Planning Commission
Preliminary Plan Extension
Whitetail Crossing, Ph. 4
Montville Township

App. No.:	073-2014-PPExt	**Sublots:**	30
Meeting:	October 1, 2014	**Blocks:**	11.39 acres (Blocks)
Developer:	Deertail Limited, J. Krahe	**Zoning:**	R-1/CD Control Density Zone
Engineer:	Rolling & Hocevar, A. Planet	**Utilities:**	Central water & sewer
Parcel No.:	030-11C-08-074	**School Dist.:**	Medina City
Site Area:	37.3062 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

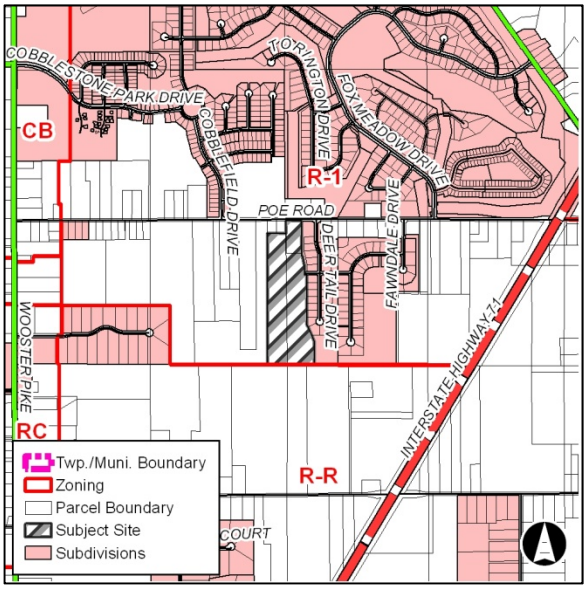
The subject site is located on the south side of Poe Road between Wooster Pike (SR 3) and Wadsworth Road (SR 57). The applicant proposes to extend the approval for the Preliminary Plan for one year. The proposal does not change the approved Preliminary Plan.

Recommendation: CONDITIONAL APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single-Family Low Density Residential (SFLDR)	Single-family detached homes
East	R-1 SFLDR	Single-family detached homes, Medina Bird Club
South	R-R Rural Residential	Single-family detached homes, the Society for Handicapped Citizens of Medina County
West	R-1 SFLDR	Single-family detached homes

Background: The most recent Preliminary Plan was approved by the Medina County Planning Commission (MCPC) at the September 2012 meeting. The most recent Final Plat, Phase 3, was approved by the MCPC in September of 2007. A detailed history of subdivision approvals is included in a table below.



Proposal: The applicant proposes to subdivide the 37 acre site and complete the subdivision as follows:

- Public streets (60 foot ROW) as follows:
  - Extend Antler Trail to the west terminating in a street stub with a temporary turnaround.
  - Create Black Tail Court to the south terminating in a permanent cul-de-sac.

- 30 sublots and 14.02 acres in blocks.
- Served by central water and sewer.

Subdivision Stage	Approval/ Expiration Date
Concept Plan	March 2002
Preliminary Plan	April 2003
Revised Preliminary Plan	April 2003
Final Plat, Phase 1	August 2003
Final Plat, Phase 2	January 2004
Revised Preliminary Plan	April 2006
Final Plat, Phase 3	September 2007
Preliminary Plan Extension	April 2008
Preliminary Plan Extension	May 2009
Preliminary Plan Extension	March 2010
Preliminary Plan (expired)	March 2011
Preliminary Plan	September 2012

Site Conditions: The site is rolling and currently undeveloped (see attached GIS map and Preliminary Plan). Wetlands are located on the southwest portion of the site, behind the sublots on the west side of Black Tail Court.

