

Meeting:	December 4, 2019	Site Area:	28.42 acres
App. No.:	097-2019-PP	Sublots:	39
Owner:	Drees Homes, Tom Sutcliffe	Zoning:	R-1 Residential
Engineer:	TGC Engineering, LLC	Utilities:	Central water and sewer
Parcel Nos.:	001-02A-11-013, 001-02A-10-007	School Dist.:	Brunswick City
		Reviewer:	Sonja Pagniano

EXECUTIVE SUMMARY

The 41.52-acre site is located west of Substation Road, east of Marks Road, north of Emerald Lane, and south of Cheyney Lane and Cessna Avenue. The Preliminary Plan proposes 39 sublots and 7.82 acres of open space to be served with central sewer and water.

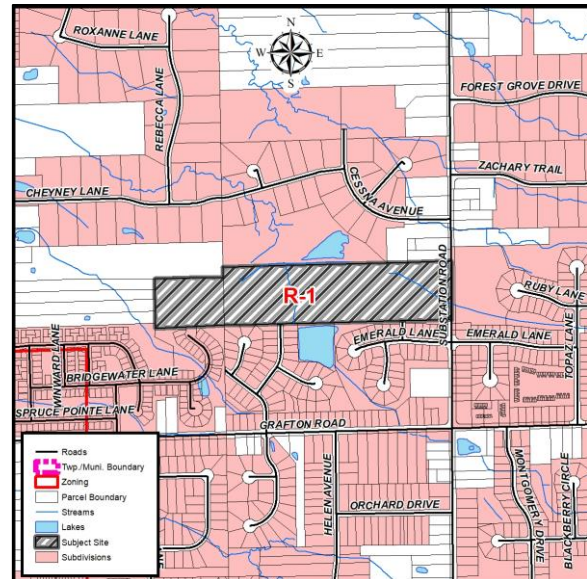
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential District	Single-family homes, Open Space Lockwood Subdivision
East	R-1 Residential District	Single-family homes The Arbors of Bridgewater Crossing Subdivision
South	R-1 Residential District	Single-family homes
West	R-1 Residential District	Single-family homes

Proposal: The applicant proposes the following on the 41.52-acre site: ¹

- 39 sublots
- 7.82 (27.5%) acres of open space contained in three blocks
- Central water and sewer
- Three storm water management ponds
- Extend two public streets with 60 foot right-of-ways (ROW) that terminate in permanent cul-de-sacs; Brambleside Drive and Pamela Lane
- Creation of Street A, with terminus in Brambleside Drive Cul-De-Sac and its own Cul-De-Sac.

Access: Access to the site is provided via Brambleside Drive and Pamela Lane. Brambleside Drive provides access to Grafton



Map 1: Location

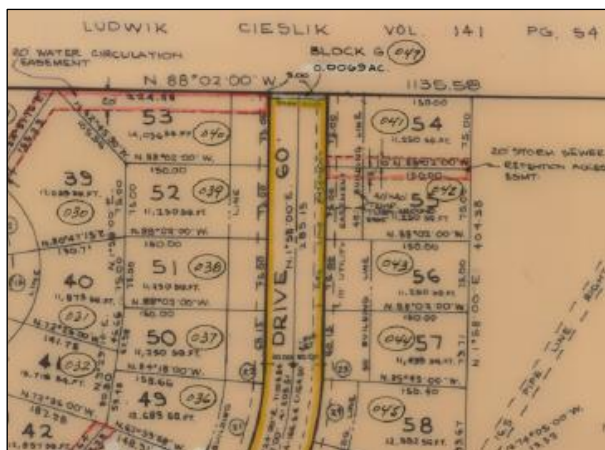
¹ For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Plan for Brambleside Commons*. TGC Engineering, LLC. Project Number 2161. Filename: 2161 preliminary plan (mcpd).dwg. 11/04/2019. One sheet: dated stamped by DPS staff 11/04/2019.

