Medina County Ohio

Preliminary Plan

Redwood Lake Road

Lafayette Township

Revised 5/29/2020

grants housing subdivisions PLANNING SERVICES zoning

Meeting:	June 3, 2020	**Site Area:**	32.73 acres
App. No.:	037-2020-PP	**Sublots/Blocks:**	TBD
Owners:	F & D and S & M Gentile	**Dwelling Units:**	149
Applicant:	Redwood Apartment Neighborhoods	**Zoning:**	Lake Road North Overlay District
		Utilities:	Central water and sewer
Engineer:	TGC Engineering, LLC	**School Dist.:**	Cloverleaf Local
Parcel No.:	020-10B-25-006	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the west side of Lake Road north of University Boulevard (see Map 1). The proposal includes 149 dwelling units to be served by central water sewer on the 33 acre site. The site proposes to utilize private streets and includes two means of access and egress.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Single-family homes fronting on Lake Rd. Undeveloped, wooded
East	R-R Rural Residential	Single-family homes fronting on Lake Rd.
South	TPD Technology Park District	Single-family homes fronting on Lake Rd. Medina County University Technology Park
West	R-R Rural Residential	Undeveloped, wooded

Proposal: The applicant proposes the following on the 32 acre site: [1]

- 149 dwelling units, in two phases on two sublots; Sublot 1, Phase One, 70 dwelling units and Sublot 2, Phase Two. 79 dwelling units
- Six Private Streets
  - Three terminate with t-type turnarounds (A, B, and C)
  - One forms a loops (E)
  - Two connecting through streets (D and F)
- One public street extension terminating in a permanent cul-de-sac (Technology Lane)
- Central water
- Central sewer
- Four storm water management basins.

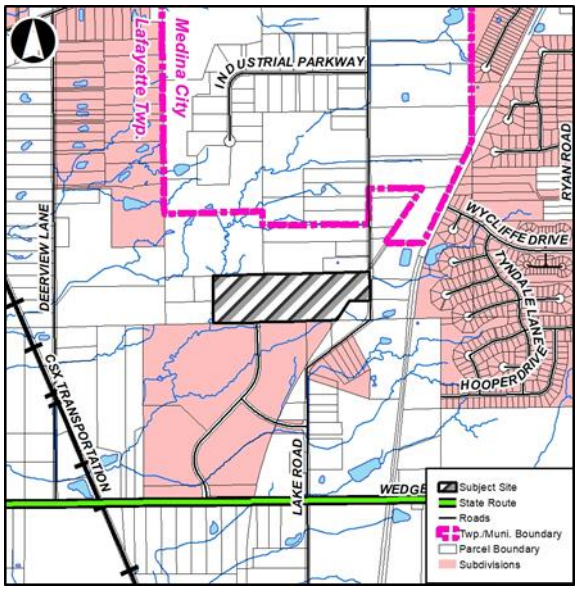
Access: Access to the site is by the proposed "Private Street A" which accesses Lake Road to the east. Private street connections (D and F) are shown connecting to Technology Lane to the south.

[1] For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Plan for Lafayette Twp. Lake Road.* TGC Engineering, LLC. Project Number. 2171: 4/6/2020. Submittal 2 date: 5/7/2020. File Name: 2171 prelim plan (mcpd) revised.dwg. Three sheets: date stamped by DPS staff 5/21/2020.

Street stubs or connections to adjoining properties to the west and north of the site are not practical for the following reasons:

- Connection to the west is precluded by the location of streams and wetlands.
- Connection to the north is not warranted as the land is owned by the Medina County Park District.

Site Conditions: The site is primarily used for agriculture with woods in the west. There is a pond in the northwest corner of the site. Streams and wetlands are located on the west and east edges of the site. A driveway for the property to the west runs along the northern property boundary. The site has gently rolling topography throughout.



Map 1: Location

Zoning: The subject site is zoned RR Rural Residential. The applicant is electing to develop the site under the Lake Road North Overlay District Regulations per the Lafayette Township Zoning Resolution Section (§) 310. As stated in § 310.1;

> *The purpose of this overlay district is to provide landowners in the designated area the option of applying for activation of the provisions of the overlay district for the purpose of developing their property for commercial uses. The existing zoning regulations remain in effect until such time as the Lafayette Township Trustees approve the application for activation following the procedures outlines within this section. The overlay district will provide for a variety of retail, services and administrative establishments that will support and compliment the nearby Innovation Park as it develops.*

Attached Dwelling Communities are permitted in the overlay district.