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

Tax Maps, Beth Mika, 9/23/2014. *CONDITIONAL APPROVAL*

1. *Blocks 'I thru L' do not add up to 11.39 acres as called out for open space.*
2. *Black Tail Court is already reserved for this subdivision.*
3. *It is recommended that you submit the final subdivision plat to Tax Maps for review, before obtaining signatures.*

Montville Township, Zoning Office, Judith Emerick, 9/19/2014. *APPROVED*

Soil and Water Conservation District, Jim Deiter, 9/17/2014. *No comment*

Highway Engineer, Andy Conrad, 9/17/2014. *APPROVED*

Columbia Gas, Russ Johnson, 9/16/2014. *APPROVED*

Health Department, Steve Mazak, 9/10/2014. *No comments*

Montville Township, Service Dept., Dennis Klapper, 9/10/2014. *APPROVED. Meets the requirements of the Montville Twp. Road District.*

Ohio Dept. of Transportation, Dawn Roxberry, 9/9/2014. *NO COMMENT.*

Sanitary Engineer, Jeremy Sinko, 9/9/2014. *APPROVED. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Sanitary Engineers office.*

Montville Township, Zoning, Judy Emerick, 8/21/2012. *The subdivision …* [is consistent with] *the regulations for R1-CD subdivision.*

Staff Comments:

1. A reservation strip must be shown at the terminus of Antler Trail. A note shall be added indicating the reservation strip will be automatically rescinded upon further dedication and extension of the street.
2. It is not clear why Blocks J, K, and L are separate; these blocks should be combined.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan extension for Whitetail Crossing, Phase 4 subdivision subject to the following conditions:

1. Provide fire hydrants as required by the City of Medina Fire Department (see above).
2. Correct open space area per Tax Maps comment.
3. Provide a reservation strip at the terminus of Antler Trail and a note indicating the strip will be automatically rescinded upon further dedication and extension of the street.
4. Combine Blocks J, K, and L.
5. Submit three copies of the corrected Preliminary Plan extension.

