Planning Commission
Preliminary Plan

Weymouth Crossing

Medina Township

Meeting:	March 18, 2015	**Site Area:**	50.9897 acres
App. No.:	024-2015-PP	**Sublots:**	70
Applicant:	Ryan Homes, Keith Mitchell	**Zoning:**	UR Urban Residential
Engineer:	Rolling & Hocevar, Inc. Andy Planet	**Utilities:**	Central water and sanitary sewers
		School Dist.:	Medina City
Parcels:	5	**Reviewer:**	Robert Henwood

EXECUTIVE SUMMARY

The site is located on the east side of Huffman Road and the west side of Weymouth Road (SR 3), north of the intersection of both roads (see location map). The proposal for the 50.9897 acre site includes 70 single family sublots on public streets with 18.33 acres of open space. The applicant proposes to create three public streets with two terminating in permanent cul-de-sac. The site will be served by central water and sanitary sewers.

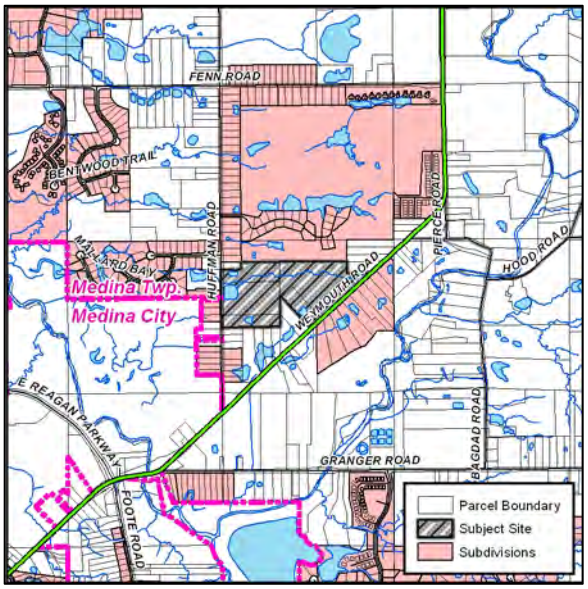
Recommendation: CONDITIONAL APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	UR Urban Residential	Single family residences Golf course
East	SR Suburban Residential	Single family residences
South	UR Urban Residential SR Suburban Residential	Single family residences
West	UR Urban Residential	Single family residences

Proposal: The applicant proposes the following:

- 70 sublots
- Three public streets with 60 foot right-of-ways (ROW); streets Crimson Harvest Lane, Ivory Rose Court, and Amber Glen Drive
  - Two permanent cul-de-sac-streets (Crimson Harvest Lane and Ivory Rose Court)
- Central sewer and water service
- Four stormwater ponds are shown in the north, west, southwest, and south areas of the site
- 18.3 acres of open space (35.9% of the site)



- The subdivision is proposed to be constructed in two phases; both Phases One and Two will contain 35 sublots.

Site Conditions: The site is rolling with moderate slopes (see GIS map). Currently the northern part of the site is wooded. The eastern part of the site fronting on Weymouth Road is in agricultural use. A stream traverses the site across the northern part of the property. There are five existing ponds on the site and a large wetland located in close proximity to the stream. Two of the existing ponds are indicated for removal and two for modification.

Access: Access to the site is provided via the proposed Crimson Harvest Lane to Huffman Road and Amber Glen Drive to Weymouth Road. Crimson Harvest Lane and Ivory Rose Court terminate in permanent cul-de-sacs. Street stubs to the north and south are not practical.