Road and Pamela Lane provides access to Substation Road. Both Pamela Lane and Street A terminate in permanent cul-de-sacs.

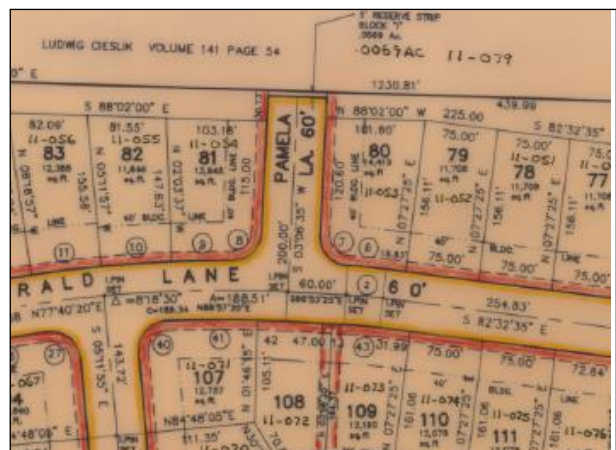
Street stubs to the north, east, and southwest are not practical for the following reasons:

- A stub to the north is not possible as the land is platted open space in the adjoining subdivision.
- A stub to the west is not possible as the land is currently used by single family homes with frontage on Marks Road.
- Stubs to the south to Bridgewater Lane and Sugarbush Circle are not possible as the land is platted without through street connections.

Reservation strips exist at the termini of Brambleside Drive and Pamela Lane (see Maps 2 and 3 below). Both of these five-foot reserve strips (Block G is the Lockwood Subdivision No. 2 and Block I in the Lockwood Subdivision No. 3) are owned by private parties.²



Map 2: Lockwood Subdivision No. 2 Plat Excerpt



Map 3: Lockwood Subdivision No. 3 Plat Excerpt

The deeds for both reserve strips (Blocks G and I) do the following:³

1. Block G: Make the block or property subject to all legal highways
2. Block I: Make the block or property subject to all legal highways

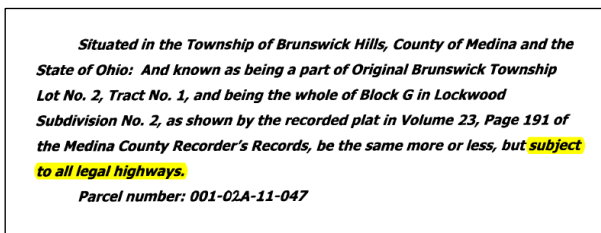


Image 1: Block G Deed Excerpt

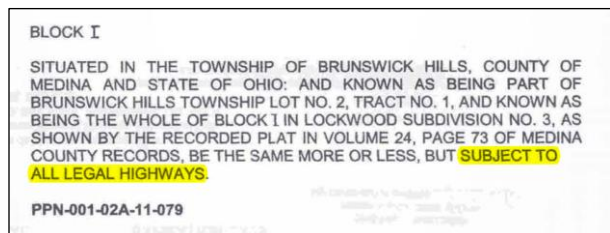


Image 2: Block I Deed Excerpt

² See both entire plat documents attached; Lockwood Subdivisions No. 2 and 3 (Medina County Recorder Plat Book 23, Page 191 and 191A and Book 24, Page 73 and 73A)

³ See both entire deed documents attached; Block G (Medina County Recorder Document No. 20150R023596) and Block I (Medina County Recorder Document No. 20150R023596)

The plats for both reserve strips (Blocks H and I) do the following: ⁴

1. Block G: Dedicate to public use (the block or property) when deemed appropriate by Medina County. Clarification added by author
2. Block I: Dedicate to public use forever the highways

