Medina County Ohio

Preliminary Plan
Steingass Preserve
York Township

grants housing subdivisions PLANNING SERVICES zoning

Meeting:	June 5, 2019	**Site Area:**	78.4207 acres
App. No.:	026-2019-PP	**Units:**	37
Applicant:	Donald Bohning & Assoc., Gerry Wise	**Zoning:**	R-1 Low Density Residential
		Utilities:	Central Water and Sanitary Sewer
Parcel Nos:	045-05B-13-001, 045-05B-14-001 & 005	**School Dist.:**	Buckeye Local
		Reviewer:	Sonja Pagniano

EXECUTIVE SUMMARY

The site is located on Abbeyville Road south of Wolff Road (see Map 1). The proposal includes 36 sublots on public streets served by central water and sewer on the 78.4 acre site. 57.6 acres of the site area is proposed as open space.

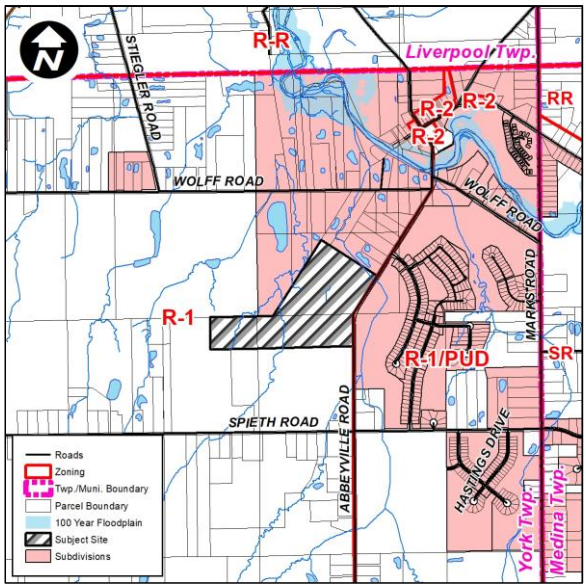
Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Low Density Residential	Single-family homes fronting on Abbeyville Rd.
East	R-1/PUD Low Density Residential/ Planned Unit Development	Golf course Shale Creek Subdivision
South	R-1 Low Density Residential	Agriculture
West	R-1 Low Density Residential	Agriculture

Proposal: The applicant proposes the following on the 78.4207 acre site: [1]

- 37 sublots with the existing farmstead and some agricultural buildings located on a frontage sublot (Sublot 37) on Abbeyville Road.
- 57.0 acres of open space (72.8% of the site area).
- Two public permanent cul-de-sac streets both with 60-foot right-of-ways (ROW) and sidewalks on each side of the street:
  - Sharon Court.
  - Elmer Way.
- Central water and sewer.
- Four storm water management basins.
- A community garden.



Map 1: Location Map

[1] For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Development Plan "Steingass Preserve."* Donald G. Bohning & Associates, Inc. OR. No. 4958: 2/19/2019. Revised 3/26/2019 File Name: 4958-PP.dwg. Three sheets: date stamped by DPS staff 4/10/2019.

History: The Concept Plan for the subdivision was held on March 13, 2018.

Access: Access to the site is by the proposed Elmer Way which accesses Abbeyville Road to the south. Both Sharon Court and Elmer way terminate in permanent cul-de-sacs.

A street stub or connection to the adjacent property to the west owned by Morlock Farms LLC (Parcel Number 045-05B-19-001) should be considered by the applicant as there appear to be no physical characteristics of the land precluding such a connection.

Street stubs or connections to adjoining properties to the east, northwest, and northeast of the site are not practical for the following reasons:

1. Connection to the east is precluded by the location of streams and wetlands.
2. Connection to the northwest is precluded by a stream.
3. Connection to the northeast is not practical as the properties are currently developed and contain a stream.

Site Conditions: The site is primarily used for agriculture including a farmstead. The southwestern portion of the site contains shrub, brush, rangeland and deciduous forest. There are many streams, waterways, and wetlands on this lot. The main waterway that goes through the lot is the West Branch Rocky River above Mallet Creek waterway. The sight has gently rolling topography throughout.

GIS data indicates that there is a gas/oil well located on the site with the well permit number 61736 (see GIS map).

Zoning: The subject site is zoned R-1 Low Density Residential. The applicant is electing to develop the site under the Conservation Overlay District Regulations per the York Township Zoning Resolution Section (§) 306; Conservation Developments are permitted uses per § 301.02(A)(6). As stated in § 306.01;

> *The primary objective of the Conservation Development Overlay District is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units) that are permitted under the existing conventional zoning for the property. These regulations are intended to provide an alternative method of development solely at the option of the developer and are not intended to be a replacement for existing R-1 zoning regulations.*
>
> *These regulations are intended to achieve these corollary purposes:*
>
> *A. To maximize protection of the community's natural resources by:*
>
> *1. Avoiding development on and destruction of sensitive natural resource areas;*
>
> *2. Reducing the quantity and improving the quality of storm water runoff from expected development;*

3. *Maintaining natural characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);*
4. *Reducing the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and the use of invasive vegetation; and*
5. *Conserving areas of prime agricultural soils, to the extent possible.*

B. *To conserve (within the framework of natural resource conservation) the quality of ruralness in a community which is characterized by:*
1. *Large, aggregated, undeveloped land areas;*
2. *Natural features such as woodlands, steep slopes, floodplains, wetlands, stream and river corridors, hedgerows and rock outcroppings;*
3. *Scenic vistas and rural views;*
4. *Significant historic features such as old barns, heritage trees, etc.;*
5. *Traditional rural settlement patterns characterized by clusters of compact groupings of development in otherwise wide open spaces; and/or*
6. *Appropriate topographic or vegetative screening.*

Comprehensive Plan: The proposed subdivision is consistent with the current comprehensive plan. The Proposed Land Use map contained in the 2012 Update of the York Township Comprehensive Plan recommends the subject site for Agricultural/Rural Residential use.

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

Highway Engineer, Matt Martin, 4/17/2019. ***CONDITIONAL APPROVAL***
- *Provide adequate intersection sight distance at Abbeyville Road intersection or prove sight distance is adequate with a sight distance study.*
- *Frontage improvements required along Abbeyville Road frontage.*
- *Drainage Assessment Fund required.*
- *M.C.E. discourages trees in the right-of-way as shown in the typical section.*
- *Provide overland flood routing as part of the storm design.*
- *The mounding along Abbeyville Road should be a minimum of four feet high to protect homes from errant Abbeyville Road traffic.*
- *Provide data for the wells located on-site.*

Tax Maps, Beth Mika, 4/16/2019. ***CONDITIONAL APPROVAL***
- *Plat size must be no larger than 18" x 24"*
- *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
- Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. *Contact info: Email: debra.m.biernot@usps.com. Phone: 216-443-4024. E-fax: 651-365-9734.*

- *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 4/15/2019. ***NO OBJECTIONS.*** *Since the Steingass Subdivision does not have direct access to a state highway, ODOT has no objections regarding the Preliminary Plan.*

Health Department, Steve Mazak**,** 4/12/2019. ***NO FURTHER COMMENTS.*** *The Proposed Steingass Subdivision will be serviced by sanitary sewer and public water. Therefore, our office has no further comments.*

Sanitary Engineer, Jeremy Sinko, 4/11/2019. *The existing 18 inch sanitary sewer must be extended along Abbeyville Road to the development's southern property line. Detailed engineering plans at the time of construction must meet the current rules and Regulations for water and sanitary sewer per the Sanitary Engineers Office.*

Soil and Water Conservation District, District Technician, Eric Hange, 3/6/2019, ***CONDITIONAL APPROVAL***

