Planning Commission
Revised Preliminary Plan
Deerfield Farms, App. No. 025-2014-RPP
Medina Township

Meeting:	May 7, 2014	**Sublots:**	20 remain, 70 total
Applicant:	Drees Homes, David Wager	**Zoning:**	UR Urban Residential
Owner:	N C K Properties	**Utilities:**	Central water & sewer
Engineer:	Rolling & Hocevar, Andy Planet	**School Dist.:**	Medina City
Parcel No.	026-06C-10-028	**Reviewer:**	Rob Henwood
Site Area:	17.0767 acres		

EXECUTIVE SUMMARY

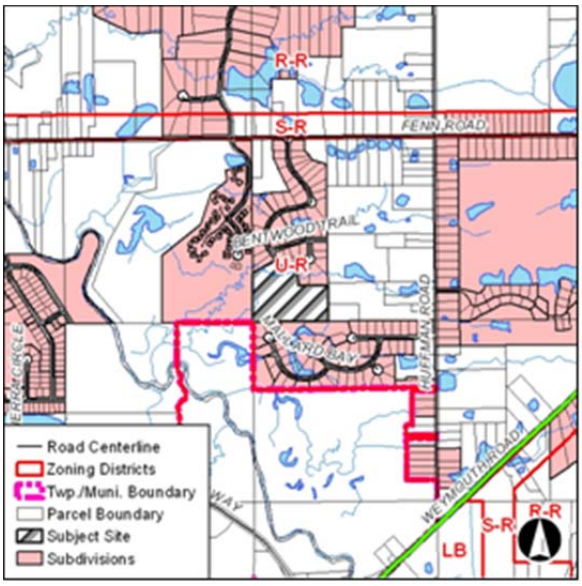
The site is located on the south side of Fenn Road west of Huffman Road in (see location map). The applicant proposes to revise the Preliminary Plan. The subdivision was originally planned with 72 sublots; the proposed plan includes 70 sublots, 20 remain to be platted. The site is proposed to be served by sanitary sewers and central water.

Staff recommends **APPROVAL WITH MODIFICATIONS.**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	U-R Urban Residential	Single-family homes
East	U-R Urban Residential	Single-family homes
South	U-R Urban Residential OC Open Space Conservation (Medina City)	Single-family homes Vacant
West	U-R Urban Residential	Single-family homes

Site Conditions: The site consists of rolling topography. Phases 1 and 2 have been constructed. The land in Phase 3 is currently undeveloped. The site is wooded with a stream flowing from west to east through northernmost portion.



Access: The site accesses Fenn Road from the north via an internal street network including Deer Lake Drive, Bentwood Drive, and Fawn Circle, all with 60 feet of public right-of-way (ROW). The streets in Phases 1 and 2 have been constructed. Phase 3 will include completion of Deer Lake Drive as a permanent cul-de-sac, and construction of an emergency access drive which will connect with Mallard Bay, a public street with a 60 foot ROW in the Whispering Woods Subdivision to the south.

Proposal: The applicant proposes to revise the previously approved Preliminary Plan. The plan remains essentially unchanged with the exception of the removal of two sublots. *Figure 1* below and to the left illustrates the sublot configuration changes contained in Phase Three; red lines indicate the previously approved Preliminary Plan and green lines indicate the proposed revisions. One sublot was lost on each side of Deer Lake Drive in the north portion of the phase.

Figure 1: Phase 3 Sublot Reconfiguration

Subdivision Stage	Approval/ Expiration Date
Preliminary Discussion	September 1993
Preliminary Plan	December 1993
Final Plat, Phase 1	February 1995
Preliminary Plan Extension	January 1997
Preliminary Plan Extension	January 1999
Preliminary Plan Extension	February 2001
Final Plat, Phase 2	February 2001
Preliminary Plan Extension	January 2003
Preliminary Plan Extension	January 2005
Preliminary Plan Extension	January 2006
Preliminary Plan Extension	January 2008
Preliminary Plan Extension	January 2010
Preliminary Plan Extension	February 2013

Figure 2: Subdivision Approval History

History: The Preliminary Plan of the subdivision was originally approved in December of 1993. Numerous two year extensions have been requested since the Final Plat of Phase 2 was approved in February of 2001. The Preliminary Plan was most recently extended for two years in January of 2010. *Figure 2* above and to the right shows a detailed approval history.

