

Meeting:	May 06, 2020	Sublots:	31
App. No.:	036-2020-PP	Open Space:	6.0-acres (14%) (A-E)
Owner:	Pine Hills Golf Club Inc.	Zoning:	R-2
Developer:	North Park Developers, LLC	Utilities:	Central Water & Sewer
Engineer:	TGC Engineering, LLC	School Dist.:	Brunswick City
Parcel Nos.:	017-03A-16-023	Reviewer:	Sonja Pagniano
Site Area:	61.35-acres		

EXECUTIVE SUMMARY

The 61.35-acre site is located east of W 130th Street. The site is South of the Pine Hills Golf Club. 31 sublots and five open space blocks (A-E) are proposed. As well as a 17.90-acre portion that will be split and consolidated prior to moving to Final Plat.

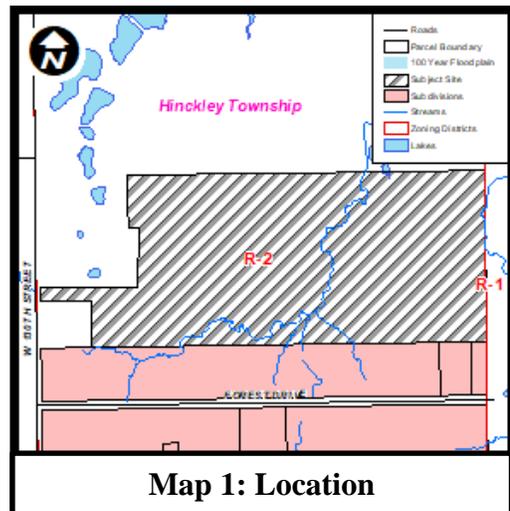
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-2 Residential	Pine Hills Golf Club
East	R-1 Residential	Single-Family Homes
South	R-2 Residential	Single-Family Homes
West	R-2 Residential	Single-Family Homes

Proposal: The applicant proposes the following on the 61.35-acre site:¹

- 31 sublots in two phases.
- 6.0-acres of open space (14%); Blocks (A-E);
- Central water & sewer; and Four storm water management basins.
- One inactive gas well with 25’ setback is to the West of the site, one inactive oil well with 25’ setback is located on Open Space Block “E”.
- And, Street “A” with 60’ Right-Of-Way (ROW) terminating in a permanent Cul-De-Sac; 2,487’ long. Temporary T-Type Turnaround and Easement shown just before the end of Phase 1.



Access: Access to the site is provided via W. 130th Street. No access is necessary to the 17.90-acre piece that will be split and consolidated with the parcel further North and will be removed from the subdivision.

¹ For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Plan for Pine Hills*. TGC Engineering, LLC. Project Number 2228. Filename: 2228 preliminary plan (mcpd).dwg. Revised 04/20/2020. Three sheets: dated stamped by DPS staff 4/21/2020.

The following street stub connections should be considered:

- A stub to the East, the adjacent parcel is zoned R-1 and a plan for its development has been submitted to our office. There appear to be no physical characteristics of the land precluding such a connection.

The following connections are not required:

- A stub to the West, single-family homes are already built and an additional connection on W. 130th Street is not necessary.
- A stub to the South, single-family homes are already built.
- A stub to the North, not necessary as the land is to be removed from the subdivision.

The following criteria shall be considered for determining whether it is desirable or practical for streets to be extended to undeveloped properties § 604(B)(3) of the Subdivision Regulations:

- a) A resolution of the Township may be provided by the Township Trustees indicating the desire of the Township that the street be platted or not be platted to continue to the adjacent property. ***A resolution was received indicating the desires of the Township. Per the 2015 Hinckley Township Comprehensive Plan, "Discourage interconnections of streets in order to minimize traffic, promote neighborhoods and enhance the rural environment as long as the existing roadway pattern provides safe and convenient access." The Township passed Resolution #030320-05, voting for no through streets for the proposed Pine Hills Subdivision.***
- b) The potential to subdivide adjacent land for future use, and existing stubs are considered. ***Staff has received a Concept Plan for the land to the East of this property, which indicates that the potential to subdivide adjacent land for future use is highly likely.***
- c) The access route for emergency vehicles is approved by the Fire Department. ***Comment from the Fire Department has not been received.***
- d) The existing and future volume of traffic will be adequately serviced. ***Staff assumes existing traffic is being adequately serviced, but with the addition of development, the volume of traffic will increase. Additional means of ingress and egress will provide for improved traffic circulation. Staff is concerned with Future Development Block "A" being proposed, a landlocked piece that in the future would not have access to the Pine Hills Subdivision directly adjacent.***
- e) The natural topography and other valuable site features, including flood prone soils, wetlands, unique vegetation or animal habitat, woodlands, and slope, are considered. ***Several portions of the land are wooded, but that is not preventing the applicant from developing property. There appear to be no physical characteristics of the land precluding the recommended connections. There may be some difficulty with Open Space Block "E", but it seems there is enough space to add a through street there to Future Development Block "A".***

