



Preliminary Plan  
**Menards Subdivision**  
 Granger Township



|                   |                         |                      |  |
|-------------------|-------------------------|----------------------|--|
| <b>Meeting:</b>   | December 4, 2019        | <b>Zoning:</b>       | PDD Planned Development District and R-1 Residential District and C-2 Commercial |
| <b>App. No.:</b>  | 098-2019-PP             | <b>Utilities:</b>    | Central Sewer and Water  |
| <b>Applicant:</b> | Menards                 | <b>School Dist.:</b> | Highland Local   |
| <b>Engineer:</b>  | Cunningham & Associates | <b>Reviewer:</b>     | Sonja Pagniano   |
| <b>Sublots:</b>   | 13                      |                      |  |
| <b>Site Area:</b> | 126.20 acres            |                      |  |

**EXECUTIVE SUMMARY**

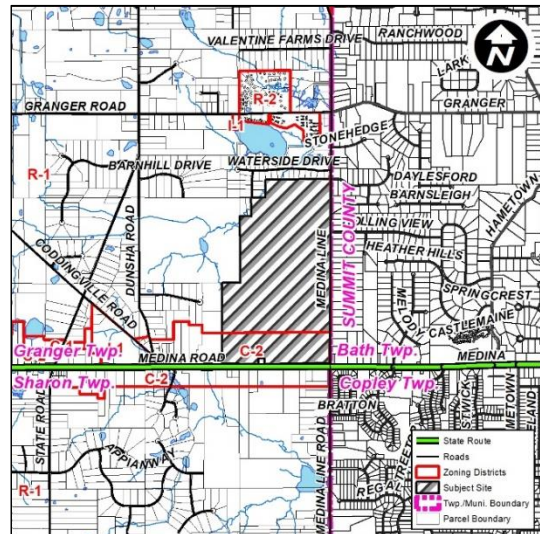
The 126.20 acre site is located at the northwest corner of Medina and Medina Line Road (SR 18) (see Map 1: Location). The applicant proposes a 126.20-acre commercial subdivision with 13 sublots, and one open space block “A”, 35.61 acres, to be served by public sewer, water, and private streets.

**ADJACENT ZONING/LAND USE**

| Direction | Zoning  | Land Use   |
|-----------|---|--|
| North     | R-1 Residential                                   | Single-family homes Granger Springs Allotment                                |
| East      | R-1 Residential<br>Copley Township, Summit County | Single-family homes fronting on Medina Line Road                             |
| South     | C-2 Commercial Sharon Township                    | Commercial uses<br>Retirement/assisted living facility<br>Single-family home |
| West      | C-2 General Commercial<br>R-1 Residential         | Commercial uses<br>Single-family homes<br>Agriculture/undeveloped            |

**Proposal:** The applicant proposes the following on the site:<sup>1</sup>

- 2 Phases with temporary cul-de-sacs and reservation strips, 13 commercial sublots
- 4 existing wetlands to be filled.
- One existing pond to the West in the Open Space Block “A”.
- One Open Space block containing 35.61 acres.
- One stub street with possible future connection to Pinnacle Sports Complex to the North.
- Three private streets and associated utility easements:
  - Street “A” contained in an access easement with width that varies between 70 and 85 feet and includes a single-lane



**Map 1: Location**

<sup>1</sup> For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Development Plan for Menards Subdivision*. Cunningham & Associates, Inc. Project Number 19-186. 10/11/2019. Revised 10/31/2019. Filename: 19186-SP1.dwg. Six Sheets.

- roundabout.
- Street “B” contained in a 70-foot wide access easement.
- Street “C” contained in a 70-foot wide access easement.
- Three stormwater retention ponds & 2 proposed mounding; in the Open Space Block “A” to the West.
- 2 Possible Common Signage Locations on Medina Road, State Route 18.
- One proposed signalized intersection.
- 400 proposed parking spaces for the Menards on Sublot 1.

**Site Conditions:** GIS data indicates wells, documentation from ODNR has been submitted regarding their disposition. The remainder of the site is split between agricultural use and some wooded area. The site has rolling topography with the greatest amount of relief concentrated around the streams. There are some isolated wetlands in the commercial portion of the proposed subdivision.