AGENCY COMMENTS: *Italicized text* indicates quotations from submitting agency comments.

Medina Township Zoning Commission, Allis Strogin, 4/24/2014. *Deerfield has not been in contact with the township regarding any changes or revisions to their plans. In addition, the email drawings sent by the CPC are so small they are not legible enough to read and/or determine what changes are being requested. As such, we cannot make a recommendation at this time.*

Medina County Highway Engineer (MCHE), Andy Conrad, 4/23/2014. *APPROVED*

Tax Maps, Beth Mika, 4/18/2014.
Property is currently in the name of 'NKC Properties,' they will need a signature block unless the property will be transferred to 'Drees Homes' before the subdivision is filed.

Medina County Soil and Water Conservation District, Jim Dieter, 4/17/2014. *No comments.*

Medina County Sanitary Engineer (MCSE), Jeremy Sinko, 4/15/2014. *APPROVED. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Medina County Sanitary Engineers office.*

Ohio Depart. of Transportation, District 3, Kathryn Sharpnack, 4/14/2014. *No comments.*

Columbia Gas, Russ Johnson, 4/14/2014. *APPROVED. No facilities impacted.*

Medina County Health Dept., Steve Mazak, 4/14/2014. *The subdivision will be served by sanitary sewer and public water, so no comments from our office.*

Staff Comments:

1. The proposed application slightly alters the approved Preliminary Plan; Phase Three of the subdivision eliminates two sublots.
2. The applicant submitted a letter dated August 6, 2012 addressing the Preliminary Jurisdictional Determination for the subject site (application number 1994-50411) from Peter Krakowiak, Biologist with the United States Army Corps of Engineers. The letter indicated that the submitted wetland delineation was acceptable and that a permit will be required.
3. The emergency access drive for Deerfield Farms must be constructed to intersect with the emergency access in Phase Three of the Whispering Woods subdivision to the south when Phase 3 is constructed. The emergency access drive must be constructed to substantially similar standards as used for the connecting emergency access in the Whispering Woods Subdivision. The language associated with the access easement must mirror the existing language used for the access easement in the Whispering Woods Subdivision. All easement language must be approved by the Medina County Prosecutor's Office.

Staff Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Revised Preliminary Plan for Deerfield Farms subject to the following:

1. The emergency access drive in this subdivision must be constructed to intersect with the emergency access in Phase 3 of the Whispering Woods subdivision to the south when Phase 3 is constructed. The emergency access drive must be constructed to substantially similar standards as used for the connecting emergency access in the Whispering Woods Subdivision. The language associated with the access easement must mirror the existing language used for the access easement in the Whispering Woods Subdivision. All easement language must be approved by the Medina County Prosecutor's Office.

