*Planning Commission*
Preliminary Plan Extension
# Sharon Falls Subdivision
**FKA Sharon Preserve**
Sharon Township

| | | | |
|---|---|---|---|
| **Meeting:** | June 2, 2020 | **Sublots:** | 20 remain, 37 sublots total |
| **App. No.:** | 023-2020 PP-EXT | **Zoning:** | R-1 Residential |
| **Applicant:** | Sharon Acres, Inc. | **Utilities:** | