission
Preliminary Plan Extension

Bennett Lake Farms

Liverpool Township *App. No. 024-2014-PP EXT*

Meeting:	May 7, 2014	**Sublots:**	90
Applicant:	Spring Glen Development Co.	**Zoning:**	RR Controlled Density (CDZ) Overlay
		Utilities:	Central water and sanitary sewer
Engineer:	Cunningham & Assoc.	**School Dist.:**	Buckeye Local
Site Area:	109+ acres	**Reviewer:**	Rob Henwood

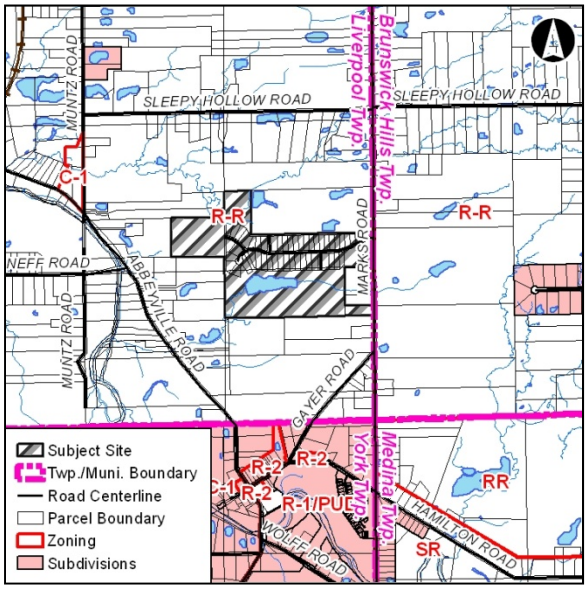
EXECUTIVE SUMMARY

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.

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).

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

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

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 Highway Engineer (MCHE), Andy Conrad, 4/15/2013. *APPROVED*

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

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

Medina County Sanitary Engineer (MCSE), Jeremy Sinko, 4/21/2012. *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.*

Ohio Depart. of Transportation, District 3, Kathryn Sharpnack, 4/14/2014. *No comments.*

Columbia Gas, Russ Johnson, 4/14/2014. *No conflict.*

Medina County Health Dept., Steve Mazak, 4/14/2014. *The subdivision will be served by sanitary sewer and public water, so no comments from our office.*

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

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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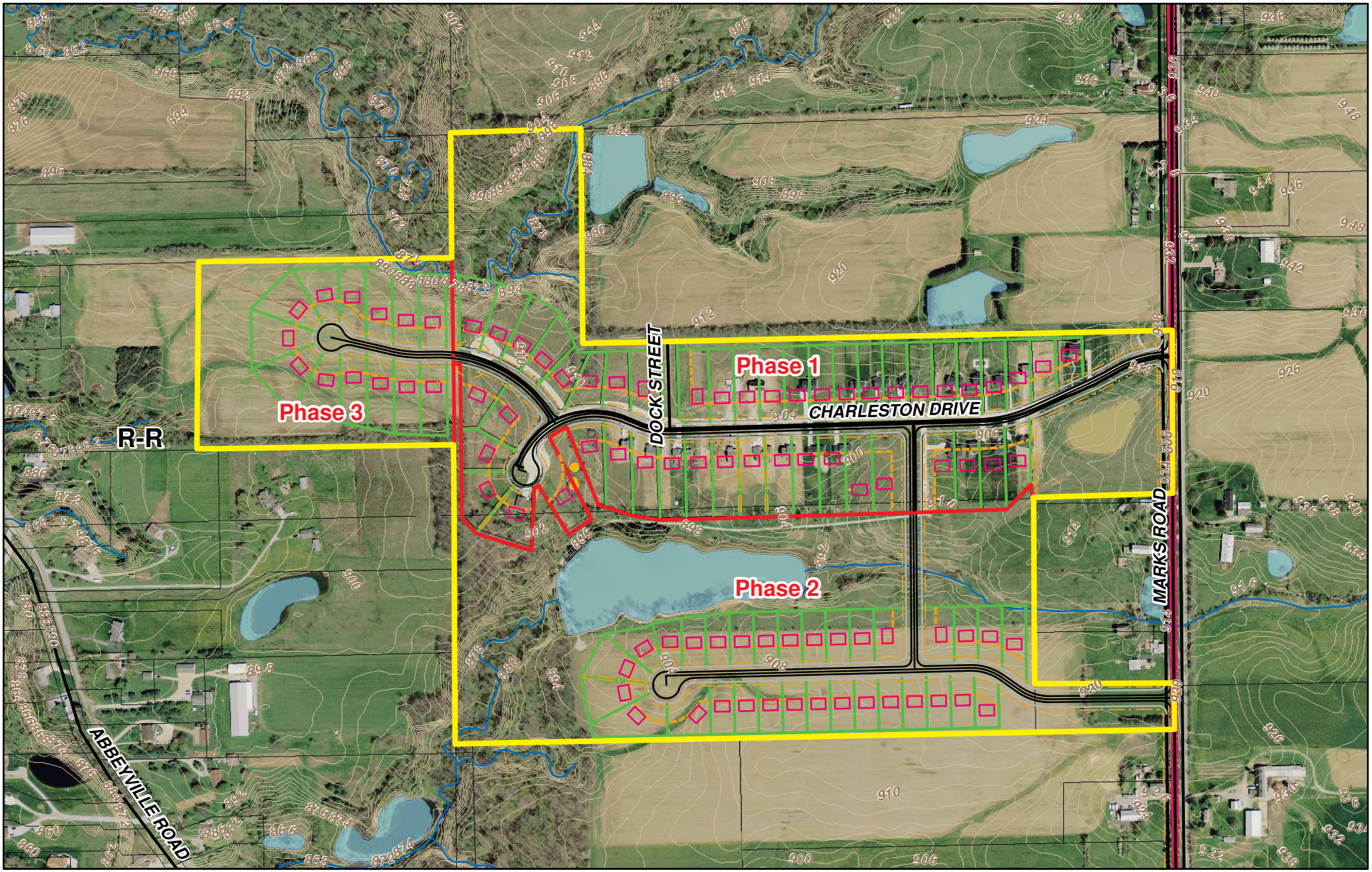

Prepared by:
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124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

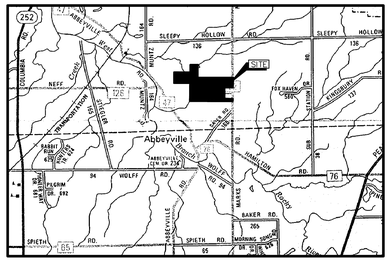
Bennett Lake Farm
Preliminary Plan Ext
App. 024-2014-PP Ext.
Liverpool Township

Meeting Date: 5/7/2014
Zoning: CDZ Overlay (RR)
Acreage: 109.03
Sublots: 90

1 inch = 500 feet
0 75 150 300 450 600 750
Feet

PRELIMINARY PLAN
FOR
BENNETT LAKE FARM SUBDIVISION

P.P.# 025-01D-32-003, P.P.# 025-01D-38-017
P.P.# 025-01D-30-031, P.P.#025-01D-38-016
P.P.# 025-01D-38-012
LOCATED IN LIVERPOOL TOWNSHIP
IN THE COUNTY OF MEDINA
AND STATE OF OHIO



LOCATION MAP

THIS SITE CONTAINS THE FOLLOWING SOIL TYPES:

EIB–ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES
EIC2–ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED
EIE2–ELLSWORTH SILT LOAM, 12 TO 25 PERCENT SLOPES, MODERATELY ERODED
HsB–HASKINS LOAM, 2 TO 6 PERCENT SLOPES
Le–LOBDEL SILT LOAM
MgA–MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
MgB–MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES
Or–ORRVILLE SILT LOAM

THIS SITE IS TRIBUTARY TO THE WEST BRANCH OF THE ROCKY RIVER

LEGEND

– EXISTING WETLANDS

F.G.= 000.0 – TYPICAL BUILDING ENVELOPE
└FINISHED GRADE AROUND HOUSE AFTER CONSTRUCTION

DEVELOPER: MEDINA COUNTY REAL ESTATE COMPANY
331 EAST WASHINGTON STREET
MEDINA, OHIO 44256
TELEPHONE: (330) 725–1880
FAX: (330) 725–4450
CONTACT: ALAN KIENE

SITE DATA

ZONING ..... R–R–CDZ OVERLAY (CONTROLLED DENSITY ZONING)
SERVICED BY SANITARY SEWERS AND WATER MAINS

	TOTAL SITE	(PHASE 1 & 2) STOSKOPF PROPERTY	(PHASE 3) KEMP PROPERTY
TOTAL SITE AREA	109.03 ACRES	93.03 ACRES	16 ACRES
ALLOWABLE UNITS	(109.03/1.2)=90 LOTS	(93.03/1.2)=77 LOTS	(16/1.2)=13 LOTS
PROPOSED UNITS	90 LOTS	77 LOTS	13 LOTS
REQUIRED OPEN SPACE	(109.03x40%)=43.6 ACRES	(93.03x40%)=37.2 ACRES	(16x40%)=6.4 ACRES
PROVIDED OPEN SPACE	47.2 ACRES	40.4 ACRES	6.8 ACRES

MINIMUM FRONT SETBACK ..... 70 FT.
MINIMUM SIDE YARD ..... 30 FT. TOTAL, 10' MIN. ON ONE SIDE
MINIMUM REAR YARD ..... 40 FT.

DATE OF SURVEY: FEBRUARY, 2006

PHASING:
PHASE 1: LOTS 1–46
PHASE 2: LOTS 47–77
PHASE 3: LOTS 78–90

NOTE:
BLOCKS "A", "C", "E" SHALL NOT HAVE DIRECT ACCESS TO MARKS ROAD.

UPDATED: 3/28/08
UPDATED: 4/3/07

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 725–5980

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