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

Lafayette Township Zoning, Alliss Strogin, 4/22/2020, ***APPROVED***.

- *The site plan states the minimum requirement on the plat, however we want them shown for the actual structures on the plat.*
- *Also, the dimensions of each block of units.*
- *They list 27 guest parking spaces, however, I could only find 25.*
- *The trustees would like them to consider putting in an alert siren for the resident's safety.*

Highway Engineer, Matt Martin, ~~4/21~~/5/28/2020, ~~***DISAPPROVAL***~~ ***CONDITIONAL APPROVAL***

1. *Maintain existing watersheds and include a pre vs. post outlet point analysis.*
2. *Provide overland flood routes as part of drainage design.*

3. *If existing pond to be used for stormwater management the existing outlet structure will be evaluated for future use.*
4. *The existing County Culvert under Lake Road will require extension by the Developer per the specifications of the County Engineer. The culvert extension and outlet path will be evaluated to ensure there are no negative impacts for upstream or downstream properties.*
5. ~~*Private streets cannot be located in public right-of-way.*~~
6. ~~*Reservation strips are to be rescinded upon public street extension, not private streets.*~~
7. ~~*Extension of public street onto the Redwood property and construction of a permanent cul-de-sac would comply with regulations.*~~
8. ~~*Minimum horizontal private roadway radius is 200' without a variance approved by County Engineer and Commissioners.*~~
9. *Private streets to meet private street regulations as specified in the Engineering Code. Including minimum 7" thickness.*
10. *Provide clarification of the Former C.&S.W. Railway Co. R/W. Does R/W still exist? It is advised that the applicant provide documentation that the R/W was vacated or permission to cross with a street prior to construction plan approval.*

Health Department, Steve Mazak**,** 4/17/2020**.** *This office has no objection as sanitary water and sewer are available at this site.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 4/10/2020. *ODOT has no objections regarding the Preliminary Plan for the Redwood-Lake Road subdivision.*

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

1. *A master meter for water service will need to be installed at the intersection of Lake Road and Private Street 'A'. Both the sanitary sewer and water utilities within this development will be privately owned.*
2. *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*

Tax Maps, Mike Martin, 4/10/2020, ***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. *REDWOOD 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 the Land Conveyance Standards found online at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Soil and Water Conservation District, District Technician, Eric Hange, 1/27/2020

- *Construction on this property will mainly be taking place on Rittman soils. The limitations of these soils are: slow permeability and moderate wetness.*
- *Any activity impacting wetlands is regulated by the United States Army Corps of Engineers and/or the Ohio EPA." They must be involved with any plans to fill in wetlands at this site.*
- *A 25 foot riparian set back will be required along stream channels. It is acceptable to work up to this buffer zone, but no work should take place within the no-build buffer.*
- *A plan should be developed in order to determine who will be reasonable for the maintenance on the existing pond.*
- *Maintaining retention basins needs to be done throughout all the building phases.*
- *A minimum of a 15 foot buffer should be maintained around the stormwater management ponds in order to perform maintenance. A plan needs to be in place to determine who will be reasonable for the maintenance of these ponds.*
- *This property is located in the Chippewa watershed which is considered an impaired watershed. Excess sediment and erosion control should be implemented during all phases of construction in order to keep sediment on site.*
- *Our office would like to ask for green infrastructure considerations in regards 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.*
- *Construction or grading of the property cannot affect the natural drainage.*
- *A portion of this property is former cropland and may have field tile.*
- *Tree removal should be limited to the construction area only.*

TC Energy (fka Columbia Gas), Russell Johnson, 1/24/2020, ***APPROVED***

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Regulation section references are included):
    a. Building setback lines as required by zoning. § 404(C)(2)c.7. ***Setback lines must be clearly shown with dimensions.***
    b. Wetlands –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(C)(2)c.18. ***Submit U.S. Army Corp of Engineers District Office correspondence.***
    c. 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.***
2. The phase boundary should be extended to the southern property boundary along the cul-de-sac ROW to clarify that the cul-de-sac is to be constructed in Phase One.

