

**CUYAHOGA COUNTY PLANNING COMMISSION  
RESOLUTION NO. 180510-A**

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**Approval of the Preliminary Plan for Belmont Place PRD  
Subdivision located in Olmsted Township.**

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**WHEREAS**, Section 711.10 of the Ohio Revised Code authorizes county planning commissions that have duly adopted regulations and procedures governing the proposed divisions of land to review and approve, approve with conditions, or to disapprove the proposed preliminary plan of new major subdivisions; and,

**WHEREAS**, the Cuyahoga County Planning Commission has adopted such regulations governing the proposed major subdivision; and,

**WHEREAS**, in November of 2017, Belmont Place Development LLC submitted to the Cuyahoga County Planning Commission the Preliminary Plan for Belmont Place PRD Subdivision; and

**WHEREAS**, in December of 2017, the applicant Withdrew the application for the Preliminary Plan for Belmont Place PRD Subdivision; and

**WHEREAS**, in April 2018, Belmont Place Development LLC resubmitted the Preliminary Plan for Belmont Place PRD Subdivision to the Cuyahoga County Planning Commission, which provides for the creation of 64 single family residential sublots, at a density of 2.68 units per acre, and the calculation of open space as 5.04 acres; and

**WHEREAS**, the County Planning Commission staff circulated copies of said Preliminary Plans to the Olmsted Township Board of Trustees and other township representatives, the Cuyahoga County Department of Public Works, the Cuyahoga County Law Department, the Cuyahoga County Prosecutor's Office, and the Cuyahoga County Soil and Water Conservation District in order to receive comments and recommendations from these offices and officials; and,

**WHEREAS**, the Cuyahoga County Planning Commission staff has received and duly noted comments that have been received from these review authorities.

**NOW, THEREFORE, BE IT RESOLVED** that the Cuyahoga County Planning Commission hereby **Tables** the Preliminary Plan for Belmont Place PRD Subdivision, until such time as the applicant addresses the following items which are considered fundamental to determine if Belmont Place PRD Subdivision would pose a threat to the health, life, or property of future residents of Belmont Place or surrounding properties. The information contained in the items below will reveal if the site can or cannot be developed to the extent proposed:

Wetlands:

1. The applicant must address, in writing, the discrepancy between the two wetlands reports.
2. Applicant must submit a wetlands report consistent with Township Comprehensive Stormwater Regulations to the Township and establish necessary wetlands setbacks, if any.
3. The Ohio Rapid Assessment Method for Wetlands that was submitted does not meet standards. A new ORAM for each wetland must be submitted.
4. All appropriate permits from the Ohio EPA and the US Army Corps of Engineers must be submitted.

Stormwater:

5. Applicant must submit a hydraulic study, such as Stormwater Management Mode (SWMM), for the site. This study should focus on the point where the stream crosses Sharp Road at the southwest corner of the subdivision to the point it passes through the inline pond along Aaron Lane and exits into the Schady Road ditch. Profile and cross-sections will need to be provided for the existing stream along these limits. The flow of the critical storm and base flood cannot exceed the capacity of this existing stream/ditch.

**BE IT FURTHER RESOLVED**, after the applicant has successfully addressed the fundamental items listed above, County Planning staff would recommend that the Planning Commission consider **conditional approval** of the Preliminary Plan for Belmont Place PRD Subdivision, subject to the applicant to addressing the following items before Improvement Plans are accepted:

Roadway design and safety:

1. Ensure that all fire hydrants have a 5-inch Storz Connection.
2. Include all stop signs indicated by County Public Works.
3. Work with County Public Works to address the requested stub street at the southeast corner of the property at the location of sub lot 13. This may result in the reduction of one subplot.

4. Calculate and accommodate sight distance triangles at the entrances to Schady and Sharp Roads and within the subdivision.

Stormwater:

5. Meet requirements set forth in the Township Comprehensive Stormwater Regulations:
  - a) Conduct the requisite pre-application meeting for the review of the Preliminary Stormwater Management Plan (Section 2.1 (1)).
  - b) Submit the required plan review materials, including monetary deposits and timetables.
6. Address concerns in writing and on both the Preliminary Plan and the Preliminary Stormwater Management Plan regarding the ability of the site's soils to accommodate buildings, especially buildings with basements.
7. Submit in writing and to be included on both the Preliminary Plan and the Preliminary Stormwater Management Plan if the open space contained at the southern end of the property will serve any stormwater mitigation function or if it will serve only as open space area for the community. If the area is to be used to temporarily house stormwater runoff, it should have appropriate easements shown to protect the area from changes. Overflow provisions for this area are also a concern and need to be clarified since there are residences adjacent to these features. The clarification of these issues should be part of the Comprehensive Stormwater Management Plan.
8. Address concerns about the downstream capacity of the system as part of the submittal to the County for their review of Improvement Plans, including the location and capacity concerns regarding the 18" culvert pipe at the southeast portion of the site. Determine if an easement should be put into place on the Fleck parcel.
9. Address the following regarding the retention pond:
  - a) Include a carefully designed emergency spillway with base flood being carried overland to the ditch.
  - b) Clarify where access to the retention area will be.
  - c) Ensure that the retention pond features the required safety bench.
10. Clarify on the plans how the stream will be repaired and where it has breached its bank.
11. Ensure that all sublots will remain outside of the stream easement.

Sewer and other Utilities:

12. Applicant must work with County Public Works Sanitary Division to resolve sizing and elevation concerns between planned and existing sewer connections and include

specific details on the proposed manhole to be built on the existing 21-inch sanitary sewer.

13. Ensure storm and sanitary sewers conform to Uniform Standard horizontal clearance requirements. The storm sewer at the intersection at Pimlico Path and Churchill Court should be redesigned to meet clearance requirements and to cross over the sanitary sewer only once. Where clearance requirements cannot be met, the sewer shall be encased in concrete or be constructed of water main type materials that shall withstand a 50-psi pressure test.
14. Ensure the street lighting plan shows sufficient street lights.
15. Ensure premium joints are required on all sanitary and storm sewers.
16. Verify any utilities and grading within 200 feet of the site that may impact the development or be a detriment to the adjacent land.

Open Space:

17. The applicant must convey in writing that at least 2.985 acres of open space contained in Block B will remain relatively level and dry and otherwise suitable for open space. The applicant should make every effort to make the 2.09 acres on the south side of the stream accessible to residents.