

RESOLUTION C-12

Recommending approval to the preliminary development plan for Gates Village located in the Woodgate Farms subdivision known as Resolution C-12

WHEREAS, Section 220 of the Olmsted Township Zoning Resolution requires plan approval for all proposed subdivisions in Olmsted Township; and

WHEREAS, Pulte Homes submitted to the Olmsted Township Zoning Commission for its review and recommendation a preliminary layout plan for Gates Village of Woodgate Farms Subdivision, dated May 2003 that showed the proposed creation of 75 residential sublots, four blocks and three residential streets; and

WHEREAS, The Olmsted Township Zoning Commission approved the preliminary development plan September 24, 2003; and

WHEREAS, the preliminary development plan for Gates Village expired yet construction of the improvements has not begun; and,

WHEREAS, The Olmsted Township Zoning Commission and Board of Trustees approved the request for re-approval of the development plan for Gates Village in 2006 and 2008; and,

WHEREAS, Pulte Homes has sold the lot known as Gates Village to Select Investment Group; and,

WHEREAS, Select Investment Group has resubmitted to the Olmsted Township Zoning Commission the exact plan for its review and recommendations to the Olmsted Township Board of Trustees a plan for 75 residential cluster sublots, eight open space blocks of land and three residential streets on land that is referred to as Gates Village located in the Woodgate Farms subdivision; and,

WHEREAS, the Cuyahoga County Planning Commission has recommended re-approval of the preliminary plan, Resolution No. 100408-B, to expire April 8, 2012, provided all previously assigned conditions are met; and,

WHEREAS, the Gates Village Phase 1 and 2 improvement plans were approved by the Cuyahoga County Engineer/Sanitary Engineer on April 1, 2005; and,

WHEREAS, in March 2006 and June 2007, the staff of the Olmsted Township Building Department reviewed the resubmitted Gates Village preliminary plan and circulated copies of said plans to the Olmsted Township Police, Fire and Service departments requesting any additional comments and recommendations from these offices; and,

WHEREAS, The Olmsted Township Zoning Commission recommended a two year re-approval of the general layout for Gates Village, revision dated March 2010, approval to expire May 26, 2012; and

WHEREAS, CG Olmsted, LLC, a Cross Roads Group subsidiary has submitted in March 2012 to the Olmsted Township Board of Trustees a request to extend the development plan for Gates Village; and,

WHEREAS, The Olmsted Township Board of Trustees has requested, prior to approving an extension to the development plan, a change that will allow for Gates Village to convert the roadways from private to public roads; and,

WHEREAS, CG Olmsted has met with the Cuyahoga County Department of Public Works and the Olmsted Township Board of Trustees to consider a redesign of Gates Village to comply with the Cuyahoga County subdivision regulations for public roadways; and,

WHEREAS, the redesign of Gates Village permits 71 single family home sites inside Gates Village and 4 home sites located in Woodgate Farms on Tuttle Road; and,

WHEREAS, the redesign provides 2.7 acres of open space; and,

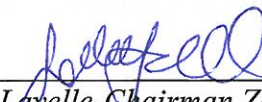
WHEREAS, The Olmsted Township Zoning Commission has heard arguments presented by CG Olmsted, LLC at the public meeting , November 15, 2012; and

NOW THEREFORE BE IT RESOLVED that the Olmsted Township Zoning Commission recommends approval of Resolution C-12, a redesign plan dated 10/26/2012 for the Preliminary Development plan for Gates Village.

BE IT FURTHER RESOLVED that all requirements of the Olmsted Township Zoning Resolution and the Cuyahoga County Subdivision Regulations will be followed for construction of the Gates Village subdivision.

On a motion of Mr. Lavelle, seconded by Mr. Dobies, the foregoing resolution was approved.

AYES: Dobies, Lavelle, Gareau




John Lavelle-Chairman Zoning Commission

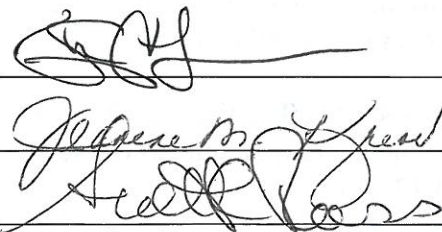
11/15/12

Date

Adopted this 18 day of November, 2012

Attest 

Township Clerk



Township Trustees