Planning Commission
Preliminary Plan

Lake Medina Reserve Subdivision

Medina Township
App. No. 025-2015 PP

Meeting:	May 6, 2015	**Units:**	129 (33 S.F. & 96 cluster)
Applicant:	Bill Bailey	**Zoning:**	UR- Planned Development
Developer:	LMR Acquisitions, Inc.	**Utilities:**	Central water and sanitary sewer
Engineer:	Cunningham & Associates, Inc.	**School Dist.:**	Medina City
Site Area:	86.7 acres	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

Lake Medina Reserve is located south of Granger Road, east of Foot Road and west of Nettleton Road in Medina Township. The site proposes 129 units served by central water and sewer. The Preliminary Plan remains unchanged from the Plan approved March 2, 2005.

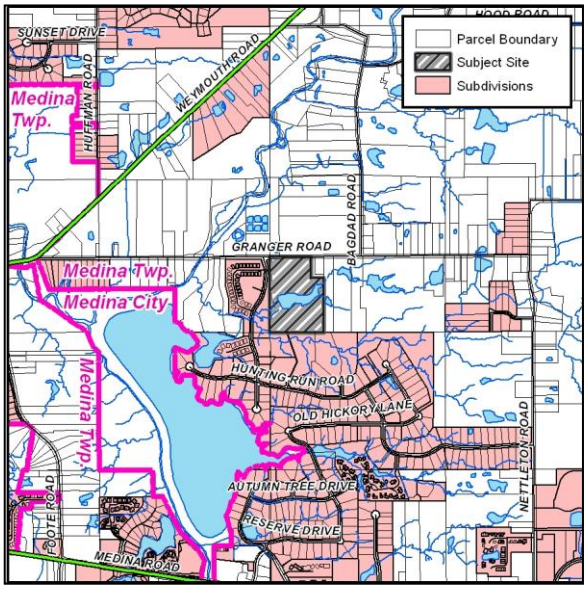
Staff recommends **APPROVAL WITH MODIFICATIONS.**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Single-family homes
East	R-R Rural Residential	Single-family homes
South	O-C Open Space-Conservation, City of Medina/ U-R Urban Residential	Lake Medina & Single-family homes
West	O-C Open Space- Conservation, City of Medina/U-R Urban Residential	Lake Medina & Single-family homes

Proposal: The developer requests approval of a new Preliminary Plan for Lake Medina Reserve subdivision. The submitted plan is unchanged from the plan approved in March of 2005.

Site Conditions: The south and southwest portion of the site abuts the City of Medina (Lake Medina). A smaller pond is almost entirely contained within the site. Several streams traverse the property. There is significant relief with elevations ranging from 915' to 980+'. Slopes on the site range as high as 50%. Other than Falcon Crest Circle, a private street with access to Lake Forest Trail, all the streets within Phase 1 and 2 of Lake Medina Reserve are constructed and most of the lots are developed.



Access: Access to the subdivision is provided from Granger Road to the north and a connection east to the Reserve via Hunting Run Road.

Background

Original Preliminary Plan Approved	October 2, 2003
Preliminary Plan Revision #1 Approved	June 1, 2004
Final Plat for Phase 1 Approved	June 1, 2004
Preliminary Plan Revision #2 Approved	September 7, 2004
Final Plat for Phase 2 Approved	March 9, 2005

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

Medina Township Zoning Commission: Alliss Strogin, 4/23/2015**.** *Approved. Lake Medina Reserve preliminary plan is basically the same as approved 10 years ago. There are several minor changes, but it's still in compliance with Medina Twp. zoning. Our Zoning Commission has approved it contingent upon CPC approval. HOA's are already in place.*

Tax Maps: Beth Mika, 4/16/2015. *Conditional Approval:*

1. *Road names have been reserved for this subdivision.*
2. *Remove parcel numbers from final plat.*
3. *Recommend that final plan be submitted to Tax Maps for review before obtaining signatures.*

Medina County Soil and Water Conservation District: Jim Dieter, 4/9/2015. *We have no further comments at this time.*

Medina County Highway Engineer: Andy Conrad, 4/20/2015. *Approved.*

ODOT: Jared Feller, 4/22/2015. *Since Lake Medina Reserve Subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Medina County Health Department: Steve Mazak, 4/09/2015. *This project will be serviced by sanitary sewer and public water so our office has no comment.*

Medina County Sanitary Engineer: Jeremy Sinko, 4/14/2015. *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.*

Columbia Gas: Russ Johnson, 4/09/2015. *Approved. Columbia Gas Transmission Corporation has no facilities in the planned construction area.*

Staff Comments:

1. The proposed application does not alter the approved Preliminary Plan.
2. Since Phases 1 and 2 are recorded, it is not necessary to include them in the current Preliminary Plan; however, a wetland study and soil map must be provided for Phase 3.
3. Additionally, 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 Medina County Planning Commission (MCPC).

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Lake Medina Reserve Subdivision subject to the following:

1. Applicant must submit three copies of a corrected Preliminary Plan indicating the wetlands and soils for Phase 3.
2. Applicant must submit USACE correspondence.

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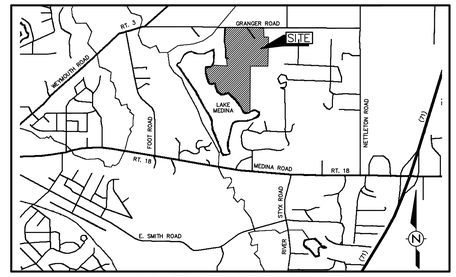
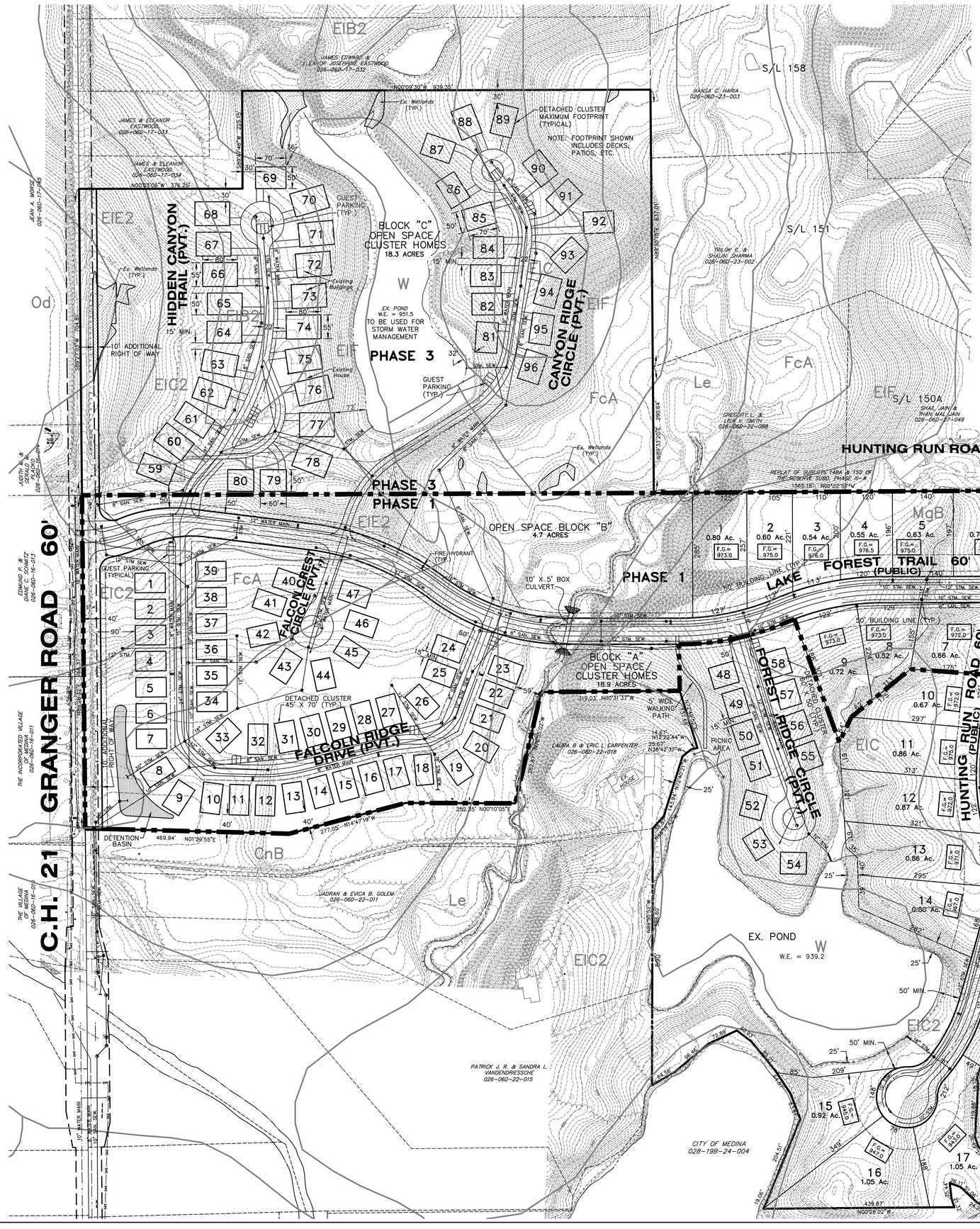
REVISED PRELIMINARY SUBDIVISION PLAN
FOR
LAKE MEDINA RESERVE
PERMANENT PARCEL #'S 026-06D-17-035, 026-06D-22-017 LOCATED IN TOWNSHIP OF MEDINA IN THE COUNTY OF MEDINA AND STATE OF OHIO



LOCATION MAP



SCALE: 1"=100'

SITE DATA

ZONING	UR – PLANNED DEVELOPMENT
TOTAL ACREAGE	86.7 AC.
EX.–STREET R/W	1.0 AC.
NET ACREAGE	85.7 AC.
OPEN SPACE REQUIRED	(85.7 AC. X 25%) = 21.4 AC.
OPEN SPACE SHOWN	41.9 AC.
ALLOWABLE UNITS	(2 UNITS/AC X 85.7 AC.) = 171 UNITS
UNITS PROPOSED	33 S.F. + 96 CLUSTERS = 129 UNITS

LOT AND YARD REQUIREMENTS: (SINGLE FAMILY)

MINIMUM LOT AREA	12,750 SQ. FT.(0.29 ACRES)
MINIMUM LOT WIDTH	75' AT BLDG. LINE
MINIMUM LOT FRONTAGE	50'
BUILDING SETBACK	50 FEET
MINIMUM SIDE YARD	10 FEET
MINIMUM REAR YARD	30 FEET
AVERAGE LOT SIZE	34,502 S.F. (0.79 ACRES)

NOTE: ENTIRE PROPERTY IS WOODED, 75% OF TREES ARE 12" OR LARGER

NOTE: DEVELOPER WILL DEPOSIT $12,000.00 WITH HOMEOWNER ASSOCIATION FOR RECREATIONAL PURPOSES.

SITE TO BE SERVICED BY SANITARY SEWERS AND WATER MAINS

THIS SITE CONTAINS THE FOLLOWING SOIL TYPES:

CnB – CHILI LOAM, 2 TO 6 PERCENT SLOPES
EIB2 – ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
EIC – ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES
EIC2 – ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED
EIE2 – ELLSWORTH SILT LOAM, 12 TO 25 PERCENT SLOPES, MODERATELY ERODED
EIF – ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES
FcA – FITCHVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES
Le – LOBDELL SILT LOAM
MgB – MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES
Od – OLMSTED LOAM

THIS SITE IS TRIBUTARY TO MEDINA RESERVOIR & SUBSEQUENTLY TO THE WEST BRANCH ROCKY RIVER

PLAN UPDATED 3/27/15

DEVELOPER:
LMR ACQUISITIONS, INC.
WILLIAM J. BAILEY
P.O. BOX 33115
NORTH ROYALTON, OHIO 44133
TELEPHONE: (330)952-2781

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

DATE	ACAD FILE No.	PROJECT No.	SHEET No.
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