**Access:** Access to the proposed commercial portion of the site is provided to Medina Road via the proposed Streets “A” and “B.” A 140-foot single lane roundabout is shown at the intersection of Streets “A” and “C.” Street “A” is a five-lane divided entrance connecting to Medina Road; the size of this entrance lends itself to a signalized intersection. Streets “A” and “C” effectively form a loop road.

Street stubs for the proposed commercial portion of the subdivision are recommended to be evaluated as follows:

- Connectivity to the west to the Pinnacle Sports Complex.
- Street stubs to the north, east, and west are not practical for the following reasons:
  - North: As commercial access may not be “maintained across” R-1 zoning per Granger Township Zoning Section (§) 203(D), as indicated below. This regulation implies that commercial road access is not permitted across properties located in the R-1 district.
  - East: As the properties on the east side of Medina Line Road across the street from the site all contain single-family homes.
  - Northwest: A stub to the northwest may not be “maintained across” R-1 zoning per Granger Township Zoning § 203(D) and the area is completely subdivided, as indicated above.

**Zoning:** The subject property is in an area designated for PDD Planned Development District overlay (see GIS map and Zoning District detail above) per Granger Township Zoning Resolution § 307.<sup>2</sup> The PDD that includes the subject site has frontage on SR 18 with a depth of approximately 2,290 feet and covers the area from the eastern property boundary of the Pinnacle Sports property to Medina Line Road. The purpose statement for the PDD indicates the district is intended to encourage the development of campus style commercial, office, and industrial areas

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<sup>2</sup> Overlay zoning is a regulatory tool, authorized by Ohio Revised Code § 519.021, that creates a special zoning district, placed over an existing base zoning district(s), which identifies special provisions in addition to or in place of those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a specific area.

located within one of the PDD areas. Property owners must request that PDD regulations be applied to specific property in a PDD area which is at least 50 acres and must be served by central sewer and water. Until the PDD regulations are requested, the underlying zoning remains applicable.

The purpose of the R-1 Local Residential District is to “to manage low-density residential development that will preserve the rural residential character of Granger Township” (Granger Township Zoning Resolution Section (§) 301(B)). Permitted uses include single-family and two-family dwellings (§ 301(B)(1)) on two acre lots with a minimum width at the building line of 175 feet (§ 301(C)(1)).

§ 203(D) states that “[n]o commercial or industrial access may be maintained across R-1 or R-2 zoning.”

**Comprehensive Plan:** Granger Township does not have a Comprehensive Plan. The township utilizes its Zoning Map in lieu of a Comprehensive Plan. As such, there is no recommended land use for the subject site other than the current zoning.

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

**Highway Engineer, Matt Martin, 11/19/2019, *CONDITIONAL APPROVAL***

1. *Any future street connections to Medina Line Road will require a traffic impact study and Medina & Summit County approval for the commercial or residential access.*
2. *Street connections/access points to SR 18 to be approved by ODOT prior to construction plan approval.*
3. *Provide existing well status and any applicable Granger Township setbacks.*
4. *Typical pavement section for private streets should be a minimum concrete thickness of 11”.*
5. *Any work within the overhead utility easement to be approved by easement holder prior to construction plan approval.*
6. *Update ‘Block Note’ – appears Block A is the open space & stormwater management block.*
7. *Please note that comments in regards to the residential portion will be addressed with the receipt of the preliminary residential layout.*

**Tax Maps, Beth Mika, 11/13/2019, *APPROVED***

1. *Please contact the Tax Map Office with the preferred Subdivision Name and Road Names, so we can verify availability and reserve the names for this subdivision.*
2. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
3. *Acreage should be to four decimal places. Remove any existing parcel numbers from final plat.*
4. *All parcels must have the same ownership before the plat is filed.*
5. *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](mailto:debra.m.biernot@usps.com), phone – 216-443-4024, e-fax – 651-365-9734.*

6. *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.*

**Sanitary Engineer, Jeremy Sinko, 11/13/2019, CONTINGENT**

- *The allowable amount of wastewater to be discharged to the sanitary sewer is contingent on the amount of property fronting SR 18 (1' of frontage = 20.1 gallons per day (GPD)). At approximately 2,865' of property frontage, this concept plan, and any future development (proposed residential), will be capped at a total of 57,600 GPD. There are still some outstanding sanitary sewer and water assessments on these properties that will need to be collected prior to the issuance of permits. The assessment amounts have been forwarded to the engineer. A 12" water main extension will be required along the property fronting Medina Line Road (west side). A master meter will service the developed property with the service connection coming off the 12" water main extension.*