Zoning: The subject property is zoned UR Urban Residential. The Medina Township Zoning Resolution indicates that the purpose of the R-1 PUD Overlay district is to;

- The purpose of the *UR* Urban Residential District is to allow residential development at… about two units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina.
- The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two units per acre overall density. § 403.1

Permitted uses include single family dwellings and planned developments. § 403.2(A)(1) and (10)

Comprehensive Plan: The subject site is located in Policy Area 8: Central Residential Neighborhoods as shown in the 2014 Update of the Medina Township Comprehensive Plan. The Plan recommends the subject site for planned developments and single family homes; the plan also recommends development plans utilizing "open space type subdivision components to promote the rural and natural beauty of the area." § 403.1

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

Medina Soil and Water Conservation District, Jim Dieter, 3/9/2015

- *Existing lakes on the property and the existing lake off site need to have adequate protection from soil erosion.*
- *The detention ponds need to be maintained throughout all the building phases of construction. In addition to the homes building phase and future maintenance needs.*
- *The primary soil types are Mahoning silt loam and Ellsworth silt loam. This soil has a seasonal high water table and is slow to drain. When the site is cleared of trees, erosion control practices must be in place.*
- *Homes with basements will need to plan for seasonal high water table. Footer tile will be required to maintain basement stability.*
- *Mahoning silt loam soil is not hydric but may include hydric components of wetlands.*
- *This area is not in the 100 year FEMA flood plain.*

- *Much of the area is wooded or at least has secondary growth. Tree removal should be limited to the construction area only.*
- *The plans indicate that several of the ponds on the site will be removed. Proper draining and filling needs to be done in order to minimize settling of the soil in the area.*
- *The open space shown on this plan appears to be located in the most sensitive areas of the site, along north side of the development in the wooded wetland area. The wetland area should be marked as such as these areas typically become extensions of the home owners' property. It needs to be determined who will maintain this open space and what type of open space it will be. Easements should be developed to protect the open space and wetland area.*

Columbia Gas, Russ Johnson, 4/9/2015. *APPROVED. Columbia Pipeline Group does not have any facilities in the planned construction area.*

Tax Maps, Beth Mika, 4/9/2015. *CONDITIONAL APPROVAL*

1. *The 5.0 acre parcel owned by Alice M. Lewis must be transferred to Perrico Property Systems Inc., prior to the plat filing.*
2. *Road names have been added to the "reserved road name" list.*
3. *It is recommended that you submit the final subdivision plat to Tax Maps for review, prior to obtaining signatures.*
4. *Subject to the Medina County Engineer Land Conveyance Standards that can be found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf.*

Health Department, Steve Mazak, 4/9/2015. *No comments.*

Sanitary Engineer, Jeremy Sinko, 4/14/2015. *APPROVED. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the sanitary engineer's office.*

Highway Engineer, Andy Conrad, 4/20/2015

1. *Install typical section along Huffman Road frontage.*
2. *Drainage assessments will be required.*
3. *Medina Township prohibits cul-de-sac islands.*
4. *An Ohio Dept. of Transportation (ODOT) access permit is required.*
5. *Erosion control and storm water management is paramount on this site due to the proximity of the existing homes.*
6. *Homeowner's Association (HOA) documents to address common ownership of existing pond with adjoiner.*

ODOT, Jared Feller

- 4/23/2015. *An analysis based on the traffic volumes will need to be completed by the developer to determine if turn lanes will be required on SR 3 per the ODOT Location & Design Manual, Volume 1, Section 400.*
- 3/5/2015. *ODOT does not have any objections to the proposed access for the Weymouth Crossing subdivision. This section of SR 3 is considered a Category 4L access facility and has a minimum driveway spacing of 360 feet. The minimum drive spacing cannot be*

met along SR 3. The proposed location of [Amber Glen Drive] *appears to be centered on the two drives located on the opposite side of SR 3; this is an acceptable location for* [Amber Glen Drive]. Clarification added by author.

Medina Township, Zoning Commission, Alliss Strogin, 4/23/2015. *APPROVED. Weymouth Crossing is in compliance with Medina Township zoning and the Zoning Commission has approved the plan, contingent upon CPC approval and approval of the HOA documents.*

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulations section references are included):
    a. Permanent parcel numbers of the property to be subdivided and names of the property owners contiguous to and directly across the street from the proposed subdivision. § 404(C)(2)a.3. ***Show permanent parcel numbers and names of the property owners directly across the street from the proposed subdivision.***
    b. 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 Medina County Planning Commission (MCPC) as a condition of Preliminary Plan approval. § 404(C)(2)c.18. ***Submit USACE correspondence.***
    c. Soil Types. § 404(C)(2)d.3. ***Indicate all soil types present on the site on the Soils Map inset.***
    d. 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(C)(2)d.4. ***Include a watershed boundaries inset map.***
    e. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI.***
2. A draft of the <u>Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Weymouth Crossing</u> was submitted with the Preliminary Plan application.
    a. The above referenced HOA documents were submitted to Medina Township and the Prosecutor's office for review.
    b. Approval of the above reference draft HOA documents must be approved by the township and Prosecutor's Office prior to the director signing the final plat.
    c. Per the Highway Engineer's comment above, the HOA documents must address the common ownership and maintenance of the existing pond, partially located in Open Space Block F, with the adjoining property owner.
3. Per the Tax comment above, the 5.0 acre parcel owned by Alice M. Lewis must be transferred to Perrico Property Systems Inc., prior to Final Plat submission.
4. The Sanitary Engineer's comment must be addressed prior to Final Plat submission.
5. The Highway Engineer's comments must be addressed prior to Final Plat submission.
6. Per the Highway Engineer and ODOT comments above the applicant must determine if turn lanes will be required on SR 3.
7. A temporary cul-de-sac and associated reservation strip must be shown at the phase boundary.
8. Open Space Blocks D and G are of questionable value; consider eliminating.

9. The proposed trail should be constructed in conjunction with other proposed infrastructure or adequate financial guarantees should be posted with the township.
10. The proposed subdivision is consistent with the Medina Township Zoning Resolution (see township comments above).
11. The proposed subdivision is consistent with the Medina Township Comprehensive Plan Update (2014).
12. The County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.
13. The Medina County 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.

Recommendation: Department of Planning Services staff recommends the MCPC approve with modifications the Weymouth Crossing Preliminary Plan. Staff recommends the following modifications:

1. Provide the above listed required data/information on or with the Preliminary Plan.
2. Provide evidence of approval of the submitted draft HOA documents from the township and the Prosecutor's Office.
3. Address the issues of common ownership and maintenance of the existing pond, partially located in Open Space Block F, with the adjoining property owner in the proposed HOA documents.
4. Satisfy the above listed comments from the Tax Map office, the Sanitary Engineer, and the Highway Engineer prior to Final Plat submission.
5. Show turn lanes on SR 3 if required.
6. Show a temporary cul-de-sac and associated reservation strip at the phase boundary.
7. Construct the proposed trail in conjunction with other proposed infrastructure or post adequate financial guarantees with the township.