- *Open space area that is proposed around the back edge of the house lots should be marked so that the adjoining lot does not encroach into the open space area.*
- *The southwestern section of this development is best suited as open space due to its natural features.*
- *The majority of the proposed construction will be taking place on soils that are primarily Mahoning (MgA) (MgB). These soils are slow to drain and have a high water table. Houses with basements or septic fields may have limitations due to seasonal wetness and slow permeability.*
- *All the proposed stormwater management ponds are located near a wetland or stream buffer zone. It is acceptable to work up to this buffer zone, but no work should take place within the no build buffer. However, a minimum of a 15 foot buffer should be maintained around the stormwater management ponds in order to perform maintenance.*
- *The location of the two proposed stormwater management ponds to the north will require soils investigation. The soil in the area is mapped as Orrville Silt Loam, the Orrville series consists of very deep, somewhat poorly drained soils formed in loamy alluvium on flood plains. With a high water table this soil is subject to occasional or frequent flooding. Extra attention will be needed in this area during construction.*
- *The Homeowner's Association (HOA) will need to make a plan in order to manage these ponds once the building phase of construction has been completed. The ponds will require maintenance that may include cleaning the pond due to sediment buildup and future dam/spillway maintenance.*
- *Wetlands have been indicated on your plan. Much of the open space will be in the stream and wetland areas. This is a good location. Wetland and stream areas must be clearly marked to limit construction and homeowner use.*
- *The concept plan shows lot 25 is within the 35 foot no build wetland buffer. This lot is not an issue, unless during construction the buffer zone is encroached upon.*

York Township Planning Consultant, George Smerigan, 3/12/2019, ***APPROVAL.*** *This application is for Preliminary Development Plan approval for Steingass Preserve as a Conservation Development Overlay pursuant to Section 306 of the York Township Zoning Resolution. The applicant, Pulte Homes of Ohio, is proposing a 37 lot Conservation Development subdivision. The plan proposes 36 new home sites and the preservation of the existing homestead on the property. The subject site is approximately 79 acres with frontage on Abbeyville Road. The applicant is proposing to develop primarily the farmed or cleared portion of the site, and to preserve the existing heavily wooded portions of the site. That approach is consistent with the spirit and intent of the Conservation Development Overlay provisions.*

A single access point is proposed with two cul-de-sac streets. Only the original farmstead would have direct access to Abbeyville Road. The remaining 36 lots would all front on the new interior streets. The streets are proposed as public streets with 60 feet rights-of-way.

The layout is well thought out:

- *Environmental impacts are minimized;*
- *Small enclaves are created with natural feature separations;*
- *The dwelling units are well separated from adjacent properties; and*
- *The frontage along Abbeyville Road will retain its predominantly rural character.*

As indicated in the… Code Compliance Summary, the proposed Preliminary Development Plan complies with the requirements for Conservation Overlay Developments as set in Section 306 of the Zoning Resolution. Provisions for deed restrictions, homeowner's association document, and related items will be submitted with the final development plan and will be reviewed at that time.

STEINGASS PRESERVE
CONSERVATION DEVELOPMENT
PRELIMINARY PLAN

ZONING DATA				
SECTION	**ZONING STANDARDS**	**REQUIRED**	**PROPOSED**	**VARIANCE**
306.03(A)	MINIMUM PROJECT AREA	25.0 Acres	79.0 Acres	
306.03(B)	OWNERSHIP	One or Common	One Owner	
306.04(A)	MINIMUM OPEN SPACE	40% or 31.6 Acres	73% or 57.6 Acres	
306.04(B)	MAXIMUM DENSITY	1 DU/2.1 Acres or 37 Dwelling Units	1 DU/2.1 Acres or 37 Dwelling Units	
306.05(A)	OPEN SPACE DIMENSIONAL REQUIREMENTS	Miscellaneous	Complies	
306.06(B)	MINIMUM LOT REQUIREMENTS	N/A	Area = 16,000 Sq. Ft. Width = 80 Feet	
306.06(C)	MINIMUM PERIMETER AND ROW SETBACKS	Boundary = 15 Feet ROW = 100 Feet	Boundary = 40 Feet ROW = 100+ Feet	
306.06(D)	MINIMUM BUILDING SEPARATION AND FRONT SETBACK	Front = 75 Feet Separation = 30 Feet	Front = 75 Feet Separation = 30 Feet	
306.06(E)	MAXIMUM BUILDING HEIGHT	35 Feet	N/A	
306.06(F)	MINIMUM RIPARIAN AND WETLAND SETBACKS AND BUFFERS	Wetland Buffer = 20 Feet Wetland Setback = 35 Feet Riparian Buffer = 50 Feet	Wetland Buffer = 20 Feet Wetland Setback = 35 Feet Riparian Buffer = 50 Feet	
306.06(F)	STREET AND PEDESTRIAN STANDARDS	Miscellaneous	Complies	

Table 1: Code Compliance Summary

It is recommended that the Zoning Commission grant approval of the preliminary development plan for Steingass Preserve as submitted.

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Regulation section (§) references are included):
   a. Names of the property owners contiguous to and directly across the street from the proposed subdivision. Recorded subdivisions must be identified. §

404(C)(2)a.3. ***Show permanent parcel numbers and identify the recorded subdivision across Abbeyville Road.***

b. Total number of lots, area of lots and blocks and parcels, area of public roadways, areas of open space dedications…, and total area of the subdivision. § 404(C)(2)a.7. ***Include a subdivision summary data table on Sheet 1 indicating total number of lots, area of lots, blocks, public roadways, and the total area of the subdivision.***

c. For sites reserved for public use or common use of property owners…, a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said description shall include:
   i. Agreements and provisions for any community association, HOA or owner's association with provision for association membership and responsibility.
   ii. The construction, administration, and maintenance of all proposed common property, common facilities and common lands.
   iii. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws. § 404(C)(2)b.8. ***Provide draft HOA documents.***

d. Other information…§ 404(C)(2)c.16. ***During the Concept Plan meeting a connection between the homestead property to an internal street in the subdivision. No information concerning the internal street connection was submitted. Please provide additional information.***

e. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers (USACE) District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. § 404(C)(2)c.18. ***Submit USACE correspondence.***

f. 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(B)(1)d.4. ***Add a watershed boundaries inset map.***

g. A copy of the Developers Notice of Intent to obtain an Ohio Environmental Protection Agency stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI if applicable.***

h. Per § 604(B)(3) "[p]roposed street rights-of-way shall be arranged to provide for the continuation of existing streets and public access to adjacent unplatted land, when appropriate, to improve access to properties within the block." ***The applicant submitted additional documentation (attached) which provides information regarding their position that the requested stub street to the adjoining western undeveloped property owned by Morlock Farms LLC is undesirable. Staff maintains that the applicant should revise the Preliminary Plan to include a street stub to the west to provide for the continuation of the subdivision street and public access to adjacent unplatted land. Staff also notes that the "Valuable Site features" argument is misleading because it is based on a very small portion of the total open space of the proposed subdivision.***

2. The proposed Preliminary Plan substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
3. The proposed Preliminary Plan appears consistent with the York Township Zoning Resolution (see township comments above) per § 404(C)(4)b.1.
4. The Sanitary Engineer has determined the subdivision will be adequately serviced by sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
5. The 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 per § 404(C)(4)b.3.

Recommendation: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATION** the Preliminary Plan for the Steingass Preserve subdivision subject to the following:

1. Satisfy the above listed comments from the commenting agencies.
2. Submit the required data/information as listed above on or with the Preliminary Plan.
3. Revise the Preliminary Plan to include a street stub to the west.

The applicant shall provide all requested documentation and three full size copies of the corrected Preliminary Plan (including a PDF copy of the layout) prior to Final Plat submission.

