Planning Commission
Preliminary Plan
Dover Highlands App. No. 023-2014-PP
Lafayette Township

Meeting:	May 7, 2014	**Zoning:**	MCBD (Medina City Buffer District) Residential
Applicant:	Greenhaven Development Co.		
Engineer:	Cunningham & Associates, Inc.	**Utilities:**	Central water and sewer
Site Area:	138.6565 acres	**School Dist.:**	Cloverleaf Local
Open Space:	37.2115 acres (26%)	**Reviewer:**	Susan Hirsch
Sublots:	283		

EXECUTIVE SUMMARY

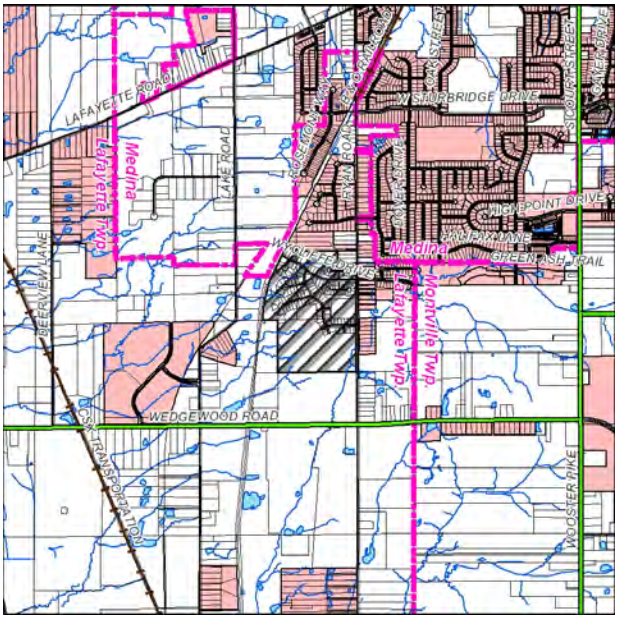
The Dover Highlands Subdivision is located on the west side of Ryan Road, north of Wedgewood Road (S.R. 162) and east of Lake Road. It is also on the east side of the abandoned B & O Railroad tracks/Chippewa Rail Trail. The proposal for the 138.65 acre site includes 225 single-family homes and 58 cluster units. The development will be served by central water and sanitary sewers.

Staff Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
Northwest	I-2 Industrial (Medina City)	Industrial
North	R-1 Residential	Single-family homes
East	R-R Residential	Single-family homes along Ryan Road
South	R-R Residential	Undeveloped/agriculture
West	R-R Residential	Single-family homes/undeveloped

Proposal: The developer requests approval of a new Preliminary Plan for Dover Highlands Subdivision; the existing plan has expired. The new plan consists of 283 sublots, an increase of two single-family sublots from the previously approved plan. The additional two units are a result of the elimination of a stub street to the south.
Phases 1 and 2 of the subdivision has been plated and constructed. Neither Phase 1 nor 2 is built out.



Site Conditions: Phases 3 through 7 remain undeveloped, wooded and farmland**.** This land is rolling with wetlands in the southeast corner and western portion of the site.

Access: Access to the subdivision is exclusively from Ryan Road via Coverdale Way and Wycliffe Drive. There are two streets, Hooper Drive on the south and Wycliffe on the north, that stub into the property to the west. Tyndale Lane stubbed into the property to the south on the previously approved Preliminary Plan. This street stub has been removed in response to the elimination of the connecting street in Wedgewood Estates.

Background:

Concept Plan	266 units	131 acres	May 22, 2002
Preliminary Plan	266 units	131 acres	April 9, 2003
Final Plat Phase I	100 units	47 acres	May 5, 2004
Revised Preliminary Plan	281 units	138 acres	July 6, 2005
Final Plat Phase II	50 units	27 acres	July 6, 2005

The original Preliminary Plan for the subdivision was approved in April of 2003. That plan consisted of 131 acres and provided for 266 dwelling units. The Final Plat for Phase 1 was approved in May of 2004. Phase 1 included 58 cluster units and 42 single-family sublots. A revised Preliminary Plan was approved in July of 2005 that added 7 acres and 15 sublots. The Final Plat for Phase 2 was approved at the same July 2005 meeting. Phase 2 included 50 sublots.