**Health Department, Steve Mazak, 11/12/2019. NO FURTHER COMMENTS.** *The Menard Subdivision will be serviced by sanitary sewer and public water, therefore our office has no further comments.*

**Ohio Department of Transportation (ODOT), Jared Feller, 11/12/2019. REQUIRE A VARIANCE.**

*This section of SR 18 is considered a Category 2 access facility. The minimum driveway spacing is 495 feet (55 MPH) and the minimum spacing between intersections/traffic signals is 2,640 feet (1/2 mile). ODOT's State Highway Access Management Manual states that no direct private access will normally be permitted if the property has other reasonable access or opportunity to obtain such access from the local street network; additional access (i.e. direct access to SR 18) would require a variance. Since the property being developed also has frontage along Medina Line Road, a variance request will need to be submitted to ODOT District 3 for direct access to SR 18 and due to the minimum signalized intersection spacing not being met.*

*Menards is currently in the process of completing a Traffic Impact Study for the proposed development, ODOT District 3 has reviewed the first submittal of the Traffic Impact Study and provided comments regarding the Traffic Impact Study to Menards' consultant on 11/8/2019. ODOT has not yet approved the location of any access points along SR 18.*

**Medina County Park District (MCPD), Nathan Eppink, 11/12/2019, APPROVED.**

*The land marked "Future Residential Area" on a previous concept plan has been removed. I have since written to MCL Investments and Ms. Collette Hartman about the park district's interest in preserving those previously identified parcels for the protection of the Yellow Creek headwaters.*

**Medina County Soil & Water Conservation District, Eric Hange, 10/8/2019**

See concept plan comments on last staff report.

**Summit County Highway Engineer, Joe Paradise, 10/7/2019**

*By contract with the Medina County Commissioners, the Summit County Engineer is responsible for the maintenance of Medina Line Road north of Ridgewood Road. This requires the Summit County Engineer to issue any road opening permits for the construction of any new access points onto Medina Line Road... Similarly, there does not appear to be any surface water being diverted toward Medina Line Road at this time. Should this change either through this development or through future developments, this office would be seeking storm water analyses based on our most recent storm water manuals, also located on our website.*

**Staff Comments:**

1. The following required data/information was not provided on or with the Concept Plan (Subdivision Regulations section references are included):
  - a. Existing zoning districts and applicable standards. § 404(B)(1)b.1. ***Submit a summary of existing zoning districts and applicable standards. Revise the Preliminary Plan with a comprehensive version of this data since existing zoning is both R-1 for half the subdivision and C-2 for the other half since we have not received documentation of the PDD being requested and approved for the area by Granger Township.***
2. The following data/information is required as part of the Preliminary Plan submittal:
  - a. Correspondence with the US Army Corps of Engineers is required with the Preliminary Plan application and wetlands must be shown if applicable (§ 404(C)(c)(18)). ***Provide staff the permit application completed by Davey Resource Group, Inc.***
  - b. A hard copy of HOA documents were received for review and approval of the Prosecutor's Office (§ 404(C)(2)c.8. and 404(C)(2)c.9). ***Provide us a word copy of this file so it can be sent to the Prosecutor's Office for review.***
3. Indicate if existing structures are to be razed; there are structures indicated on Sublot 4 and 11.
4. The applicant must include reservation strips for street stubs.
5. Provide documentation of an approved variance for the 400 parking spaces being requested for Sublot 1. The applicant should consider reducing the number of parking spaces if permissible under township zoning or should consider proposing land banking a portion of the proposed parking spaces.
6. Provide documentation of the PDD request being approved by Granger Township for the site area.
7. Provide evidence of an approved variance request from ODOT District 3 for direct access to SR 18 and due to the minimum signalized intersection spacing not being met.
8. Update "Block Note" on sheet 1.
9. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
10. The Sanitary Engineer has determined the subdivision may be adequately serviced by central water and sewer subject to approval of detailed plans per § 404(C)(4)b.2.
11. 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 Menards Commercial Subdivision subject to the following:

1. Submit the required data/information as listed above on or with the Preliminary Plan.
3. Satisfy all comments listed in the staff report from the agencies and staff.

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.

**Attachment:** Preliminary Plan

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