



Planning Commission

Preliminary Plan

## Oak Lane Subdivision

Montville Township

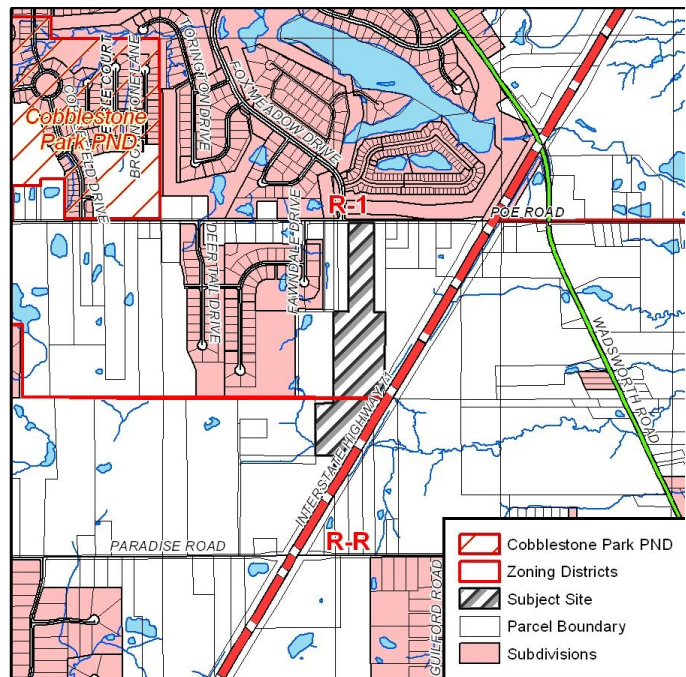
<b>Meeting:</b>	August 6, 2014	<b>Open Space:</b>	38.07 acres
<b>App. No.:</b>	060-2014-PP	<b>Sublots:</b>	40
<b>Applicant:</b>	Cambridge Service Co./Dave Kolar	<b>Zoning:</b>	R-1, Single-Family Low Density Residential
<b>Engineer:</b>	Suhail & Associates.	<b>Utilities:</b>	Central sanitary sewers and water
<b>Parcel No.:</b>	030-11C-09-007	<b>School Dist.:</b>	Medina City
<b>Site Area:</b>	51.44 acres	<b>Reviewer:</b>	Susan Hirsch

### EXECUTIVE SUMMARY

The site is located on the south side of Poe Road west of the I-71 overpass (see location map). The proposal for the 51.73 acre site includes 40 single family sublots on a public cul-de-sac street. The site will be served by public water and sewer.

**Proposal:** The applicant proposes to create 40 sublots on a public (60 foot right-of-way [ROW]) permanent cul-de-sac street (see GIS map). The proposed subdivision is to be served by central water and sewer. A detention pond is shown within Block “A”, an open space block south of Poe Road and west of the cul-de-sac street. There is also a landscaped open space area, Block “B”, along Poe Road east of the cul-de-sac street. Block “C” consists of a 35.99 acres of undisturbed open space and it is located south of the homes on the cul-de-sac bulb.

**Access:** Access to the site is provided via the proposed subdivision street to Poe Road. The street is shown as a permanent cul-de-sac street. The properties on either side of the subject site are either currently developed and/or they have alternate access. There is no requirement for a temporary stub street from the proposed development.



**Site Conditions:** The majority of the site is currently undeveloped and wooded. There is an existing residence that currently accesses Poe Road. The topography is gently rolling; the site slopes upward from Poe Road to its highest point within the open space area south of the

proposed cul-de-sac bulb. Several small streams cross the large open space area on the southern portion of the site. Additionally, there may be a small wetlands area within the Open Space Block “C” at the southern end of the property.

**ADJACENT ZONING/LAND USE**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1 Single-family Low Density Residential District	Open Space for the Fox Meadows Subdivision
East	R-1 Single-family Low Density Residential District	Single family residences along Poe Road; Agriculture/undeveloped
South	R-1 Single-family Low Density Residential District	Interstate 71; Agriculture/undeveloped
West	R-1 Single-family Low Density Residential District	Single family residences along Poe Road; Medina Bird Club; Wooded/undeveloped

**Zoning:** The subject property is zoned R-1 Residential District. The Montville Township Zoning Resolution indicates that the purpose of the R-1 District is to, “...provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres, planned neighborhood developments to enable the review of large scale developments, and controlled density planned residential developments to preserve reasonable amounts of open space in the Township.”

Oak Lane Subdivision is proposed to be developed under the Controlled Density regulations. The objective of the Controlled Density PRD is to, “... provide alternative housing types and the preservation of open space through the flexible arrangement of buildings in a unified development.” In the R-1 District a Controlled Density development has a maximum gross density of 0.8 du/acre, a maximum of 4 units on any one acre, and minimum restricted open space of 35%.

**Comprehensive Plan:** The Montville Township Comprehensive Plan’s Proposed Land Use Map, created in October of 2007, recommends the subject site for R-1 residential use at a density of one dwelling units per two acres.