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

Lafayette Township Zoning Commission: Gary Kiszak, 4/23/2014. *The Lafayette Zoning Commission has no objections to the changes (number of phases, addition of 2 lots, etc.) to the Dover Highlands proposed project.*

Lafayette Township Zoning Inspector: Alliss Strogin, 4/23/2014. *The only changes are the number of phases and the addition of two sublots. Since there haven't been any changes to township zoning nor to the subdivision, I recommend approval.*

Tax Maps: Beth Mika, 4/20/2014. Conditional Approval:

1. *Boucher Circle has been added to the Reserved Name list.*
2. *It is recommended that you submit the final subdivision plat to Tax Maps for review before obtaining signatures.*
3. *Subject to all Tax Maps Dept., comments from previous Planning Dept. reviews and/or extension requests.*

Medina County Soil and Water Conservation District: Jim Dieter, 4/18/2014. *We have no comments at this time.*

Medina County Highway Engineer: Andy Conrad, 5/1/2014. *Approved*

ODOT: Kathryn Sharpnack, 4/14/2014. *We have no comments regarding Dover Highlands Subdivision.*

Medina County Sanitary Engineer: Steve Mazak, 4/14/2014. *Another one with sanitary sewer and public water so no comment.*

Columbia Gas: Russ Johnson, 4/14/2013. *No conflict.*

Staff Comments:

1. The proposed Preliminary Plan is substantially similar to the expired approved Preliminary Plan, with the exception of the addition of two sublots and the elimination of Tyndale Lane from Hooper Drive to the southern boundary of the subdivision.
2. The Medina City Buffer District (MCB) permits single and two family dwellings with approval by the Board of Zoning Appeals of a conditional use permit for Planned Developments. 25% of the site must be set aside as open space.
3. The language for the ten foot reservation strips at the western ends of Hooper Drive and Tyndale Lane must include the specification that the reservation strip will be rescinded automatically upon further dedication and extension of the street.
4. The original HOA documents were approved by the Prosecutor's Office; any revisions to include the additional two sublots in Phase 7 must be submitted for transmittal to the Township and Prosecutor's Office for review and approval.

Staff Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Preliminary Plan for Dover Highlands Subdivision. Applicant must submit three copies of a corrected Preliminary Plan indicating the revised reservation language prior to Final Plat submittal. If there are additions or amendments to the HOA documents they must also be submitted prior to Final Plat submittal.