Recommendation: Staff recommends that the Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Redwood Lake Road Subdivision subject to the submissions of the required data/information listed above, on or with a corrected Preliminary Plan and upon satisfying the above agency comments. In addition, the applicant shall submit three copies of the corrected Preliminary Plan, including a PDF of the layout, prior to Final Plat submittal.

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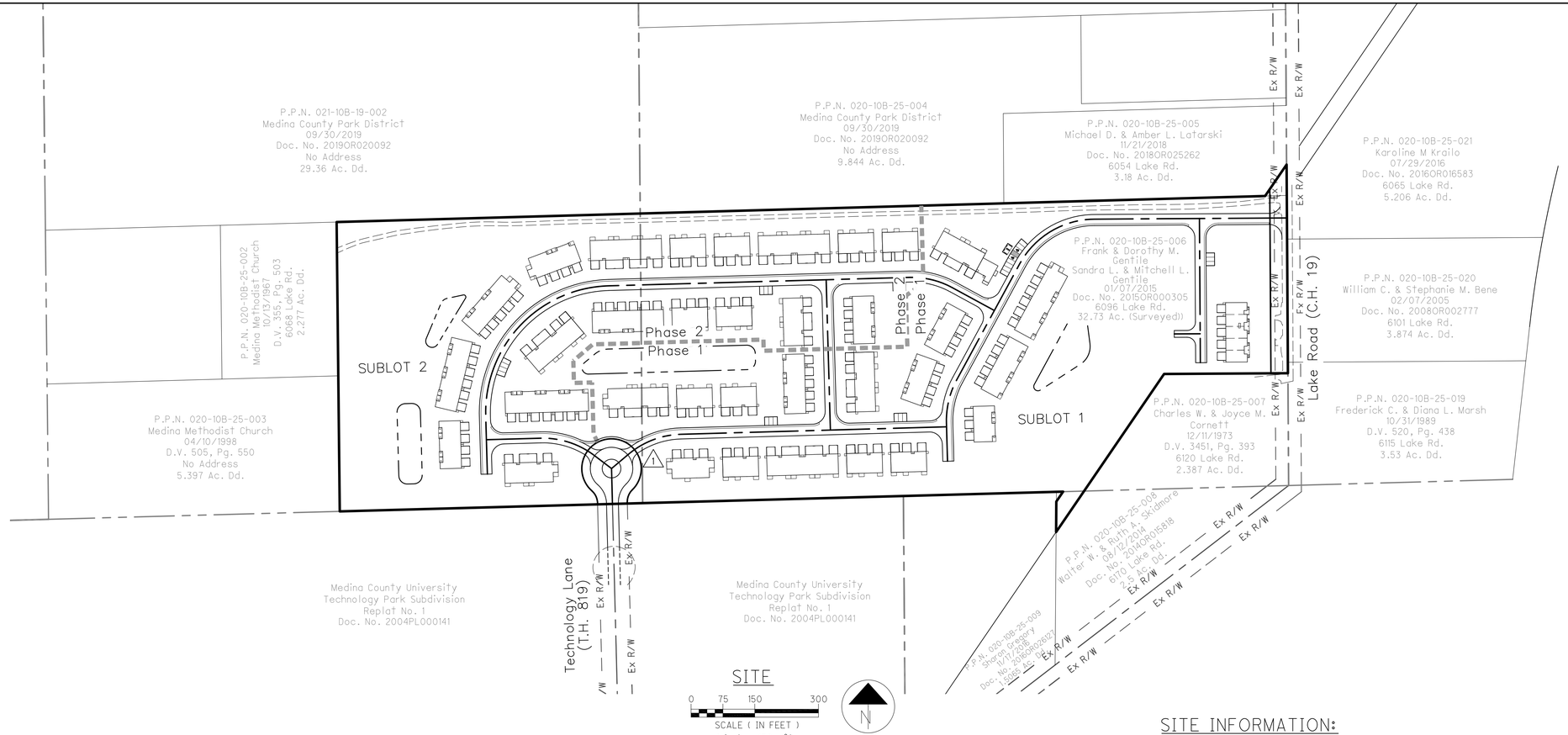
PRELIMINARY PLAN FOR LAFAYETTE TWP. LAKE ROAD

TOWNSHIP OF LAFAYETTE, COUNTY OF MEDINA AND STATE OF OHIO AND KNOWN AS PART OF ORIGINAL TRACT 1, LOT Nos. 37 & 44 AND ORIGINAL TRACT 2, LOT No. 1



SITE

0 75 150 300

SCALE (IN FEET)
1 inch = 150 ft.