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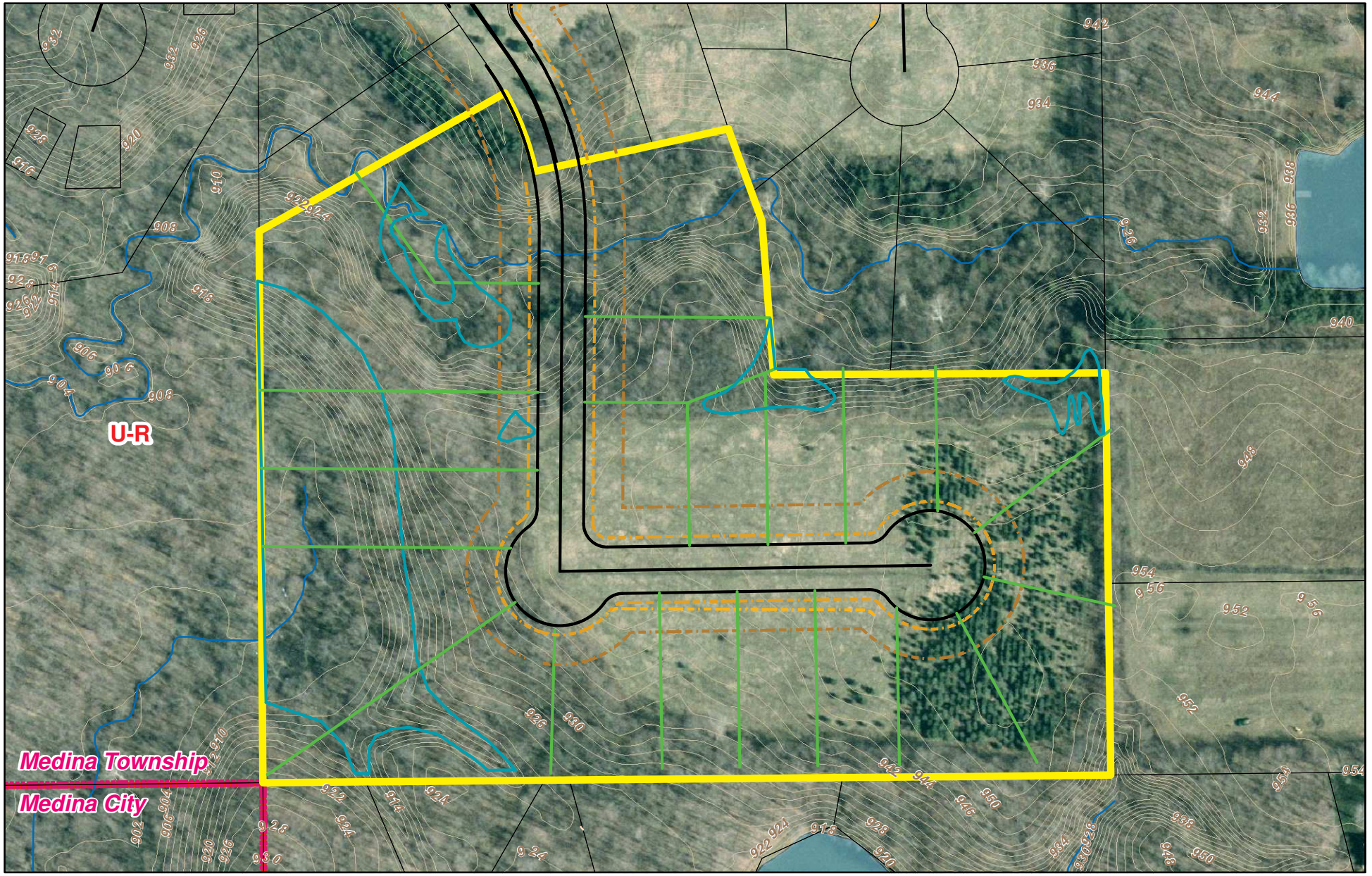


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Deerfield Farms
Rev. Preliminary Plan
App. 025-2014-RPP
Medina Township

Meeting Date: 5/7/2014
Zoning: UR Urban Residential
Acreage: 57.4
70 Sublots (20 remain)

1 inch = 175 feet
0 25 50 100 150 200 250
Feet

PRELIMINARY PLAN

FOR THE

DEERFIELD FARMS SUBDIVISION

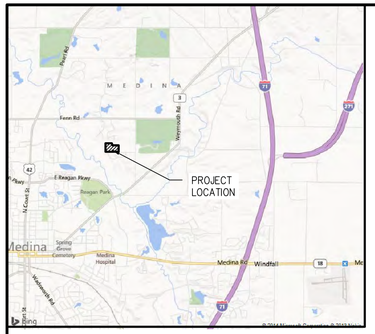
SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, AND BEING PART OF TOWNSHIP LOT 41