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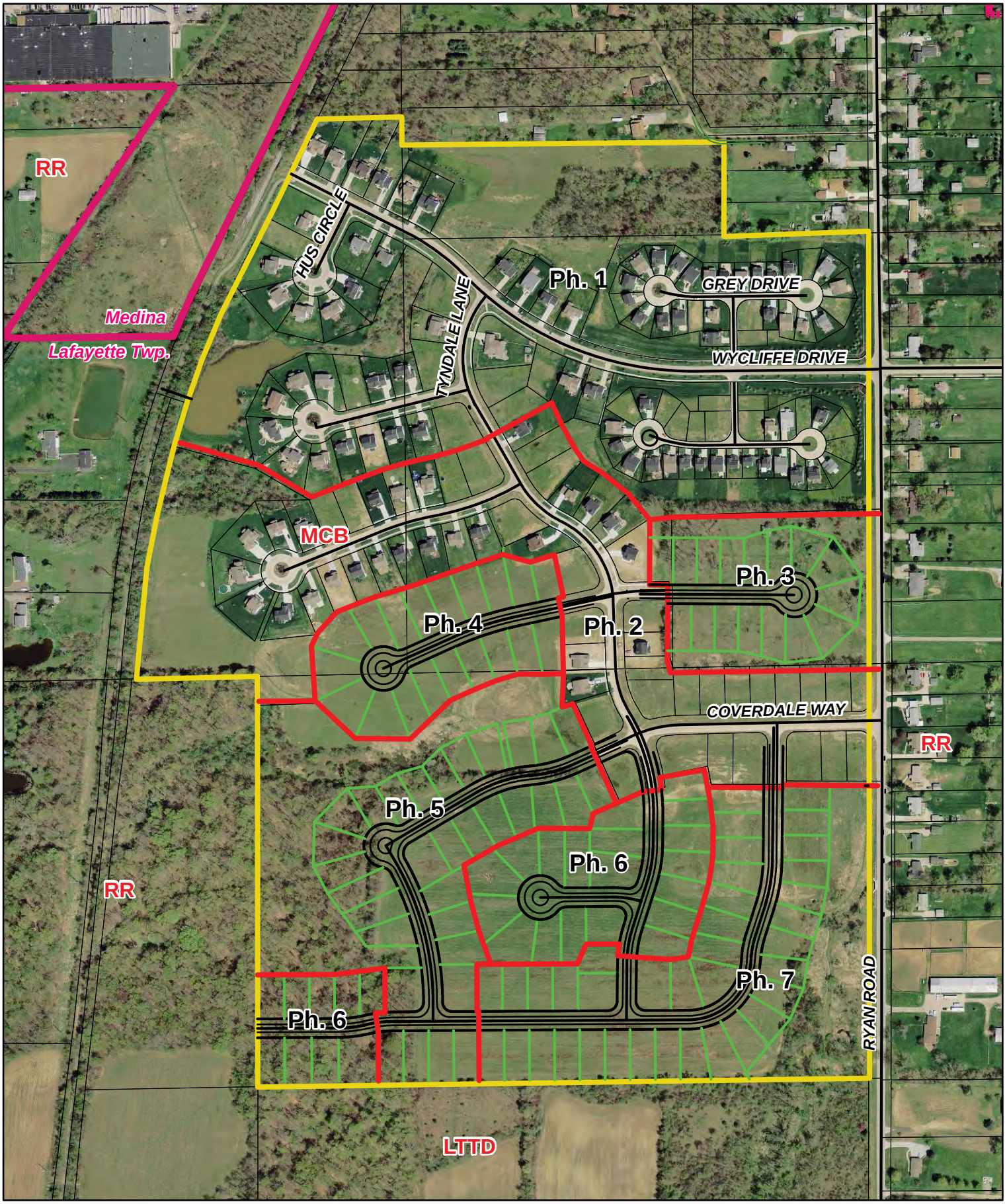
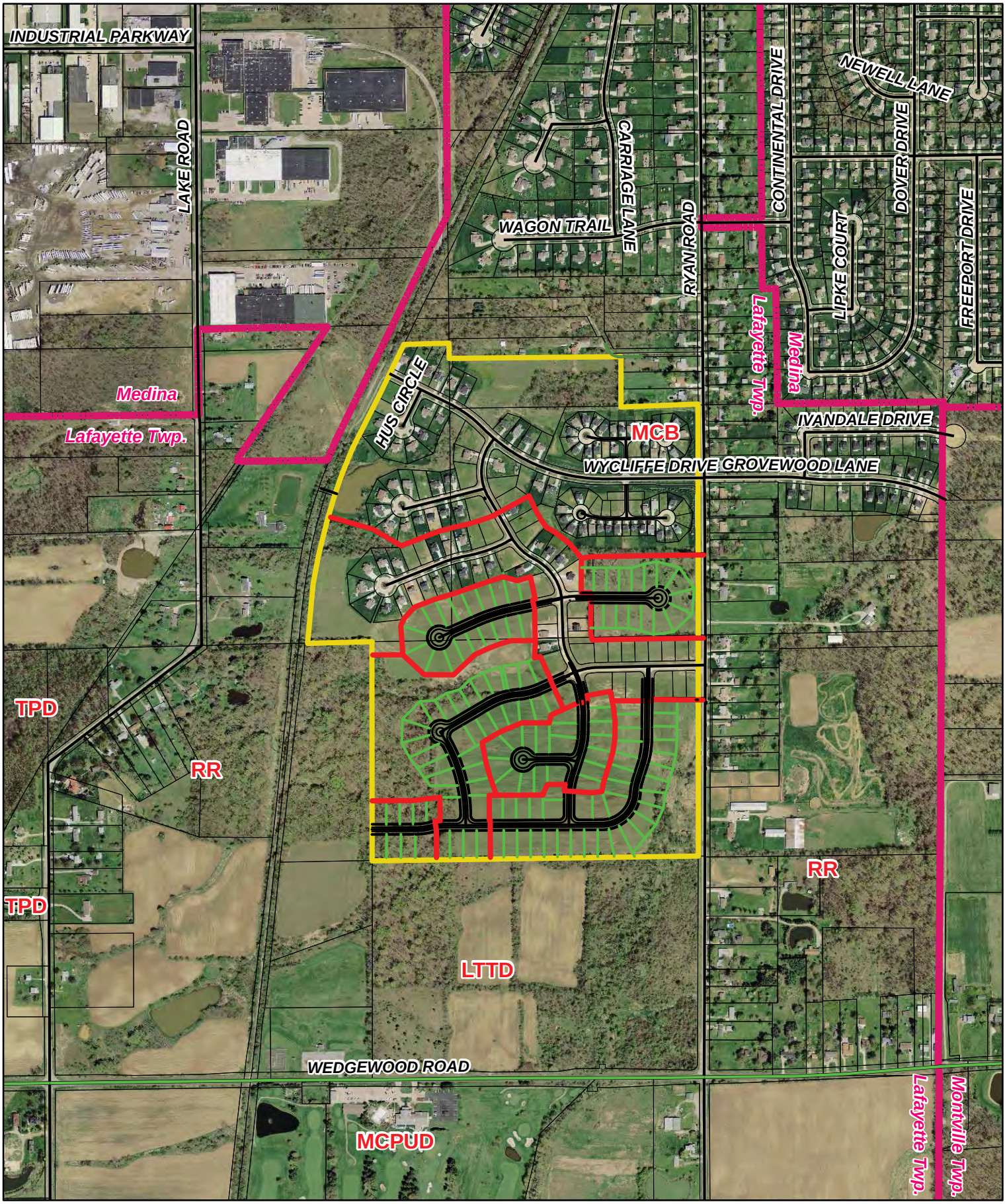