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

**Medina County Health Department,** Steve Mazak, 7/15/2014. *This subdivision will be serviced by sanitary sewer and public water so no comments from us.*

**Columbia Gas,** Russ Johnson, 6/24/2014. *Columbia Pipeline Group has no facilities impacted by this project.*

**Ohio Department of Transportation (ODOT)**, Katheryn Sharpnack, 7/7/2014. *Since there appears to be no impact on a state route, ODOT District 3 has no comments regarding the Preliminary Plan for Oak Lane Subdivision.*

**Tax Maps**, Beth Mika, 7/7/2014. **CONDITIONAL APPROVAL**

1. *Oak Lane is not available as a street name. Please contact the Tax Map Office with the preferred new road name, so we can verify availability and reserve the name for this subdivision.*
2. *No parcel numbers on final plat.*
3. *Oak Lane Subdivision has been added to the 'reserved subdivision name' list.*

**Medina County Soil and Water Conservation District (MCSWCD)**, Jim Dieter, 7/29/2014, *No additional comments.*

7/1/2014. *Oak Lane Subdivision is located off of Poe Rd west of the I-71 over pass. It has proposed 40 single family homes on approximately 13.06 acres. An additional 38.67 acres are proposed as open space. Houses will be serviced by public water and sewer.*

- *Proposed detention basin at the northwest corner of the subdivision is very close to the west property line and the road right of way. Township zoning setbacks may require a greater setback distance than what is proposed. This area is part of the open space; township will need to address this location. A minimum of a 15 foot buffer is recommended to perform any maintenance.*
- *The soil in this area is Wadsworth silt loam. Wadsworth Silt loam has seasonal high water table and is moderately slow permeability. Houses with basements may have limitations due to seasonal wetness*
- *The southern section of this development is best suited as open space due to its natural features. The tree may also buffer some highway noise.*
- *Open space adjacent to the homes along the south end of the development should be marked so that the owner does not encroach into the open space area.*
- *Will the proposed open space be maintained by an HOA and what would be the plans to maintain this open space?*

**Sanitary Engineer**, Jeremy Sinko, 7/29/2014. **APPROVAL.** *Detailed engineering plans at the time of construction must meet current rules and regulations for water and sewers per the Medina County Sanitary Engineer's office. Water line looping will be required.*

**Highway Engineer**, Andy Conrad, 7/23/2014. **CONDITIONAL APPROVAL**

1. *Developer to verify or provide adequate sight distance.*
2. *Construct typical section along Poe Road frontage.*
3. *Storm sewer design is to maintain watersheds.*
4. *Drainage assessments will be required.*
5. *Dedicate an additional 10' of ROW along Poe Road frontage.*
6. *Boulevard islands and trees in the public ROW will be considered if Board of Trustees supplies letter of support. [Letter of support has been received; see comments from Judy Emrick, Montville Township Zoning Inspector.]*
7. *Show Fox Meadow Drive and the Whitetail Crossing Subdivision.*

**Medina Fire Department**, Mark Crumley, 7/9/2014.

- *Fire hydrants need to be located every 300 feet with the first hydrant being installed at the first subplot on the west.*
- *We object to any island or planters at the beginning of the road as our fire apparatus cannot make the turn on to the street.*
- *If an island is installed in the cul-de-sac [bulb], a turning radius must be large enough to allow apparatus to make the turn.*

**Montville Township**, Judy Emrick Zoning Inspector, 7/21/2014

- *After speaking with the Trustees and Roads Department and reviewing the Roads Resolution it was agreed that the boulevard entrance, the middle islands and cul-de-sac island that are intended to beautify the subdivision and alleviate the long straight span of roadway are approved. It is suggested that the cul-de-sac island and possibly in the 1<sup>st</sup> and 3<sup>rd</sup> island lighting be installed. The entrance boulevard will not require lighting as there will be one at the intersection of Poe Road and Oak Lane. Accent or ground lighting to reveal the subdivision sign would not be objected to as long as it meets the code.*
- *The Roads Department would like to see hard curbs and concrete for the road surface as the longevity and maintenance is better warranted. The Township has had issues with soft curbs that were installed in the past and we would like to avoid recurring issues with Oak Lane.*
- *When placing the middle islands, be sure to line them up with property lines as it reduces driveway issues and people driving on the wrong side of the islands to reach their destination.*

*The above comments have been emailed to the applicant Dave Kolar and he has agreed with the suggestions and will incorporate them in his plans.*

**Staff Comments:**

1. The proposed subdivision is consistent with Montville Township zoning.
2. The proposed subdivision is consistent with the Montville Township Comprehensive Plan.
3. Highway Engineer's comments must be addressed prior to Final Plat submission.
4. The cul-de sac island and boulevard islands must be labelled as Blocks and designated as "open space".
5. The portion of Marjorie E. Battig's property (PP#030-11C-20-006) that is to be incorporated into this subdivision must be split from the current parcel and combined with Mr. Stuart's parcel prior to the Director signing the Final Plat.
6. Applicant must submit documentation of notification to the US Army Corps of Engineers of the proposed Oak Lane Subdivision.
7. A separate Soils Map, or an indication of soils on the Preliminary Plan, is required for the site.
8. Draft HOA documents addressing maintenance of the open space blocks and the detention pond have been submitted for review by the Prosecutor's Office and the Township.

**Staff Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary for Oak Lane Subdivision. The modifications are as follows:

1. Oak Lane must be renamed.
2. Additional 10' of ROW must be indicated along Poe Road
3. Cul-de-sac island and boulevard islands must be labeled as Blocks and indicated to be "Open Space".
4. Show Fox Meadow Drive and the Whitetail Crossing Subdivision.
5. The portion of Marjorie E. Battig's property (PP#030-11C-20-006) that is to be incorporated into this subdivision must be split from the current parcel and combined with Mr. Stuart's parcel prior to the Director signing the Final Plat.
6. Applicant must submit documentation of notification to the US Army Corps of Engineers of the proposed Oak Lane Subdivision prior to Final plat submittal.
7. Indication of soils on the site must be provided.
8. Developer is to submit 3 copies of the Corrected Preliminary Plan indicating the above modifications prior to Final Plat submittal.

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