Attachments: GIS map
Preliminary Plan

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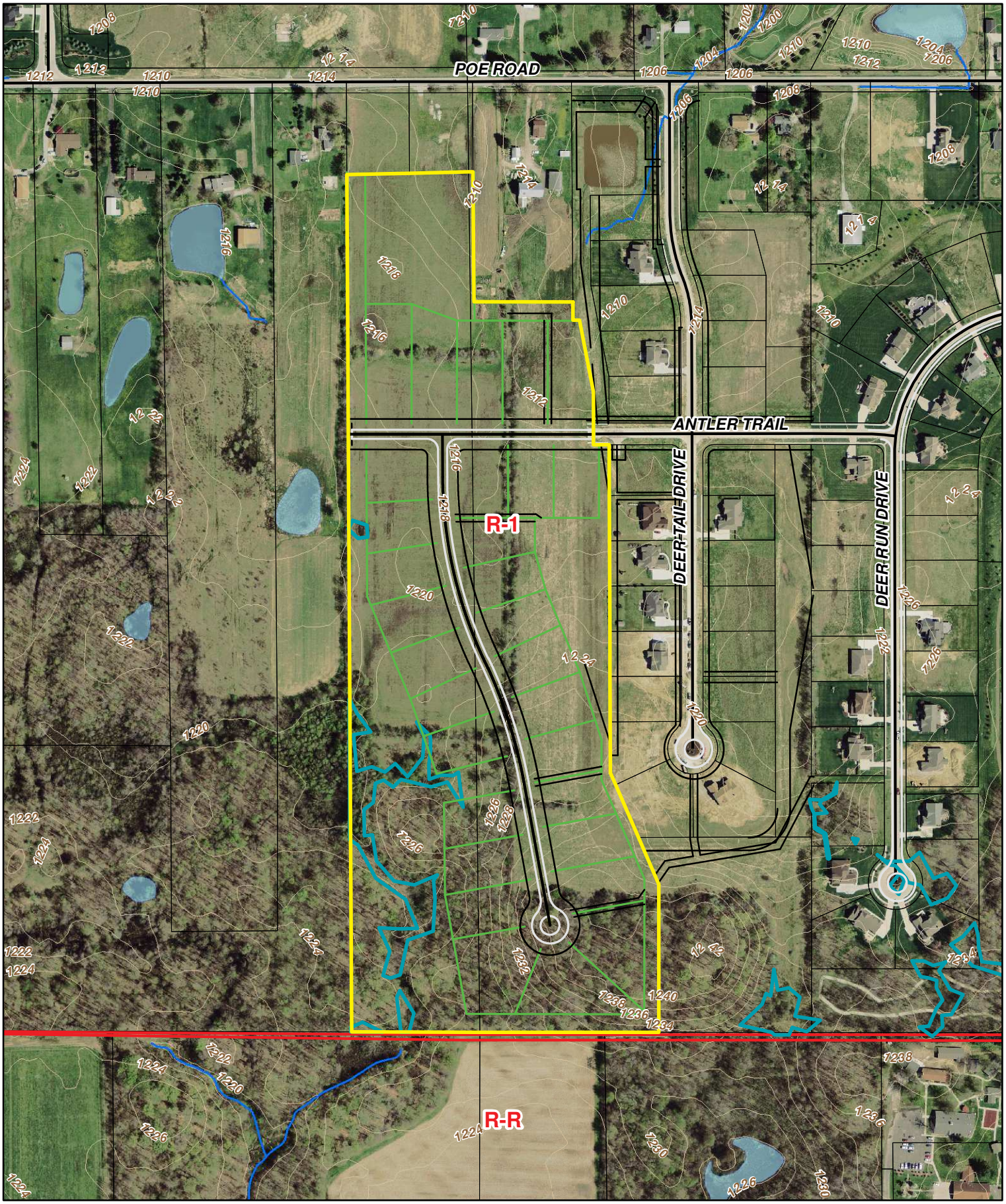
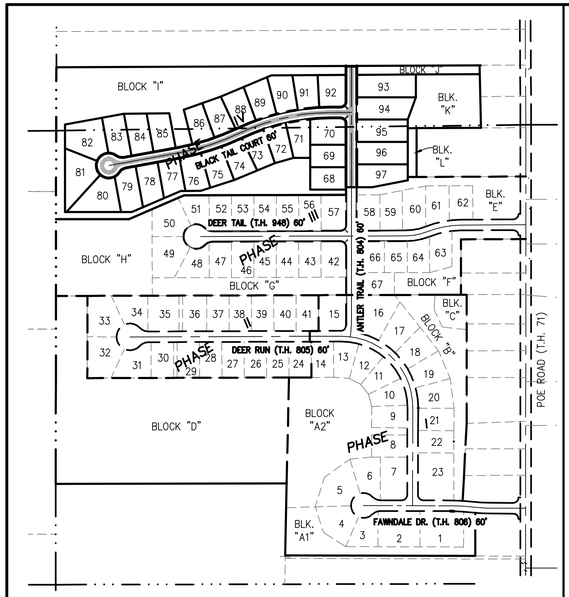


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Whitetail Crossing
Preliminary Plan Ext.
App. 073-2014-PPExt
Montville Township

Meeting Date: 10/01/2014
Zoning: R-1 CD Zone
Acreage: 37.3062
Sublots: 30

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



WHITETAIL CROSSING OVERALL MAP

SCALE: 1" = 500'

DEVELOPER

DEERTAIL LIMITED
455 CORNELL DRIVE
BROADVIEW HTS., OHIO 44147
PHONE: (440) 539-5562
FAX: (330) 723-3223

ZONE DISTRICT: R-1 / C.D. ZONE (CONTROL DENSITY)

- TOTAL OVERALL DEVELOPMENT AREA: 134.28 Ac.
- AREA & YARD REQUIREMENTS:
  - MIN. LOT AREA: 22,000 SQ. FT.
  - MIN. FRONT YARD SETBACK: 40'
  - MIN. REAR YARD SETBACK: 50'
  - MIN. SIDE YARD SETBACK: 15'
  - MIN. LOT FRONTAGE: 125'
    - ON CURVED STREETS: 115'
    - ON CUL-DE-SAC TURNAROUNDS: 75'
  - MIN. LOT WIDTH AT BLDG. LINE: 125'