Attachments: GIS map
Preliminary Plan

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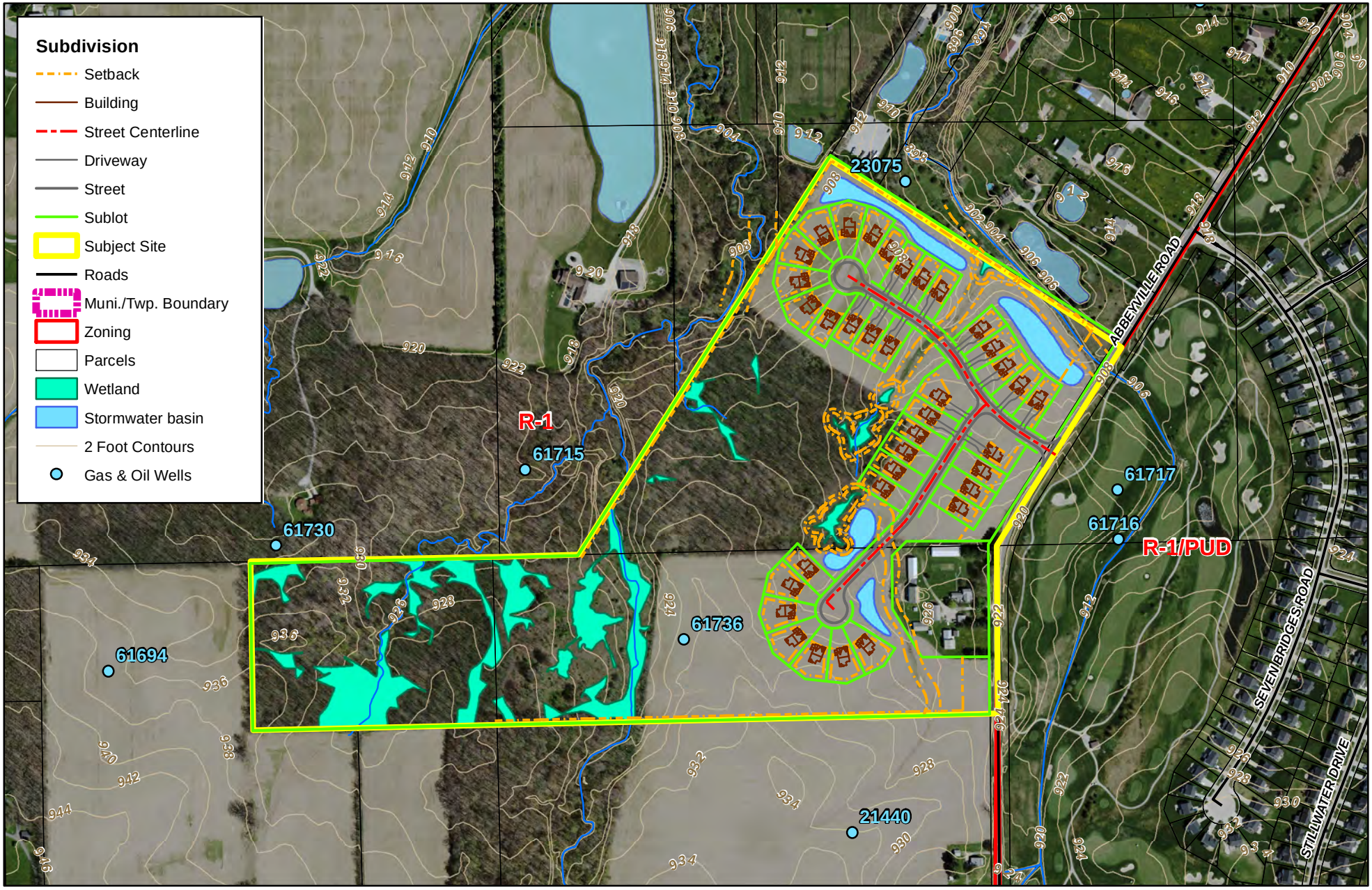
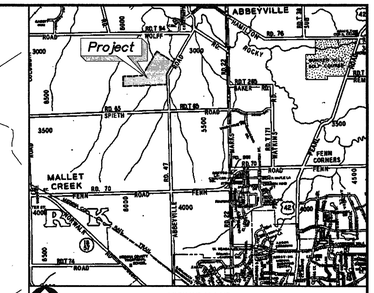


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Steingass Preserve
Preliminary Plan
App. 026-2019-PP
York Township

Meeting Date: 5/1/2019
Zoning: R-1 Cons. Dev. Overlay
Sublots: 37
Area: 78.4207 acres

1 inch = 500 feet
0 70 140 280 420 560 700
Feet



VICINITY MAP
(N.T.S.)

PRELIMINARY DEVELOPMENT PLAN "STEINGASS PRESERVE"

PART OF ORIGINAL YORK TOWNSHIP
LOT 21 & 22, TRACT 4 & LOT 10 TRACT 5,
BEING ALSO PART OF ABBEYVILLE PLAT
SMALL LOT 50
NOW IN YORK TOWNSHIP,
MEDINA COUNTY, OHIO

Developer:
FULTE HOMES OF OHIO, CORP.
5671 MEDINA ROAD, SUITE 1700
MEDINA, OHIO 44256

Prepared By:
DONALD G. BOHNING & ASSOCIATES, INC.
7979 HUB PARKWAY
VALLEY VIEW, OHIO, 44125
PHONE (216) 642-1130

Wetland Data By:
DAVEY RESOURCE GROUP
1500 NORTH MANTUA STREET
KENT, OHIO 44240
PHONE (800) 828-8312

OR. NO. 4958 DATE: FEB. 19, 2019
REVISED: MAR. 26, 2019

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TYPICAL LOT CONFIGURATION
(N.T.S.)

SITE DATA:

P.P. NOS: 045-05B-13-001, 045-05B-14-001 & 045-05B-14-005

ITEM	CODE	PROPOSED
ZONING:	R-1 - LOW DENSITY RESIDENTIAL	PERMITTED USE - CONSERVATION DEV. OVERLAY
MIN. LOT AREA:	25 ACRES	78.4207 ACRES (TO R/W)
MIN. OPEN SPACE:	40%	57.0 Ac. = 72.8%
MAX. DENSITY:	1 UNIT / 2.1 ACRES	78.4207 ÷ 2.1 = 37
SETBACKS:	**CODE**	**PROPOSED**
EXTG. R/W:	100'	100'
BUILDING LINE:	75'	75'
CORNER LOT SIDE:		60'
SIDE YARD:	15'	15'
REAR YARD:	15'	15'

GRAPHIC SCALE:
0' 100' 200'

1/3

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Wetland Data By:
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KENT, OHIO 44240
PHONE (800) 828-8312

OR. NO. 4958 DATE: FEB. 19, 2019
REVISED: MAR. 26, 2019

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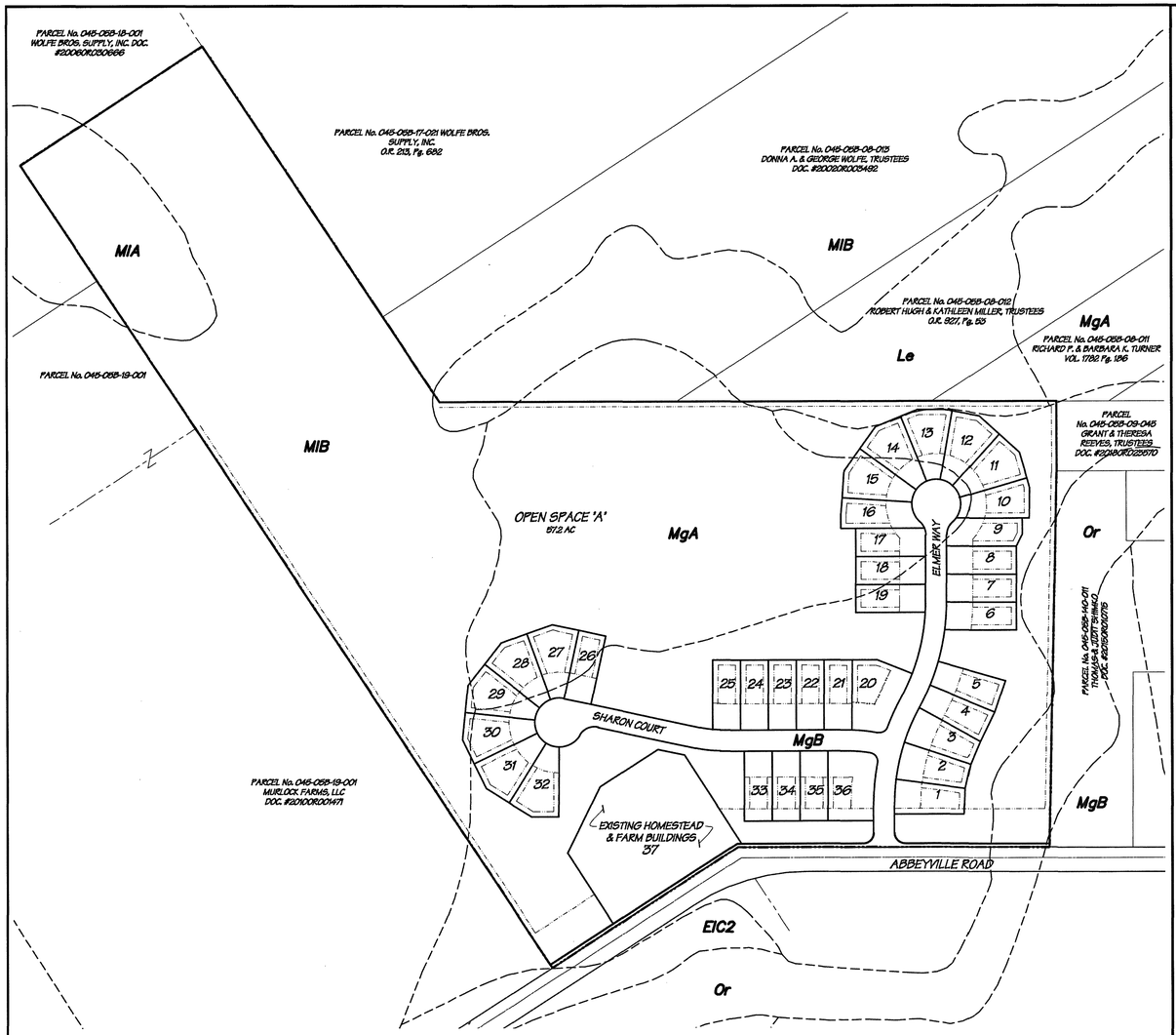
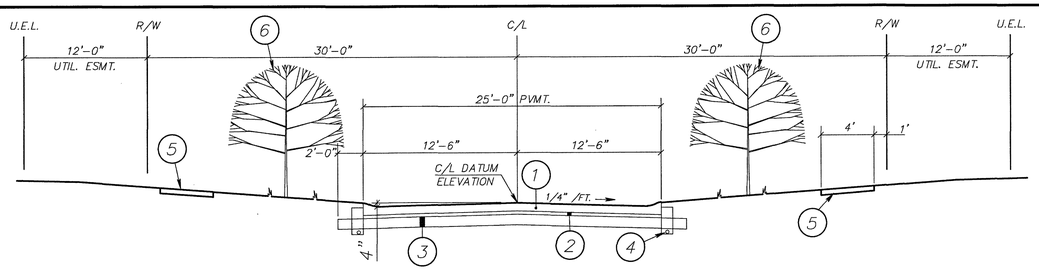
SOIL LEGEND:

EIC2	ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Le	LOBDELL SILT LOAM
MgA	MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
MgB	MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES
MIA	MAHONING SILT LOAM, SANDSTONE SUBSTRATUM, 0 TO 2 PERCENT SLOPES
MIB	MAHONING SILT LOAM, SANDSTONE SUBSTRATUM, 2 TO 6 PERCENT SLOPES
Or	ORRVILLE SILT LOAM

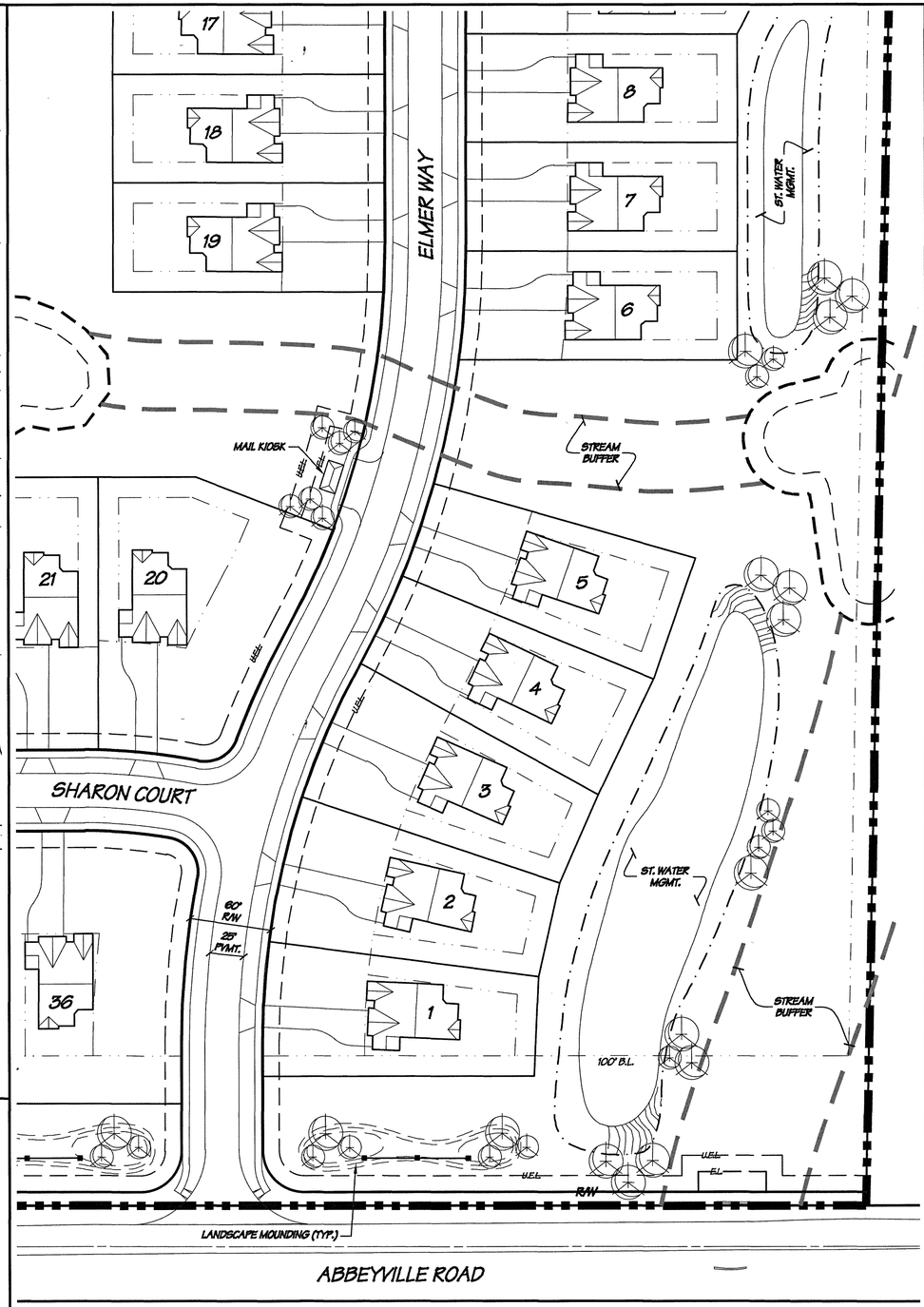
NOTE:
SOIL TYPE DATA FROM NATURAL RESOURCES CONSERVATION SERVICE (U.S.D.A)
https://websoilsurvey.nrcs.usda.gov





REF. NO.	ODOT ITEM	DESCRIPTION
1	452	7" NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT WITH INTEGRAL 4" MOUNTABLE CURB.
2	304	2" #411 OR #8 LIMESTONE AGGREGATE
3	SPEC	6" (MIN.) CEMENT STABILIZATION SUBGRADE BASE THAT COULD BE INCREASED AS DIRECTED BY ENGINEER BASED ON INITIAL PROOFROLL.
4	605	4" DIAMETER PERFORATED UNDERDRAIN WITH GRANULAR FILTER AGGREGATE
5	608	4" CONCRETE SIDEWALK
6	SPEC	STREET TREE

TYPICAL SECTION
(N.T.S.)



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WETLAND LEGEND:

- STREAM / DITCH BUFFER
- EXISTING STREAM
- EXISTING WETLANDS
- 20' - "NATURAL" WETLAND BUFFER
- 55' - "NO-BUILD" WETLAND BUFFER

PARCEL No. 045-059-08-013
DONNA A. & GEORGE WOLFE, TRUSTEES
DOC. #200080003482

PARCEL No. 045-059-08-012
ROBERT HUGH & KATHLEEN MILLER, TRUSTEES
O.R. 927, Pg. 65

PARCEL No. 045-059-08-011
RICHARD P. & BARBARA K. TURNER
VOL. 1782 Pg. 106

PARCEL No. 045-059-09-045
GRANT & THERESA REEVES, TRUSTEES
DOC. #201100222570

PARCEL No. 045-059-19-001
MUELLOCK FARMS, LLC
DOC. #201100100471

PARCEL No. 045-059-140-011
THOMAS & JUDITH HIMKO
DOC. #201500100175

OPEN SPACE 'A'
87.2 AC

EXISTING WOODS

HISTORIC PRODUCTION WELL
#3410367360000
(NO VISIBLE REFERENCE)

EXISTING HOMESTEAD & FARM BUILDINGS
37

ST. WATER MGMT.