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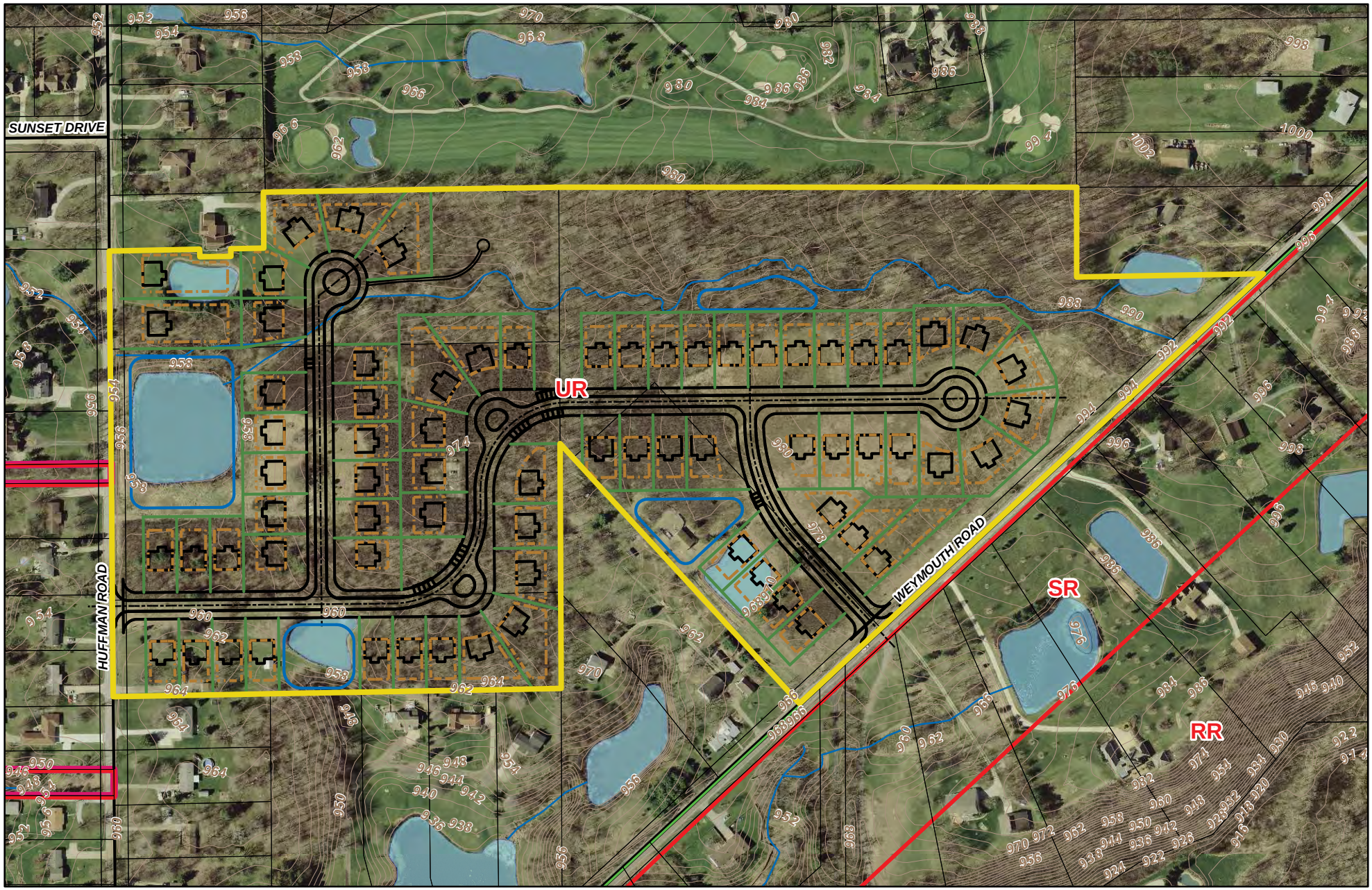

Prepared by:

Department of Planning Services

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Visit us on the web at www.planning.co.medina.oh.us

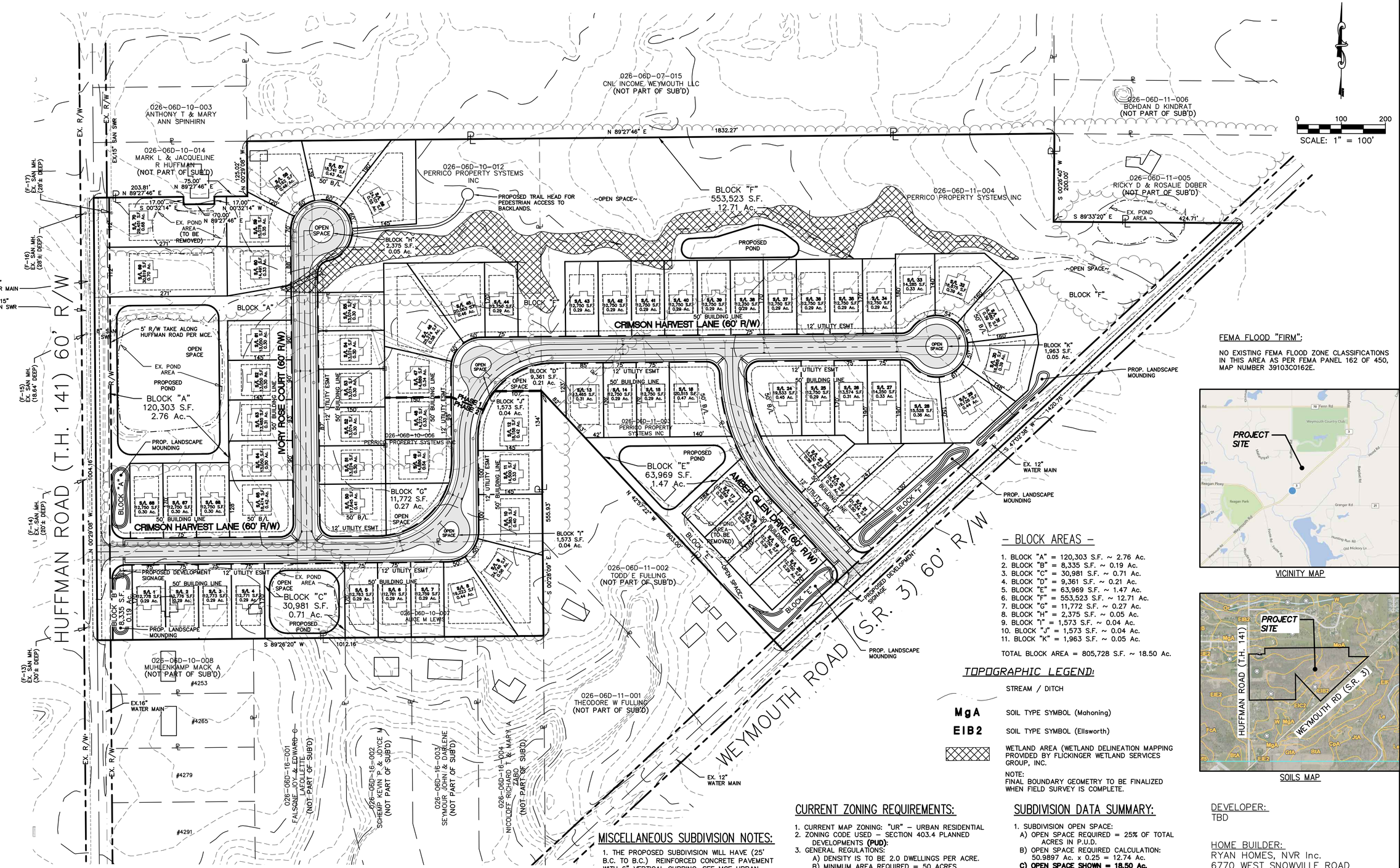
Weymouth Crossing
Preliminary Plan
App. 024-2015-PP
Medina Township

Meeting Date: 5/6/2015
Zoning: Urban Residential
Area: 50.9897 acres
Sublots: 70

1 inch = 300 feet

0 42.5 85 170 255 340 425

Feet



SITUATED IN ORIGINAL MEDINA TOWNSHIP LOT 51, COUNTY OF MEDINA, STATE OF OHIO.

MISCELLANEOUS SUBDIVISION NOTES:

1. THE PROPOSED SUBDIVISION WILL HAVE (25' B.C. TO B.C.) REINFORCED CONCRETE PAVEMENT WITH 6" VERTICAL CURBING. SEE MCE URBAN RESIDENTIAL TYPICAL PAVEMENT SECTION.
2. FINAL BOUNDARY GEOMETRY TO BE FINALIZED WHEN FIELD SURVEY IS COMPLETE.
3. PER THE ODNR OIL AND GAS WELL VIEWER THERE ARE NO WELLS LOCATED WITHIN THIS SUBDIVISION.
4. HUFFMAN ROAD WILL MAINTAIN THE MEDINA COUNTY TYPICAL OPEN DITCH SECTION DURING AND AFTER DEVELOPMENT.

CURRENT ZONING REQUIREMENTS:

1. CURRENT MAP ZONING: "UR" – URBAN RESIDENTIAL
2. ZONING CODE USED – SECTION 403.4 PLANNED DEVELOPMENTS **(PUD)**:
3. GENERAL REGULATIONS:
   - A) DENSITY IS TO BE 2.0 DWELLINGS PER ACRE.
   - B) MINIMUM AREA REQUIRED = 50 ACRES
   - C) CENTRAL SEWER AND WATER
4. SINGLE FAMILY REGULATIONS:
   - A) MIN LOT AREA = 12,750 S.F.
   - B) MIN FRONT YARD DEPTH = 50 FEET
   - C) MIN REAR YARD DEPTH = 30 FEET
   - D) MIN SIDE YARD WIDTH = 10 FEET
   - E) MIN LOT FRONTAGE = 50 FEET
   - F) MIN LOT WIDTH = 75 FEET
5. SUBDIVISION OPEN SPACE = AT LEAST 25% OF THE TOTAL ACREAGE IS TO BE DEDICATED TO OPEN SPACE EXCLUSIVE OF STREETS AND RESIDENTIAL LOTS.

SUBDIVISION DATA SUMMARY:

1. SUBDIVISION OPEN SPACE:
   - A) OPEN SPACE REQUIRED = 25% OF TOTAL ACRES IN P.U.D.
   - B) OPEN SPACE REQUIRED CALCULATION: 50.9897 Ac. x 0.25 = 12.74 Ac.
   - **C) OPEN SPACE SHOWN = 18.50 Ac.**
2. DENSITY CALCULATION:
   - A) REQUIRED GROSS LOT CALCULATION: 50.9897 Ac. – 5.75 Ac.= 45.24 Ac.
   - B) ALLOWABLE GROSS LOT CALCULATION: 44.63 Ac. x 2 LOTS / Ac. = 89 LOTS
   - **C) LOTS SHOWN = 70**
3. **MIN. LOT SIZE 75' x 170' = 12,750 S.F.**
4. **LENGTH OF STREET = 3,529 L.F.**
5. **CUL-DE-SAC COUNT = 4 EA.**
6. **SUBDIVISION AREA = 50.9897 ACRES**
7. **R/W AREA = 250,483 S.F. ~ 5.75 ACRES**

– BLOCK AREAS –

1. BLOCK "A" = 120,303 S.F. ~ 2.76 Ac.
2. BLOCK "B" = 8,335 S.F. ~ 0.19 Ac.
3. BLOCK "C" = 30,981 S.F. ~ 0.71 Ac.
4. BLOCK "D" = 9,361 S.F. ~ 0.21 Ac.
5. BLOCK "E" = 63,969 S.F. ~ 1.47 Ac.
6. BLOCK "F" = 553,523 S.F. ~ 12.71 Ac.
7. BLOCK "G" = 11,772 S.F. ~ 0.27 Ac.
8. BLOCK "H" = 2,375 S.F. ~ 0.05 Ac.
9. BLOCK "I" = 1,573 S.F. ~ 0.04 Ac.
10. BLOCK "J" = 1,573 S.F. ~ 0.04 Ac.
11. BLOCK "K" = 1,963 S.F. ~ 0.05 Ac.

TOTAL BLOCK AREA = 805,728 S.F. ~ 18.50 Ac.

TOPOGRAPHIC LEGEND:

- STREAM / DITCH
- MgA – SOIL TYPE SYMBOL (Mahoning)
- EIB2 – SOIL TYPE SYMBOL (Ellsworth)
- WETLAND AREA (WETLAND DELINEATION MAPPING PROVIDED BY FLICKINGER WETLAND SERVICES GROUP, INC.

NOTE:
FINAL BOUNDARY GEOMETRY TO BE FINALIZED WHEN FIELD SURVEY IS COMPLETE.

FEMA FLOOD "FIRM":

NO EXISTING FEMA FLOOD ZONE CLASSIFICATIONS IN THIS AREA AS PER FEMA PANEL 162 OF 450, MAP NUMBER 39103C0162E.

PROJECT SITE
Weymouth Country Club
Reagan Pkwy
Reagan Park
Grainger Rd
Hunting Run Rd
Old Hickory Ln
Weymouth Rd
Bunker Rd
Howard Rd
Wagner Rd
Forest Rd
Forest Dr
Forest Ln
Hillcrest Dr
Meyer Rd
Mount Rd
Mount Ct
Mount Dr
Mount Ln
Mount Pl
Mount Ter
Mount Vw
Mount Wy
Mount Xing
Mount Yd
Mount Zn
Mount Cir