PROPOSED OVERALL DEVELOPMENT DATA:

- TOTAL ACREAGE: 134.28 AC.
- LAND IN R/W – 12.71 AC.
- NET BUILDABLE AREA:
  134.28 AC. – 12.71 AC. = 121.57 AC.
- MAX. DENSITY – (0.8 * 121.57) = 97 LOTS
  97 LOTS PROPOSED
- TYPICAL LOT SIZE = 25,000 S.F. (0.57 AC.)
- REQUIRED OPEN SPACE – 35%
  (134.28 AC. – 12.71 AC.) * (35%) = 42.55 AC.
- TOTAL SUBDIVISION OPEN SPACE PROVIDED: 55.30 Ac. (45%)
- MCSE SEWER & WATER
- PUBLIC ROADS

PLATTED LOTS / OPEN SPACE (PH. I thru III)

PHASE I:
OF SUBLOTS: 23
OPEN SPACE: 12.4845 Ac.
BLOCK "A1" – 2.6077 Ac.
BLOCK "A2" – 6.3086 Ac.
BLOCK "B" – 2.8545 Ac.
BLOCK "C" – 0.7137 Ac.

PHASE II:
OF SUBLOTS: 18
OPEN SPACE: 19.5180 Ac.
BLOCK "D" – 19.5180 Ac.

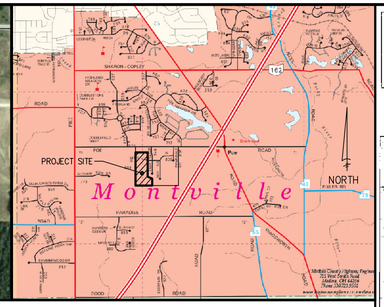
PHASE III:
OF SUBLOTS: 26
OPEN SPACE: 11.9076 Ac.
BLOCK "E" – 2.2294 Ac.
BLOCK "F" – 1.7313 Ac.
BLOCK "G" – 2.577 Ac.
BLOCK "H" – 5.3692 Ac.

TOTAL PLATTED SUBLOTS: 67
TOTAL PLATTED OPEN SPACE (BLOCKS): 43.9101 Ac.

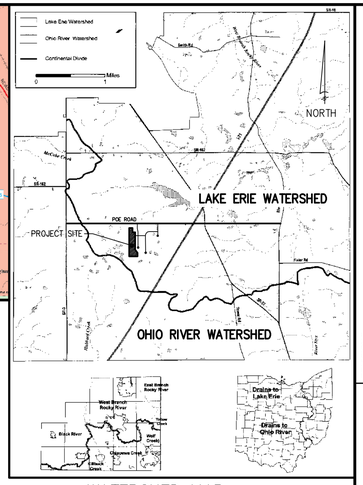
PROPOSED PHASE IV DEVELOPMENT DATA:

- TOTAL AREA: 37.3062
- TOTAL SUBLOTS: 30
- LAND IN R/W: 3.09 Ac.
- TOTAL OPEN SPACE: 11.39 Ac.
  BLOCK "I" – 10.29 Ac.
  BLOCK "J" – 0.79 Ac.
  BLOCK "K" – 2.63 Ac.
  BLOCK "L" – 0.31 Ac.

PROJECT SOILS MAP



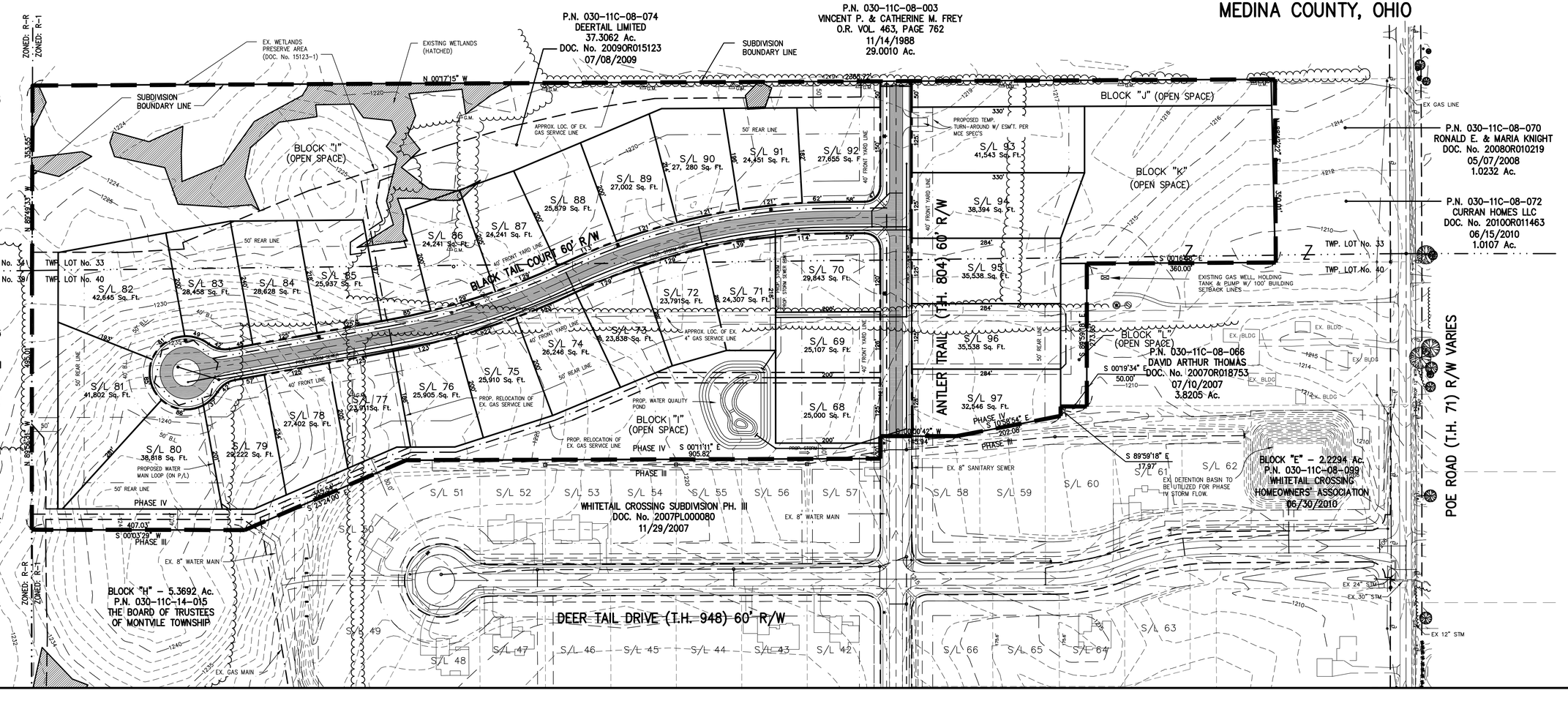
VICINITY MAP



WATERSHED MAP

NORTH
0 100 200
SCALE: 1" = 100'

REVISED AUGUST 18, 2014
PRELIMINARY PLAN
FOR THE
WHITETAIL CROSSING SUBDIVISION – PHASE IV
SITUATED IN MONTVILLE TOWNSHIP LOT Nos. 33 & 40
MEDINA COUNTY, OHIO



REVISIONS:
⚠ 1 — 08/18/14 — REV. PER MCDPS COMMENTS – 9/5/2012

PROJECT TITLE:
WHITETAIL CROSSING - PHASE IV
MONTVILLE TOWNSHIP, MEDINA COUNTY, OHIO

SHEET TITLE:
PRELIMINARY PLAN

PLAN PREPARED BY
ROLLING & HOCEVAR, INC
A Geo Innovation Group Affiliate
257 SOUTH COURT ST.
SUITE 6
MEDINA, OHIO 44256
PHONE (330) 723-1828
FAX (330) 723-6637

ENGINEER'S SEAL

DATE: 06/18/2012
PROJECT No.: 22,273
SHT. No.: 1 of 1