ELMER WAY

SHARON COURT

ABBEYVILLE ROAD

GRAPHIC SCALE:
0' 100' 200'

N

3/3

PulteGroup
387 Medina Road, Suite 1700:: Medina, OH 44256 :: 330-849-3476 :: 330-239-4790 fax

5/21/19

To: Medina County Planning Department

From: Jim O'Connor

In the recent submittal of Steingass Preserve Subdivision to the Medina County Planning Commission, a requested condition of approval was that the site plan be revised to extend a stub street to the adjacent parcel to the south. Pulte Homes would respectfully request the site plan be approved as submitted without the request to modify and add a stub street to the south.

The Preliminary Development Plan was well received and approved by York Township Planning Commission, and their comments indicated they were pleased with how the proposed development embodied the characteristics contemplated when the Conservation Development Overlay code was adopted. While the plan represents additional residential development in an area that they would rather see preserved, they commented how the plan, as proposed, preserved the sensitive characteristics of the site.

By utilizing the Conservation Development Code, Pulte proposes to develop primarily in the farmed and cleared portion of the site, and to preserve the heavily wooded and environmentally sensitive portions of the site. Having recently enacted a new tree preservation code, York Township is actively seeking to preserve large tracts of existing wooded land. Pulte's layout and design are consistent with the newly enacted code and this design is consistent with the spirit and intent of the Conservation Development code. The net effect is that approximately 72% of the site is preserved.

Comments from the Township's planning consultant state: The layout was well thought out to minimize environmental impacts and increase water quality. Small private enclaves are created with natural feature separation. The homes are situated to be separated and buffered from adjacent properties. The frontage along Abbeyville Road is preserved and will retain its rural character.

Analysis of the Medina County Subdivision regulations also provides the basis to support the request to not extend the subdivision with a stub street to the south.

1) Per Medina County Subdivision Regulations Article VI.3: ***Cul-de-sacs are permitted where such use may result in a more desirable layout***. We believe Pulte's proposed design reflects this principle. In the design as proposed, the use of a cul-de-sac (as opposed to adding a tub) results in a more desirable layout that provides a greater buffer to adjacent property, preserves more open space, creates a sense of privacy and enclosure. These factors all combine to produce a higher quality lot that is consistent with market demand.

2) Per Medina County Subdivision Regulations Article VI.3, the following criteria should be considered for determining if it is practical for streets to be extended to undeveloped properties:

   a) <u>The potential to subdivide the adjacent land for future use</u>
      a. Adding a stub street to the south will not increase access to the parcel nor promote the most advantageous future development of the south parcel. The parcel to the south fronts on to two major roads: Abbeyville and Spieth Road, providing both direct access for development and access to utilities. In fact, a requirement for this

development is that the utilities be extended along Abbeyville to edge of the southern parcel.

b) <u>The access route for emergency vehicles</u>

a. Due to frontage on Abbeyville and Spieth Roads, access for emergency vehicles is not increased by the addition of a stub street.

c) <u>Existing and future volumes of traffic</u>

a. Due to frontage on Abbeyville and Spieth Roads, a stub street does not offer any transportation thoroughfare or traffic circulation capability and offers no improvement nor reduction in traffic volumes on either street.

d) <u>Valuable Site features</u>

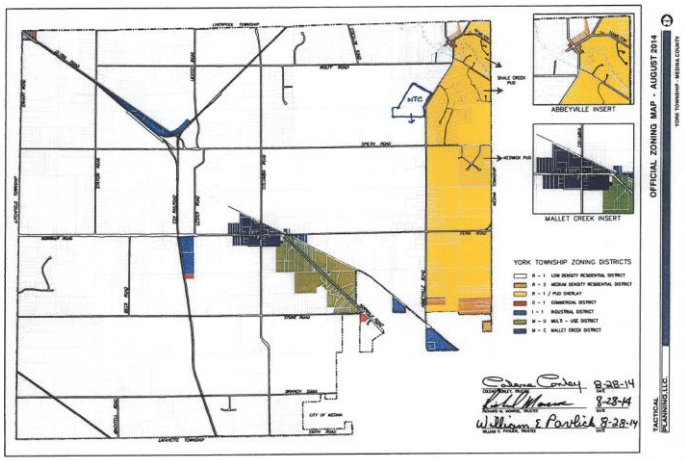
a. The request for a stub street diminishes many valuable site features by reducing the visual appeal of the subdivision and diminishing the overall quality of the lots within the community. The request for a stub street also diminishes the overall quantity and quality of the open space, which is the key site feature the code seeks to protect.

In Pulte's interpretation of the Medina County Subdivision Regulations, the regulations would suggest that extending a stub street in this location would not be practical, would not offer any potential improvement to the proposed subdivision or the parcel to the south, and the design as originally proposed is consistent with the intent of the subdivision regulations.

Pulte's interpretation of the York Township Zoning Map and Zoning Text also support and defend the request for the elimination of a stub street as outlined below:

<u>York Township Zoning:</u>

York Townships' Zoning Districts actively directs where residential development should occur, predominantly in the zone between Abbeyville and Marks Road. The zoning designations outside of that district are in place to preserve the existing rural character of the land. Extending a stub street to the south is in conflict with the established zoning and seems to further facilitate development in an area in direct opposition of the existing zoning, namely directing development to the corridor west of Abbeyville Road.



PulteGroup
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Per York Township Zoning Regulations, the following criteria should be considered for determining if it is practical for streets to be extended to undeveloped properties:

Section 306.05.A.2c – Open space may be utilized for farming

As currently designed, the proposed layout offers greater potential access for any functional planting of the open space.

Section 306.05.A.3 – Interconnected Open Space

A significant feature of our proposed design is the interconnectedness of the open space. The open space begins on Abbeyville road and extends all the way to the back of the parcel in an uninterrupted fashion. This creates a greater visual appeal and preserves more of the true nature of the rural character that the code seeks to preserve. If the requested design change by the County is required, the open space will no longer be interconnected in a functional fashion.

Section 306.05.G.1 – Stubs streets should be eliminated unless clear and convincing evidence for adjacent land to be developed.

There is no evidence that there is any current intention to develop the parcel to the south. Utilities will be accessible at the street, the parcel has frontage on two major roads. Most importantly, the zoning seeks to direct development to the area between Marks and Abbeyville, and this parcel falls outside of that area. The goal of the zoning is to preserve the area of the parcel to the south.