SITE INFORMATION:

PARCEL: 020-10B-25-006
6096 LAKE ROAD
LAFAYETTE TOWNSHIP
PARCEL AREA: 32.73 AC GROSS
0.42 AC PROPOSED ROW LAKE ROAD
0.38 AC PROPOSED ROW TECHNOLOGY LANE
31.93 AC NET
SUBLOT 1: 17.12 AC (70 UNITS)
SUBLOT 2: 14.81 AC (79 UNITS)
PROPOSED UNITS: 149
38 TYPE 2 MEADOWOOD
39 TYPE 2 FORESTWOOD
4 TYPE 2 CAPEWOOD
60 TYPE 10 BREEZEWOOD
3 TYPE 10 BREEZEWOOD SUNROOM
5 TYPE B HAYDENWOOD
PROPOSED PRIVATE STREET: 4451 LF (2.5 AC)

ZONING INFORMATION:
LAKE ROAD NORTH OVERLAY DISTRICT - LRNOD

	PER CODE	SHOWN
MIN. DEVELOPMENT AREA:	10 AC	31.93 AC
MIN. FRONTAGE:	100′	420′
MIN. FRONT SETBACK:	50′	50′
MIN. SIDE SETBACK:	25′	25′
MIN. REAR SETBACK:	25′	25′
DENSITY:	224 (7 UNITS/AC)	149 (4.7 UNITS/AC)
PONDS:	25′ OFF PL 50′ OFF ROW 25′ BLDG. SETBACK	

GUEST PARKING: 27 SPACES
DATE OF SURVEY: JAN. 15, 2020
PROPOSED PRIVATE UTILITIES: WATER, SANITARY SEWER, STORM SEWER

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 PLAN SHEET
SHEET 3 EXISTING DRAINAGE MAP

OWNER:

PARCEL: 020-10B-25-006
FRANK & DOROTHY M. &
SANDRA L. & MITCHELL L. GENTILE
6096 LAKE ROAD
MEDINA, OHIO 44256

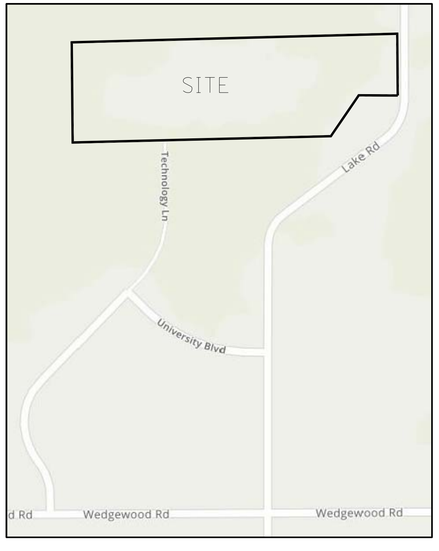
DEVELOPER:

REDWOOD APARTMENT NEIGHBORHOODS
7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
PATRICIA RAKOCI
330-590-0194

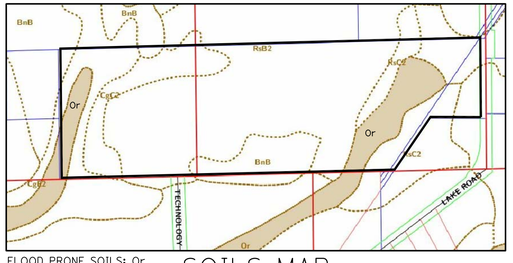
DESIGN ENGINEER/SURVEYOR:

TGC ENGINEERING, LLC
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	04/06/2020
2	05/07/2020