REVISED APRIL 7, 2014

NORTH

0 100 200

SCALE: 1" = 100'



LOCATION MAP

SOILS MAP

P.P.N. 026-06C-09-064
GEMSTAR PROPERTIES, LLC.
01/22/2003

P.P.N. 028-19B-11-101
CITY OF MEDINA OHIO
11/01/1995

P.P.N. 026-06C-10-028
N C K PROPERTIES
05/25/2001

P.P.N. 026-06C-05-001
LEROY SMITH
09/15/2011

P.P.N. 026-06C-05-034
JUDITH A. MASCHINO
Ac. 5.2222
12/11/2008

P.P.N. 026-06C-05-017
MICHAEL R. & TIPAYAVAL ZELEZNIK TRUSTEE
Ac. 2.3448
11/29/2005

P.P.N. 026-06C-10-026
RONDA SUE BERNARDING
Ac. 2.5000
06/20/2001

P.P.N. 026-06C-10-025
AMY C. SOKOLOWSKI TRUSTEE
Ac. 11.1550
08/12/2005

P.P.N. 026-06C-10-056
KATHTYN M. SCHMIDT
Ac. 13.5000
09/23/2011

P.P.N. 026-06C-10-002
KATHRYN M. SCHMIDT
Ac. 20.4060
11/27/2002

P.P.N. 026-06C-05-003
GARY R. & KIM M. BOLTZ
Ac. 2.4380
04/23/1992

DEERFIELD FARMS SUBD. PH. II
DOC. 200IPL0001130
10/24/2001

DEERFIELD FARMS SUBD. PH. I
PLAT 27/13
5/22/1995

WHISPERING WOODS SUBD. PHASE II

MALLARD BAY 60'
WHISPERING WOODS SUBD. PH. III
PLAT No. 1999 PL. PG. 0000003

DEER LAKE DRIVE 60'

FAWN CIRCLE 60'

WHITE TAIL RUN 60'

FENN ROAD 60'

FUTURE PHASE III

PHASE II

EXIST. WETLANDS

U-R ZONING REQUIREMENTS

MIN. LOT AREA: 22,500 SQ. FT.
MIN. LOT WIDTH: 100 @ B.L.
MIN. SIDE YARD: 15'
MIN. REAR YARD: 30'
MIN. LOT FRONTAGE: 100' EXCEPT 80' ON OUTSIDE OF CURVE & 60' ON CUL-DE-SAC

TOTAL SITE DATA:

70 SINGLE-FAMILY RESIDENTIAL LOTS

TOTAL AREA IN SUBDIVISION:	57.4 ACRES
AREA IN DEDICATED R/W:	7.4 ACRES
AREA IN RESIDENTIAL LOTS:	50.0 ACRES

4619 LINEAR FT. OF DEDICATED R/W

CENTRAL SEWER & WATER SERVICE AVAILABLE

DEVELOPERS:

DREES HOMES
DAVID WAGER, PROJECT MANAGER
6650 WEST SNOWVILLE ROAD SUITE J
BRECKSVILLE, OHIO 44141
(440) 746-6434

OWNER:

N C K PROPERTIES
4441 PINE HILL LAKE DR.
MEDINA, OHIO 44256
(330) 723-7325
OWNER: CHRIS J. KOENIG

CLIENT/PROJECT
PRELIMINARY PLAN

UPDATED: 10-6-2010
UPDATED: 12-6-2012
UPDATED: 04/07/2014

TITLE
DEERFIELD FARMS

MCSE PROJ. #

SCALE:
1"=100'

DATE
10/27/08

PLAN PREPARED BY

ROLLING B HOCEVAR INC
A Geo Technology Group Affiliate
CIVIL ENGINEERING SURVEYING
257 SOUTH COURT STREET
MEDINA, OHIO (330)723-1828
FAX (330)723-6637

JOB No.
22,295

DWG. FILE
21,185

SHT. No.
1 OF 1