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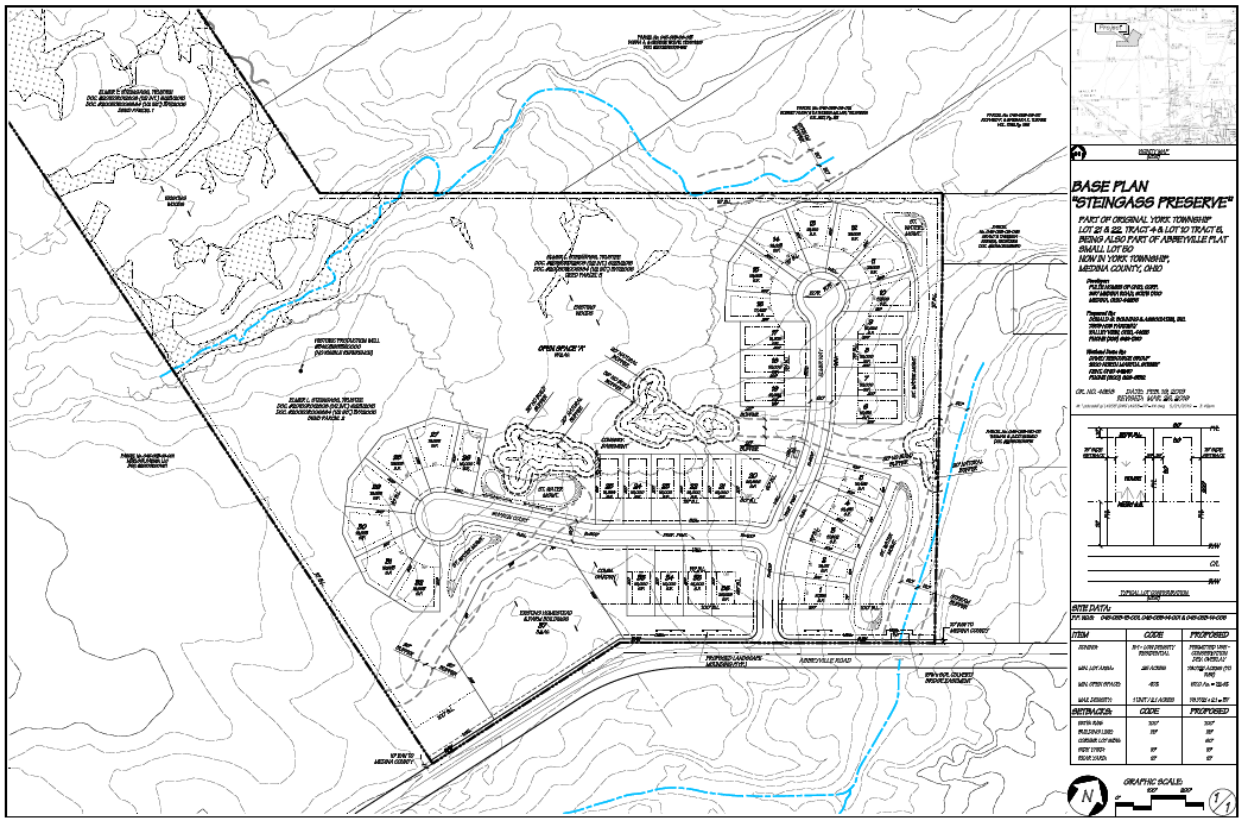
Base Plan Approved by York Township:



This is the currently proposed plan that has been approved by the township. We believe this plan offers the greatest conformance to York Township Zoning Code, Medina County Subdivision Regulations, overall aesthetic appeal, and market demand. The lots at the end of the of the cul-de-sac are private and create a sense of enclosure and permanence.

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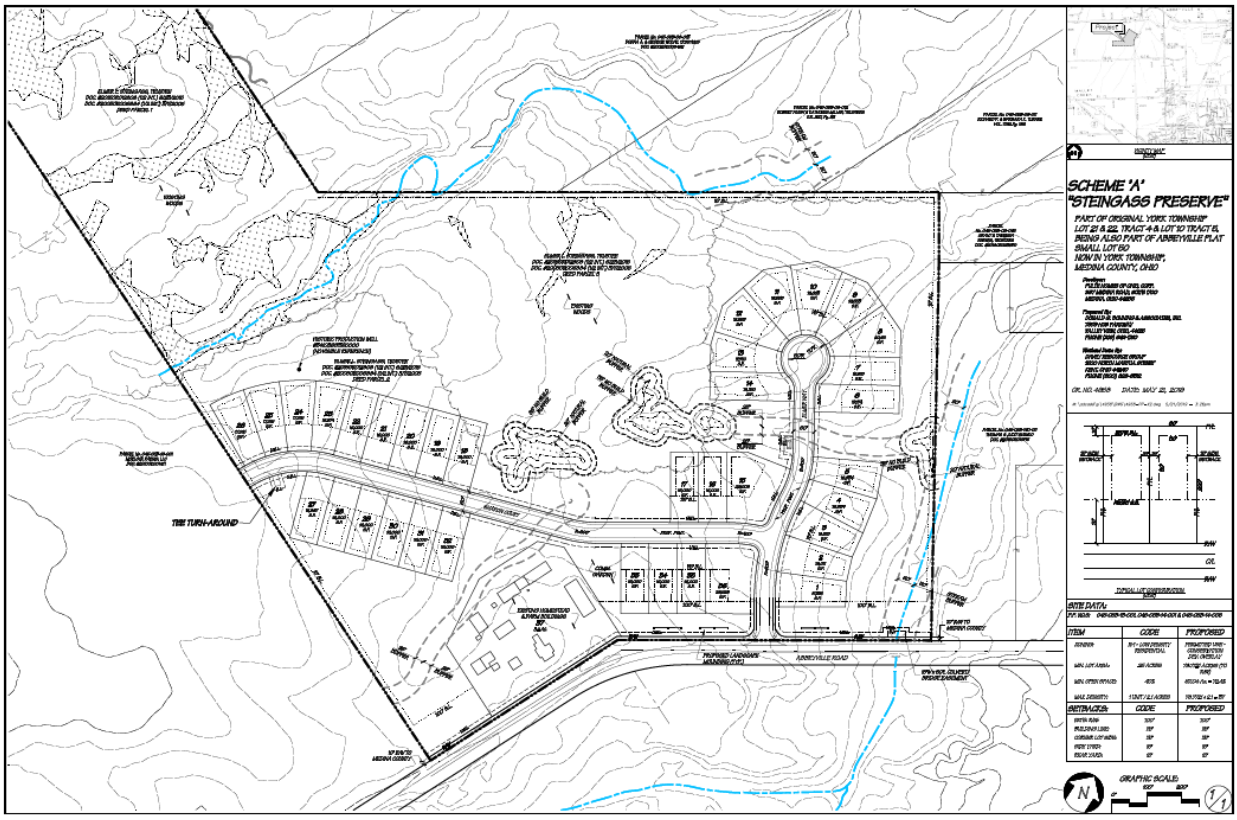
Scheme A: Alternate Stub Design



In this design, a stub street has a negative impact on the original design:

a) This Stub Street removes private and exclusive cul-de-sac lots – these are the most desirable lots to prospective buyers.
b) The Stub Street decreases the visual openness and expansiveness of the plan. The houses will block the view of the open space preserved in the back of the site. The quality of the viewshed is significantly impacted.
c) The Stub Street physically separates the open space, thus eliminating any interconnectedness of the open space.
d) This plan places new homes much closer to the property border and diminishes the separation between properties.
e) This plan creates a 17% reduction in open space.