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Dover Highlands
Preliminary Plan
App. 0232014-PP
Lafayette Township

Meeting Date: 5/7/14
Zoning: MCPUD
Acreage: 138.6565
Sublots: 283

1:4,800
0 50 100 200 300 400
Feet



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1:9,000
0 100 200 400 600 800
Feet

REVISED PRELIMINARY PLAN
FOR
DOVER HIGHLANDS SUBDIVISION

LOCATED IN LAFAYETTE TOWNSHIP IN THE COUNTY OF MEDINA AND STATE OF OHIO

DEVELOPER: GREENHAVEN DEVELOPMENT COMPANY
2213 N. REVERE RD.
AKRON, OHIO 44333
1-330-666-4546

LOCATION MAP

SITE DATA

PROPOSED ZONING ..... MCB-PLANNED DEVELOPMENT

TOTAL SITE AREA ..... 138.6565 ACRES

PROPOSED # OF UNITS ..... 283 UNITS

TYPICAL LOTS

SINGLE FAMILY ... 75'-80' X 150'-160' - 225 LOTS (78%)
CLUSTERS ..... 58 UNITS (22%)

OPEN SPACE ..... 37.2115 ACRES

LOT REQUIREMENTS

MINIMUM LOT AREA ..... 11,000 S.F.
MINIMUM LOT FRONTAGE ..... 50 FT.
MINIMUM LOT WIDTH @ BLDG. LINE ..... 75 FT.
MINIMUM BUILDING SETBACK FROM ℄ ..... 70 FT.
MINIMUM REAR YARD ..... 30 FT.
MINIMUM SIDE YARD ..... 10 FT.

SITE TO BE SERVICED BY CENTRAL SEWER AND WATER

DATE OF SURVEY ..... DECEMBER, 2002

WETLAND AREA

STREAM/DITCH AREA

SCALE: 1"=100'

REVISED 03/19/14
REVISED 06/29/05
REVISED 06/1/05
REVISED 02/23/05
REVISED 08/11/04
REVISED 07/27/04
REVISED 03/24/04
REVISED 09/22/03

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

DATE	ACAD FILE No.	PROJECT No.	SHEET No.
03/10/03	02101 PP 2014	02-101	1 OF 1

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