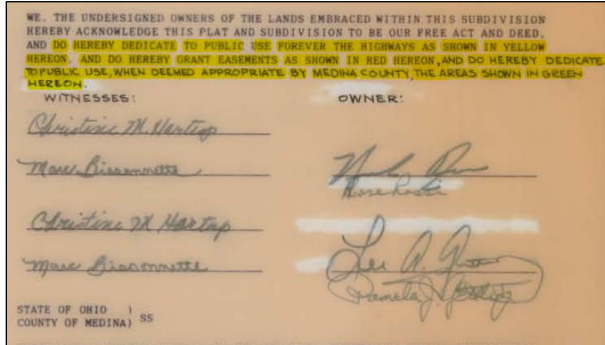


Image 3: Lockwood Subdivision No. 3 Plat Excerpt

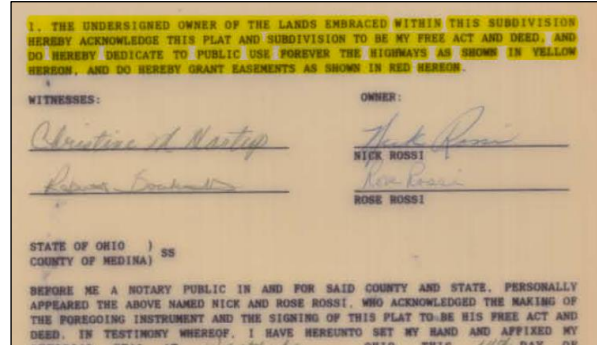


Image 4: Lockwood Subdivision No. 3 Plat Excerpt

After consultation with the Medina County Prosecutor’s Office, Staff has determined that the above mentioned reservation strips do not preclude access to Brambleside Drive and Pamela Lane. Both reservation strips (Blocks G and I), by deed and plat, provide sufficient access, easements, and grants to permit the extension of Brambleside Drive and Pamela Lane.

Site Conditions: The site is primarily deciduous forest with some parts cropland. The site has gently rolling topography throughout and there are three wetlands.

Zoning: The subject property is zoned R-1 Residential. The Brunswick Hills Township Zoning Resolution indicates that the purpose of the R-1 district is to;

- The district is established to accommodate detached single-family residences at low densities in areas suitable for suburban style development.... Section (§) 403-1
- The stipulated densities and development controls are intended to provide for the creation of areas with an appropriate suburban character while carefully controlling the associated impacts of development on both the environment and the community. § 403-1

Comprehensive Plan: The proposed subdivision is consistent with the current comprehensive plan. The Preferred Land Use Map, contained in the 2005 Comprehensive Plan, shows the site as Large Lot Residential, which recommends the subject site for large lot, single-family residential development. “Minimum lot sizes of approximately two acres may be appropriate, as determined by Zoning Code and Zoning Commission.”

The recommendations in Chapter 6 Preferred Land Use Plan indicate that;

... *Large-lot subdivision development should be encouraged as a tool to:*

- *Ensure adequate roadways and infrastructure;*

⁴ See both entire plat documents attached; (as shown above).

- *Provide opportunities for moderate clustering to preserve open space that is ensured to be maintained in a natural character; and*
- *Establish home ownership organizations that can require preservation of private lots in a natural character.”*

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

Highway Engineer, Matt Martin, 11/20/2019, *CONDITIONAL APPROVAL*

1. *Provide additional 10’ of right-of-way along Substation Road frontage.*
2. *Frontage improvements required along Substation Road.*
3. *Provide driveway culvert sizings for sublots 1-5.*
4. *Show locations of mailbox kiosks.*
5. *Show Township well setback if applicable.*
6. *Drainage Maintenance Funds are required.*
7. *Provide overland flood routes as part of drainage and roadway design.*
8. *Rear yard drainage systems required – detailed review to be completed with construction drawing review.*
9. *Maintain existing watersheds.*
10. *Sublots 38 & 39 have very limited building envelopes. The existing outlet route for the Lockwood Subdivision Pond will require a detailed hydraulic analysis prior to approval of these lots as viable lots.*
11. *The access to the lot split parcel crosses an existing drainage channel with a substantial drainage area. The driveway access is to be specified as part of the construction drawings.*