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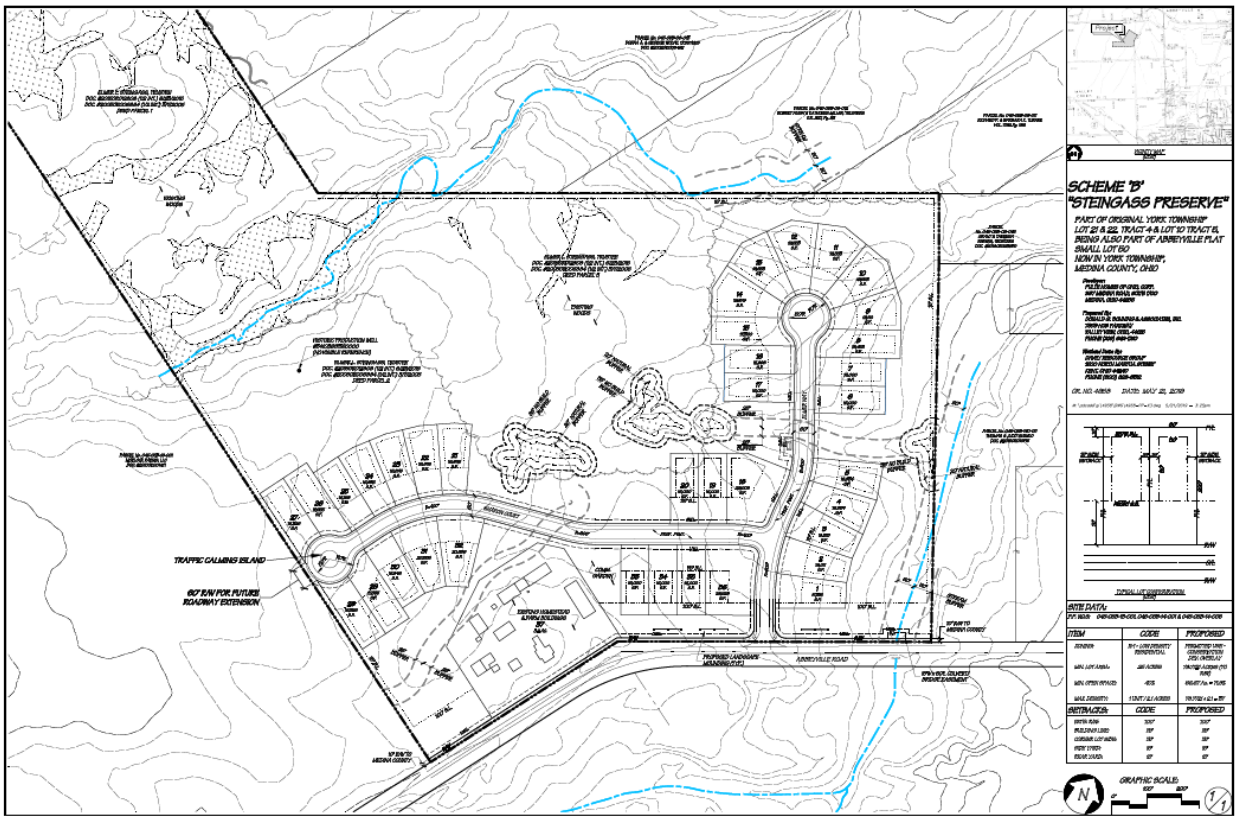
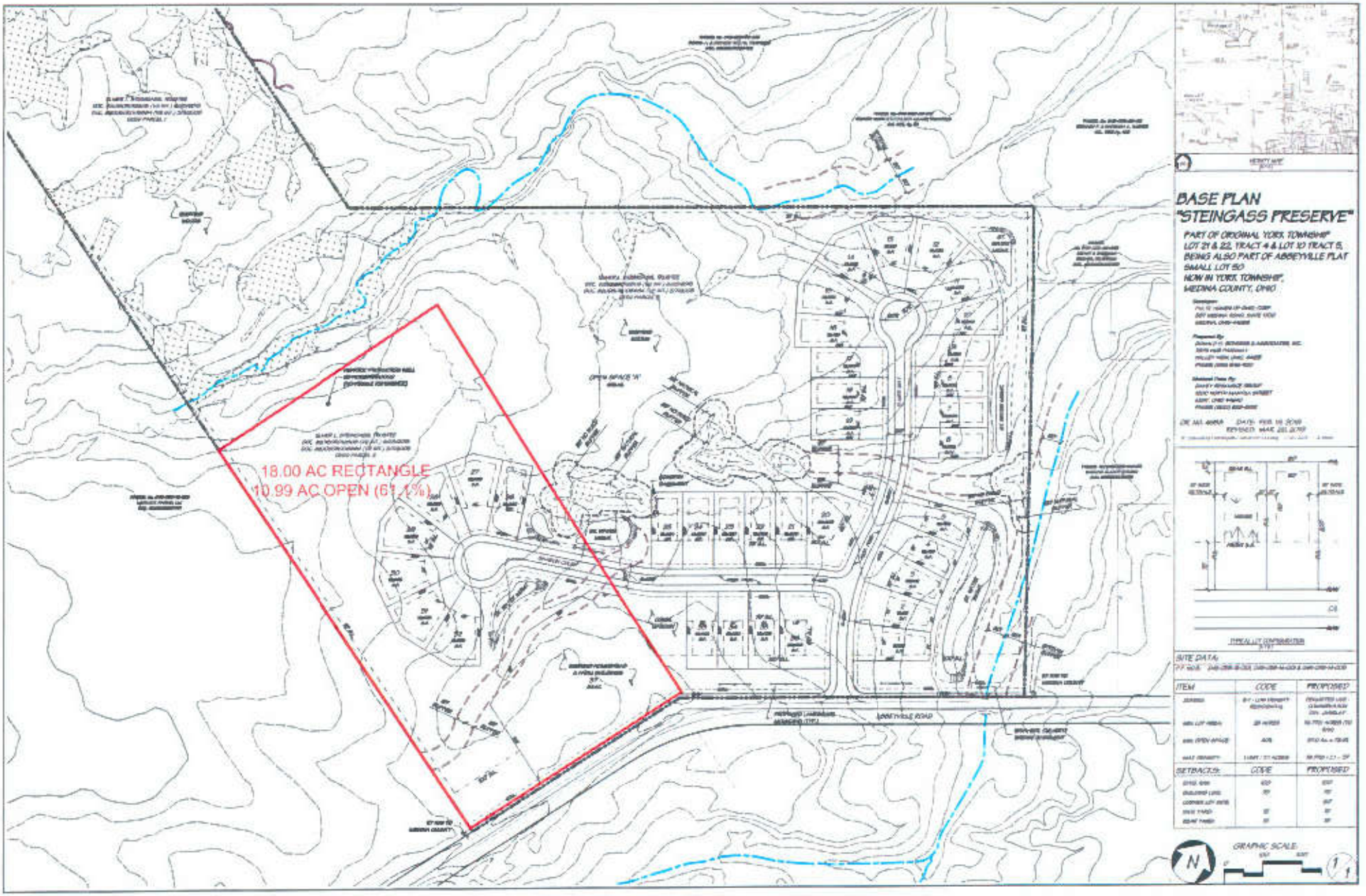
Scheme B: Alternate Stub Design



In this design, a stub street has a negative impact on the original design:

a) This Stub Street changes the character of the cul-de-sac lots. Cul-de-sac lots are the most desirable lots to prospective buyers. While there is a cul-de-sac, it is more in line than a termination, and could potentially viewed as temporary.
b) This design decreases visual openness and expansiveness of the plan. The houses will block the view of the open space preserved in the back of the site. The quality of the viewshed is significantly impacted.
c) Physical separates open space, thus eliminating any interconnectedness of the open space.
d) This design requires the homes to be much closer to Abbeyville road, which further serves to diminish the rural character the code is attempting to preserve.
e) This design represents a 13% reduction in the open space.

R:\wp\planning\major_subdivisions\2019\Steingass Subdivision_preplan\correspondence\Pulte_County Request_Stub Street Documentation.doc



BASE PLAN
"STEINGASS PRESERVE"

PART OF ORIGINAL YORK TOWNSHIP
LOT 21 & 22, TRACT 4 & LOT 10 TRACT 5,
BEING ALSO PART OF ABBEYVILLE PLAT
SMALL LOT 50
NOW IN YORK TOWNSHIP,
MEDINA COUNTY, OHIO

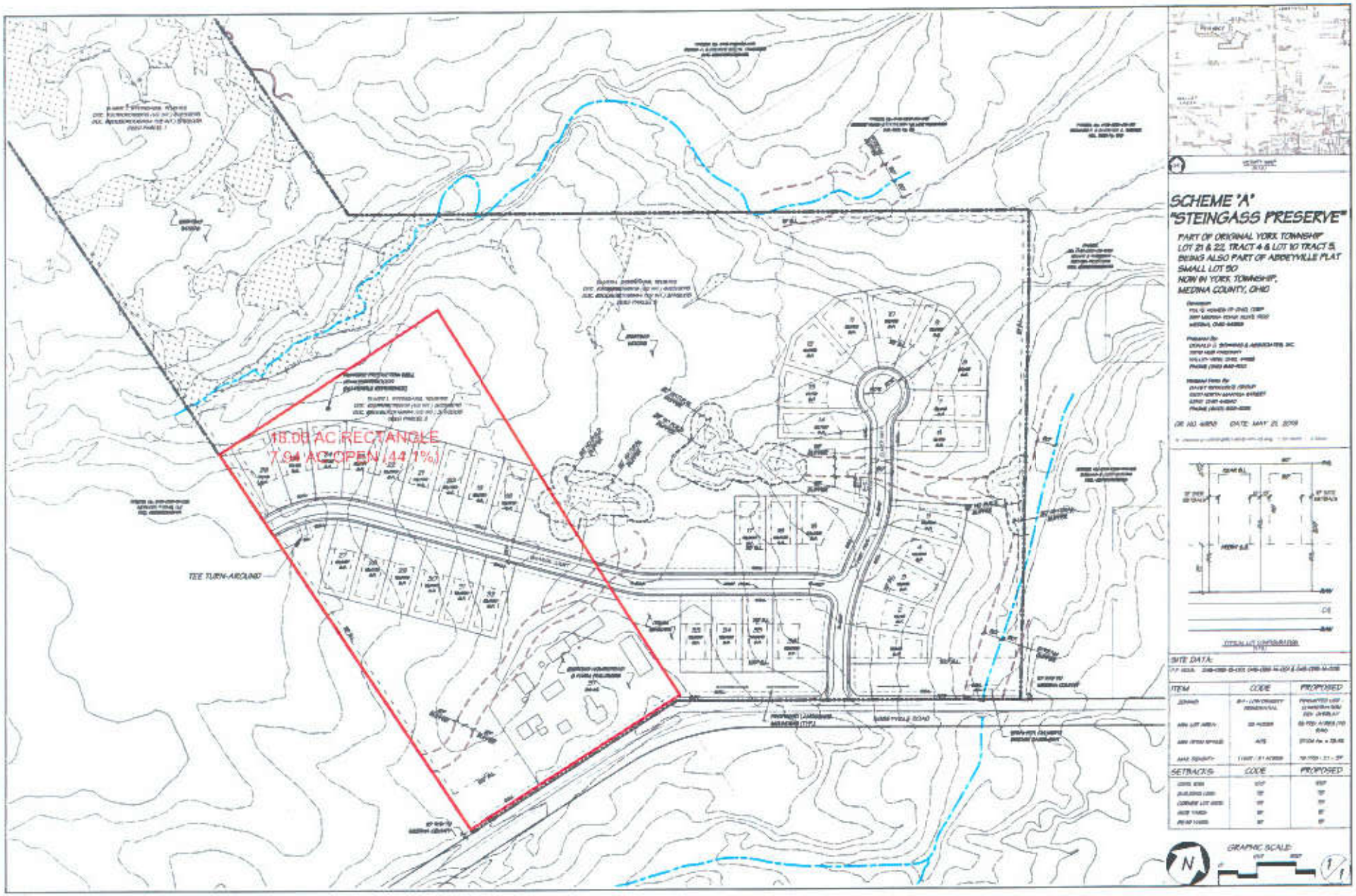
DATE: FEB. 19, 2019
REVISED: MAR. 20, 2019

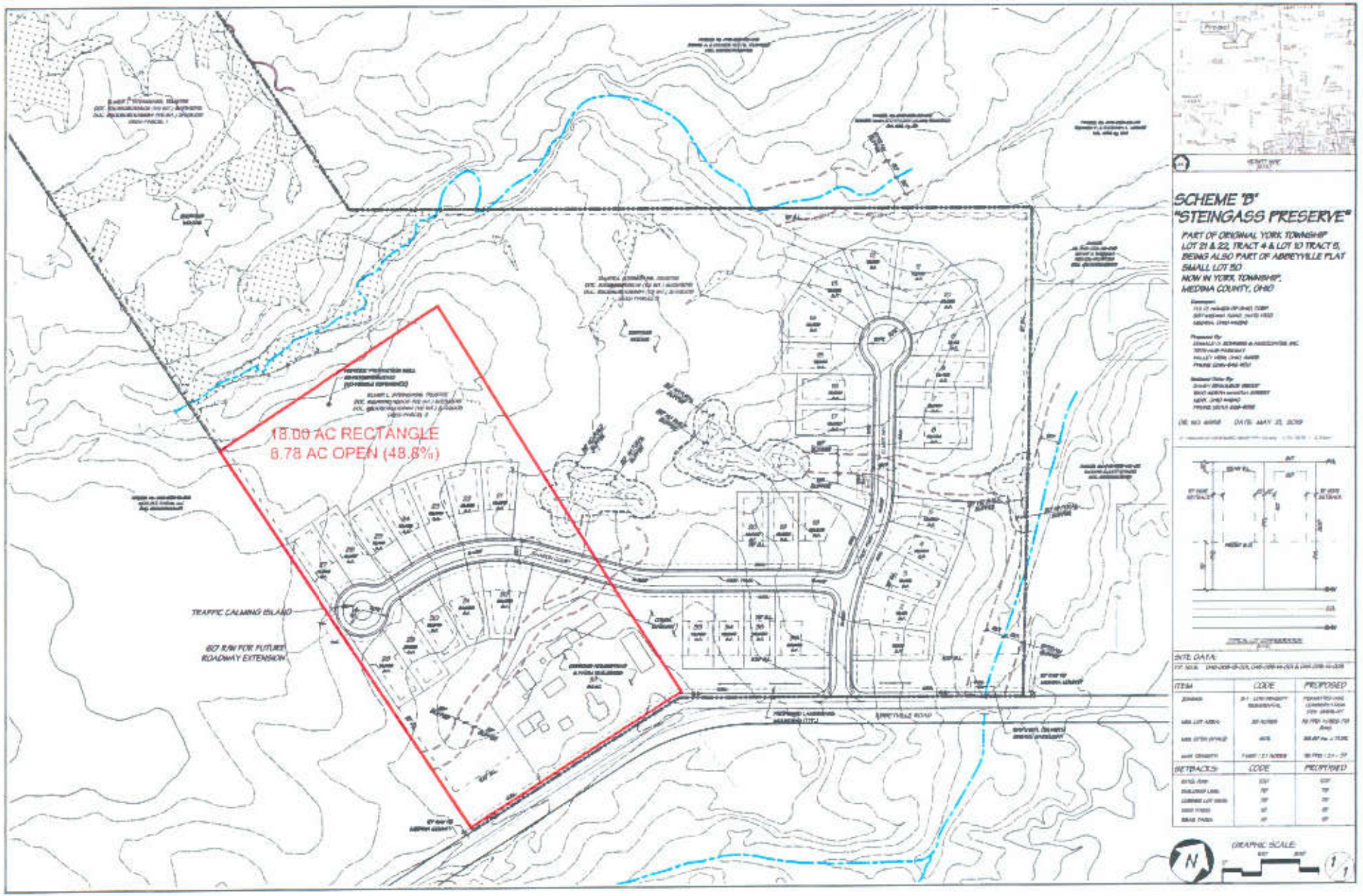
SITE DATA:

ITEM	CODE	PROPOSED
ZONING	R-1 - LOW DENSITY RESIDENTIAL	PROPOSED LOT - 12 SINGLE FAMILY DWELLINGS
MIN. LOT AREA	20 ACRES	10,000 SQ.FT. (0.23 AC.)
MIN. OPEN SPACE	40%	61.1% = 10.99 AC.
MAX. DENSITY	1 UNIT / 21 ACRES	12 UNITS / 21 ACRES = .57
SETBACKS:	**CODE**	**PROPOSED**
FRONT YARD	400'	400'
SIDE YARD	50'	50'
COMBINED SIDE YARDS	100'	100'
REAR YARD	50'	50'
SIDE YARD	50'	50'

TYPICAL LOT CONFIGURATION

GRAPHIC SCALE


18.00 AC RECTANGLE
7.94 AC OPEN (44.1%)
TEE TURN-AROUND
SCHEME 'A'
"STEINGASS PRESERVE"
PART OF ORIGINAL YORK TOWNSHIP
LOT 21 & 22, TRACT 4 & LOT 10 TRACT 5,
BEING ALSO PART OF ABBEYVILLE PLAT
SMALL LOT 50
NOW IN YORK TOWNSHIP,
MEDINA COUNTY, OHIO
DATE: MAY 21, 2019
SITE DATA:
ITEM
CODE
PROPOSED
SETBACKS
CODE
PROPOSED
GRAPHIC SCALE:



SCHEME "B"
"STEINGASS PRESERVE"

PART OF ORIGINAL YORK TOWNSHIP
LOT 21 & 22, TRACT 4 & LOT 10 TRACT 5,
BEING ALSO PART OF ABBEYVILLE FLAT
SMALL LOT 50
NOW IN YORK TOWNSHIP,
MEDINA COUNTY, OHIO

DATE: MAY 31, 2019

SITE DATA:

ITEM	CODE	PROPOSED
ZONING	R-1 LOW DENSITY RESIDENTIAL	PERMITTED USE CONSERVATION DEVELOPMENT
MIN. LOT AREA	20 ACRES	18.78Ac +/-(822,737 Sq.ft.)
MIN. SITE AREA	40Ac	39.6Ac +/- (1,725,336 Sq.ft.)
MAX. DENSITY	1 UNIT / 2.1 ACRES	39 PER 1 / 2.1 = 37

SETBACKS:	CODE	PROPOSED
RT/LT R/W	60'	60'
BUILDING LINE	75'	75'
CORNER LOT SIDE	75'	75'
SIDE YARD	8'	8'
REAR YARD	40'	40'

GRAPHIC SCALE: