

Meeting:	January 6, 2021	Open Space:	27.2 Acres
App. No.:	127-2020-FP	Zoning:	R-R Rural Residential; Conservation Development Overlay District
Owners:	S&B 33 LLC	Utilities:	Central water and sewer
Engineer:	Alber & Rice	School Dist.:	Highland
Parcel Nos.:	002-02D-14-013	Reviewer:	Denise Testa
Site Area:	54.5286 acres		
Sublots:	27		

EXECUTIVE SUMMARY

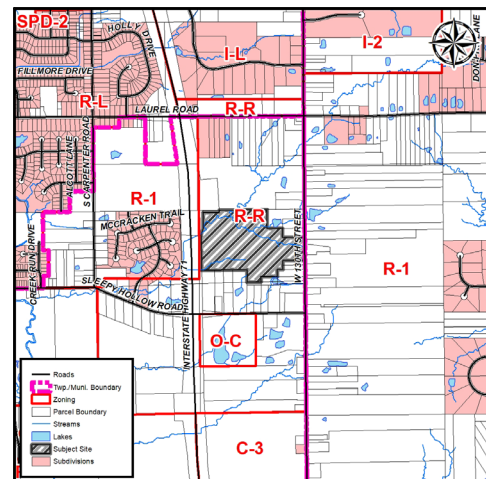
The 54.5-acre site is located on the west side of West 130th Street, east of Interstate 71, and north of Sleepy Hollow Road. Gross Density is 2.02 Acres/Lot; Net Density is 1.92 Acres/Lot. The applicant proposes 27 sublots and 27.2 acres of open space served by central sewer and water and public streets.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 54.5-acre site:

- 27 sublots, 27.42-acres of open space
- Central water and sewer
- One storm water management pond, with a storm water management basin easement.
- Blocks A, B, C are open space.
- Wexford Drive to terminate in a permanent cul-de-sac.

Access: Access to the site is provided by Wexford Drive which terminates in a permanent cul-de-sac.



Site Conditions: The site is rolling and has several streams that traverse the property and drain from east to west. Areas adjacent to streams have steeper topography. GIS data indicates that there is a high probability that wetlands are located in local floodplains on the site. Significant portions of the site are wooded and actively used for agriculture.

Zoning: The R-R Rural Residential District; “is established to provide for detached single-family dwellings on large lots with very low densities in a semi-rural atmosphere in locations consistent with and in furtherance of the vision and recommendations contained in the Comprehensive Land Use Plan in order to preserve the established character and nature of the Township. It is the further intent of this district to preserve significant areas of open space, retain rural vistas, and limit the density of development consistent with the rural nature of the Township and its public facilities, services, and infrastructure (Zoning Resolution § 402-1).

Conservation Developments are a permitted use in the R-R district (§ 402-2(A)).

Comprehensive Plan: The 2005 Comprehensive Land Use Plan (Plan) recommends the subject site for commercial/light industrial.

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

Michael Martin: CONDITIONAL APPROVAL

Tax Maps

mamartin@medinaco.org

330.725.9777

- 1. It is recommended that the final subdivision plat be submitted to Tax Maps for review before obtaining signatures.*
- 2. Wexford Subdivision has been reserved on the 'reserved subdivision name' list.*
- 3. Wexford Drive cannot be used and needs to be renamed. Name already taken in the County. Check with Tax Maps office for approved names.*
- 4. Remove existing parcel numbers from final plat.*
- 5. Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS at debra.m.biernot@usps.com or 216-443-4024 to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
- 6. Subject to Medina County Engineer Land Conveyance Standards found at <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf>.*

Evelyn Czyz: Conditional Approval

Brunswick Hills Zoning Inspector

eczyz@brunswickhillstowship.org

330.225.3781

*Although the Wexford Subdivision was approved via Zoning at the meeting on June 23, 2020, it was approved **CONTINGENT** upon the Brunswick Hills Township Board of Trustees approval of the Conservation Management Company and the final approval of the Landscape Plan. As of December 15, 2020, the Township has not received any information or correspondence as to its maintenance or a detailed landscape plan. Please note the Brunswick Hills Township Board of Trustees will NOT sign the final plat until these items are received and reviewed.*

Matthew Payne

Brunswick Hills Fire & Rescue

mpayne@brunswickhillstwp.org

330.225.9095

- 1. All fire hydrants need to be a maximum of 300-feet spacing.*
- 2. 100-foot cul-de-sacs curb to curb.*
- 3. Bench stepping of all detention & retention basins.*
- 4. Uniform address placement on all structures.*

Matt Martin: CONDITIONAL APPROVAL

Highway Engineer's Office

mmartin@medinaco.org

330.723.9358

1. *Verify area of sublots and total site area listed on sheet 1.*
2. *Show lot corner pins to be installed at all subplot corners (5/8" diameter).*
3. *Specify the roadway centerline monument pins to be 3/4" diameter.*
4. *Label the riparian setback areas as "township."*

Ben Romine: CONDITIONAL APPROVAL

Sanitary Engineer's Office

bromine@medinaco.org

330.723.9585

A signature line will be required on the Title Sheet for the Medina County Sanitary Engineer to sign for approval. Details will be provided to the Engineer.

Jared Feller, P.E.: NO OBJECTIONS

ODOT District 3

jared.feller@dot.ohio.gov

419.207.7058

Since the Wexford Subdivision not have direct access to a state highway, ODOT has no objections regarding the preliminary plans or final plats.

Steve Brent: NO OBJECTION

Health Department

sbrent@medinahealth.org

330.723.9688

The proposed Wexford Subdivision will be serviced by sanitary sewer and public water, so this office has no further comments.

Eric Hange

Soil and Water Conservation District

ehange@medinaco.org

330.722.9322

- *Proposed open space areas should be marked so that adjoining lots do not encroach into the open space area. Signage should also be installed to limit construction and homeowner access.*
- *A 25 ft. 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.*
- *Structures should have a recommended 50 ft. set back from the stream.*
- *The soils in this area are Mahoning and Ellsworth. Both of these soils are slow to drain and have a high water table. Houses with basements may have limitations due to seasonal wetness.*
- *The Northwestern corner is mapped as Ellsworth (EIE2) with a slope of 12-25%. The area is currently wooded. Down slope slippage of this soil is a concern in areas not protected by vegetation. Additional soils stability evaluation should be done prior to construction. This area should receive extra sediment control due to its slope.*
- *A portion of this property is former cropland and may have existing tile lines.*
- *Wetland inventory maps do not indicate any wetlands within the construction area. 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.

- *The detention pond will require maintenance that may include cleaning the pond due to sediment buildup and future dam/spillway maintenance.*
- *Maintaining the detention basin needs to be done throughout all the building phases of construction including home building phase and future maintenance needs.*
- *A minimum of a 15 ft. buffer should be maintained around the stormwater management pond in order to perform maintenance along the northwest side of the fill. The slope of the fill will need to accommodate these maintenance needs.*
- *Excess sediment control should be implemented due to the slope of the area the retention basin is planned to be constructed in.*
- *It is recommended that the retention basin location be further evaluated due to the slope in this area. The size of the dam required for the current plan requires an excess of engineering and earthmoving that may become unnecessary with further site evaluations.*
- *Our office would like to ask for green infrastructure considerations in regards to stormwater. Implementing conservation practices such as bioswales within the development design could potentially lower the rate at which stormwater flows into the proposed detention basin. In doing so the detention basin's actual capacity may be lower than its designed working capacity.*
- *A portion of the property is wooded; tree removal should be limited to the construction area only.*

Staff Comments:

The following required data/information is required as part of the Final Plat submittal:

1. Blocks A, B and C should be designated as Open Space on Final Plat.
2. Copies of HOA documents must be submitted for review and approval of the township and the Prosecutor's Office (§ 404(C)(2)(c)8. and 404(C)(2)(c)9). ***Waiting for review and approval from Prosecutor's Office. Received Brian Richter's comments that Brian James received on October 6, 2019, on Friday, November 1, 2019.***
3. Please provide final documentation of Conservation Easement. A draft was submitted to staff via email October 7, 2019, letter dated July 24, 2019. It was forwarded to the Prosecutor's Office along with the HOA documents that were received. Department of Planning Services will follow up with the Prosecutor's Office.
4. Street names must not duplicate another in Medina County (§ 404(D)(2)f.9.). ***Streets must be named and added to the final plat.***
5. Signature and seal of a Registered Surveyor on each sheet (§ 404(D)(2)f.16.). ***Provide signature and seal of a Registered Surveyor on each sheet.***
6. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat (§ 404(D)(2)f.17.). ***Provide notarized certification of the owner.***
7. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. (§ 404(D)(2)g.1.). ***Provide trustee's signatures.***

8. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. (§ 404(D)(2)g.4.). ***Provide Sanitary Engineer's signature.***
9. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. (§ 404(D)(2)g.5.). ***Provide Highway Engineer's signature.***
10. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved (§ 404(D)(2)g.5.). ***Provide Commissioner's signatures.***

Staff recommends that the **MCPC APPROVE WITH MODIFICATIONS** the Final Plat of Wexford Subdivision subject to the following:

- Compliance with Brunswick Hills Township zoning is required.
- Satisfy the above listed agency comments.
- Satisfy all staff comments.