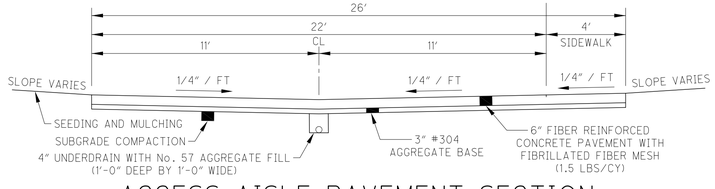


LOCATION MAP
NO SCALE



FLOOD PRONE SOILS: Or

SOILS MAP



ACCESS AISLE PAVEMENT SECTION
NO SCALE

T&C Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.800.8423

TECHNOLOGY LANE CONNECTION

LAKE ROAD
PRELIMINARY PLAN

PROJECT NUMBER
2171

DATE
2020-04-06

1
3

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15' Underground High Voltage Electric Line Easement

50' RIPARIAN SETBACK, TYP.

30' Access Easement and Right of Way

30' Access Easement (To Be Vacated)

EX. GRAVEL DRIVE, TO REMAIN

STREAM IMPACT, TYP.

50' ACCESS & GENERAL UTIL. ESMT., TYP.

WETLAND IMPACT, TYP.

LEASING OFFICE & MAINTENANCE GARAGE

MAIL CENTER

EX. POND AREA TO BE FILLED

PROPOSED POND LIMIT

N 34°21'07" E 89.69' Msd.

72.62' Msd.

N 88°23'43" E 2187.13' Msd.

PROPOSED ACCESS EASEMENT

EX. WETLAND, TYP.

N 00°37'03" W 681.02' Msd.

EX. STREAM

50' BUILDING SETBACK, TYP.

25' WETLAND SETBACK, TYP.

PVT. STREET 'A'

PVT. STREET 'B'

PVT. STREET 'C'

PVT. STREET 'D'

PVT. STREET 'E'

PHASE 1

PHASE 2

STORMWATER MANAGEMENT, AND EROSION & SEDIMENT CONTROL DURING CONSTRUCTION, TYP.

SUBLOT 1

SUBLOT 2

SWM

EX. POND 0.7 AC

EX. STM. SWR.

40' Former C. & S.W. Railway Co. Right of Way

EX. 12" WTR.

S 00°21'53" E 491.07'

S 89°38'07" W 291.58' Rec. & Msd.

EX. STREAM & 25' RIPARIAN SETBACK

40' Electric Transmission Easement

EX. 3" GAS LINE

S 34°21'07" W 450.62'

50' ACCESS & GENERAL UTIL. ESMT.

S 88°26'21" W 1703.99' Msd.

EX. WETLAND & 25' SETBACK, TYP.

N 00°25'50" E 93.75' Rec. 94.64' Msd.

N 34°21'07" E 28.34' Msd.

Ohio Fuel Gas Company Right of Way

20' Bikeway Esmt.

EX. 3" GAS LINE

10'Reservation Strip

EX. 8" SAN.

Temporary Cul-de-Sac Esmt.

EX. 8" WTR.

12' Gen. Util. Esmt.

20' Wtr. Esmt.

20' San. Esmt.

12' Gen. Util. Esmt.

Technology Lane (T.H. 819), 70' (A Public Right-of-Way)

Lake Road (C.H. 19), 60' (A Public Right-of-Way)

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.3423

SCALE (IN FEET)
1 inch = 80 ft.

0 40 80 160

TECHNOLOGY LANE CONNECTION

LAKE ROAD
PRELIMINARY PLAN

PROJECT NUMBER
2171

DATE
2020-04-06

2
3

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PVT. STREET 'C'

PVT. STREET 'E'

PVT. STREET 'A'

PVT. STREET 'B'

PVT. STREET 'D'

LAKE ROAD

TECHNOLOGY LANE

Ex R/W

R/W

1060 1070 1080 1090 1100 1110 1120

LEGEND

EXISTING DRAINAGE FLOW ARROW

DELINEATION OF EXISTING DRAINAGE AREAS

PROPOSED DRAINAGE FLOW ARROW

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

SCALE (IN FEET)
0 40 80 160
1 inch = 80 ft.

1 TECHNOLOGY LANE CONNECTION

LAKE ROAD
PRELIMINARY PLAN
EXISTING DRAINAGE MAP

PROJECT NUMBER
2171

DATE
2020-04-06

3
3

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