Site Conditions: The site is primarily Deciduous forest. GIS indicates the Pine Hills Golf Course in the northerly portion of the site. Topography varies throughout the site, with rolling topography throughout. GIS indicates Riparian setbacks on the site and the same riparian setbacks are shown on the Concept Plan.

Zoning: The subject property is zoned R-2 Residential. Per the Hinckley Township Zoning Resolution, the purpose of the R-2 District is to “provide single-family residential development with a minimum lot size of 32,670 feet [and to] promote the most desirable and beneficial use of the land in conformity with this Section.”

Comprehensive Plan: The 2015 Hinckley Township Comprehensive Plan lists key themes, “Grow Carefully and Keep Hinckley Rural”, “Plan for Seniors”, “Preserve the Natural Environment”, “Enhance the Town Center, and “Keep Growth to the West.” The most prominent land use in Hinckley Township is single family, which accounts for over 34% of the total and area within the Township. 98% of the total area is zoned for single-family residential. Most of that land is zoned R-1 residential, which requires a two-acre minimum lot. The proposed subdivision complies with the 2015 Hinckley Township Comprehensive Plan.

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

Hinckley Fire Department, Gabe Gerbasi, 4/22/2020, *CONDITIONAL APPROVAL.*

- Fire Department Access and Roadway - ***Approved, No fire lane required.***
- Fire Department Turning Radius - ***Approved***
- Fire Hydrant- indicate locations and distance between – ***Conditional Approval***
- Fire Hydrant Fittings – Four-Inch Storz on steamer connection – ***Conditional Approval***
- Fire Hydrant Color and Model – Red in color, specify model – ***Conditional Approval***
- Road Grade - ***Approved***

MCSWD, Eric Hange, 4/20/2020,

- *Open space area needs to be marked so these areas do not become yard extensions for the homeowner. Signage should be installed to limit access during the construction phase.*
- *Wetland inventory maps do not indicate any wetlands on this site. However, it is recommended the owner or developer hires a private consultant in order to make the determination regarding the existence or non-existence of jurisdictional wetlands on the property.*
- *It appears that two of the ponds will cross the property lines for lots 3-4 and lots 11-12. It is my understanding that two lots cannot share a pond. Township zoning will need to be addressed for this issue.*
- *Two proposed storm water management ponds sit within housing lots. A plan needs to be in place to determine who will be reasonable for the maintenance of these retention ponds.*
- *A minimum of a 15 ft. buffer should be maintained around the stormwater management ponds in order to perform maintenance.*
- *Our office would like to ask for green infrastructure considerations in regard to stormwater. Implementing practices such as pervious pavement and bioretention swales increase the amount of stormwater infiltration. This can reduce the amount of runoff, filter the stormwater, lessen flooding potential and reduce erosion issues for downstream communities.*
- *A perennial stream does flow through this parcel. Any stream crossing should be kept at a minimum and any structures should have a recommended 50 ft. setback from the stream...*

Highway Engineer, Matt Martin, 4/16/2020, *CONDITIONAL APPROVAL.*

1. *Frontage improvements & additional 10' R/W required along W130th Street frontage.*
2. *T-Type turnaround to be approved by Hinckley Township Trustees.*
3. *Show Hinckley Township Riparian Setbacks.*
4. *Provide overland flood routes as part of drainage design.*
5. *Detailed grading required along entrance strip to prevent negative drainage impacts on existing homeowners.*
6. *Drainage Maintenance Fund to be established.*
7. *Sanitary force main and watermain to be installed behind the ditch enclosure pipe.*
8. *Storm sewer layout should match the typical section – without street inlet basins.*
9. *Applicant provided a turn lane warrant analysis & sight distance study. Turn lanes are not warranted and the sight distance is acceptable.*

ODOT District 3, Jared D. Feller, 4/10/2020, NO OBJECTIONS

Since the Pine Hills Subdivision does not have direct access to a state highway, ODOT has no objections regarding the Final Plat.