Tax Maps, Beth Mika, 11/18/2019, *APPROVED*

1. *Please contact the Tax Map Office with the preferred new road name for Street A, so we can verify availability and reserve the names for this subdivision.*
2. *Brambleside Commons has been added to the ‘reserved subdivision name’ list.*
3. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
4. *Remove existing parcel numbers from final plat & acreages to 4 decimal places.*
5. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: email – debra.m.biernot@usps.com, phone – 216-443-4024, e-fax – 651-365-9734.*
6. *Subject to Medina County Engineer Land Conveyence Standards found at: <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Department reviews.*

Sanitary Engineer, Jeremy Sinko, 11/13/2019, *APPROVED*

1. *Water main along Street “A” must be looped to Bridgewater Lane.*
2. *Sanitary sewer must be installed along the property fronting Substation Road.*
3. *Detailed engineering plans at the time of construction must meet current rules and regulations for water and sanitary sewers per the Sanitary Engineer’s Office.*

Health Department, Steve Mazak, 11/12/2019, NO FURTHER COMMENTS

The Brambleside Commons Subdivision will be serviced by sanitary sewer and public water. Therefore, our office has no further comments.

ODOT District 3, Jared D. Feller, 11/12/2019, NO OBJECTIONS

Since the Brambleside Commons Subdivision does not have direct access to a state highway, ODOT has no objections regarding the preliminary plan.

Brunswick Hills Fire and Rescue, Mathew Payne, 9/9/2019

On August 15, 2019 Chief Strazzo and myself met with Thomas Sutcliff from Drees Homes and the following was discussed and agreed upon:

1. *300 foot maximum hydrant spacing*
2. *100 foot cul-de-sacs curb to curb*
3. *Bench stepping all detention and retention basins*
4. *Uniform address placement*

On Sept 6, 2019 I spoke to John Walsh from GBC Design and the following was agreed upon:

1. *300 foot maximum hydrant spacing*
2. *100 foot cul-de-sacs curb to curb*
3. *Bench stepping all detention and retention basins*
4. *Uniform address placement*

Staff Comments:

1. The lot split will need to be completed prior to the Final Plat application.
2. The following required data/information is required as part of the Preliminary Plan submittal:
 - a. ***Correspondence with the US Army Corps of Engineers*** is required with the Preliminary Plan application and wetlands must be shown if applicable (§ 404(C)(c)(18)).
 - b. Evidence of the disposition of gas wells will need to be provided (§404(C)(2)b.9). ***Along with the documentation provide documentation of any approved variances; if applicable.***
 - c. ***Draft HOA documents*** were received as hard copy by our office ***for review and approval of the Prosecutor's Office*** (§ 404(C)(2)c.8. and 404(C)(2)c.9). ***Submit a word version of the Draft HOA documents so they can be reviewed by the Prosecutor's Office. It is the applicant's responsibility to ensure that they are also reviewed and approved by the Township.***
 - d. ***Phasing, if planned to be used,*** must be shown on the Preliminary Plan (§404(C)(2)c.14).
 - e. All related watershed boundaries, indicating in which watershed the subdivision is located.... This may be presented as a map insert on the same page. § 404(B)(1)d.4. ***Add a watershed boundary inset map.***
 - f. A copy of the Developers Notice of Intent to obtain an Ohio Environmental Protection Agency stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI if applicable.***

3. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
4. The applicant should submit evidence indicating that the proposed subdivision substantially meets the standards and requirements of the Brunswick Hills Township Zoning Resolution per § 404(C)(4)b.1.
5. The Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sewer subject to approval of detailed plans per § 404(C)(4)b.2.
6. The Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3.

RECOMMENDATION: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATION** the Preliminary Plan for Brambleside Commons subdivision subject to the following:

1. Submit the required data/information as listed above on or with the Preliminary Plan.
3. Satisfy all comments listed in the staff report from the agencies and staff.

The applicant shall provide all requested documentation and three full size copies of the corrected Preliminary Plan (including a PDF copy of the layout) prior to Final Plat submission.

Attachments:

Preliminary Plan