Sanitary Engineer, Jeremy Sinko, 4/10/2020, APPROVED.

Detailed Engineering plans at the time of construction must meet the current rule and regulations for water and sanitary sewer per the Sanitary Engineers Office.

Health Department, Christine Fienga, 4/10/2020, NO FURTHER COMMENT.

Since the development is on sanitary water and sewer, this office has no further comment.

Tax Maps, Michael Martin, 04/10/2020, APPROVED.

1. *Please contact the Tax Map Office with the preferred new 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. *PINE HILLS SUBDIVISION has been added to the 'reserved subdivision name' list.*
4. *Remove existing parcel numbers from final plat.*
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. 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.*

Hinckley Township Zoning, Thomas Wilson, 2/11/2020, APPROVED.

Meets all setbacks for Hinckley Code R-2 District.

TC Energy, Russ Johnson, 1/24/2020, APPROVED.

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 FEMA-established 100-year floodplain boundaries (based on the Flood Insurance Rate Maps). **Provide FEMA floodplain if applicable.** § 404(B)(1)(c)7
 - b. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws. § 404(B)(1)(c) 9. **Provide a word document of the declaration of covenants and restrictions so that it can be reviewed by our prosecutor's office... A copy of the Declaration of Covenants and Restrictions for West Chase Landings Subdivision was received in lieu of a copy for Pine Hills Subdivision. "While we have not been able to put together a preliminary declaration for the proposed development due to the unprecedented circumstances related to the COVID-19 pandemic, we anticipate utilizing a form substantially similar to the Declaration of Covenants and Restrictions for West Chase Landing Subdivision."**
 - c. The developer shall **contact in writing the applicable U.S. Army Corp of Engineers 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(B)(1)(c) 18
 - d. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page. § 404(B)(1)(d)4 **Provide a watershed boundary inset map.**
 - e. **A copy of the Developers Notice of Intent** to obtain an Ohio E.P.A. stormwater management permit if applicable. § 404(B)(1)(d)7
 - f. The "temporary turnaround" must be removed and replaced with a temporary cul-de-sac street which shall conform to the design requirements for a permanent turnaround as specified in the Engineering Code. Per the Engineering Code, (§) 205 "Temporary turnarounds shall be required where stub streets end more than 200 feet from an intersection and shall conform to the design standards as shown in Appendix A, Figure 13. Temporary turnarounds as shown in Appendix A, figure 14, shall be permitted with the prior approval of the County Engineer and Township Trustees." **Provide documented approval from the County Engineer and Township Trustees for the Temporary, T-Type Turnaround.**
 - g. The creation of private reserve strips or spite strips shall not be permitted. Access reservation easements limiting access pending future street extension shall be granted to the Medina County Commissioners. A 10 (ten) foot reservation strip to control access from a stub street to undeveloped land within the dedicated right-of-way shall be required. § 604(B)8
2. Provide a street stub for connectivity to the parcel to the north. This parcel cannot remain landlocked and a successful lot split and consolidation must occur prior to moving to the Final Plat phase.
 3. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)(b)1.
 4. The applicant **HAS NOT** submitted evidence indicating that the proposed subdivision meets the standards and requirements of the Hinckley Township Zoning Resolution per § 404(C)(4)(b)1. **Reference the T-Type Turnaround comment 1(f).**
 5. 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.

6. The Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable after the approval of more detailed construction drawings per § 404(C)(4)(b)3.

RECOMMENDATION: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Pin Hills subdivision subject to the following:

1. 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.
2. Provide another means of access to the subdivision (see stub street criteria in “Access” section).
3. Successfully complete the lot split and consolidation of the northern parcel prior to moving to Final Plat submission.
4. Submit the required data/information as listed above on or with the Final Plat.
5. Satisfy all comments listed in the staff report from the agencies and staff.

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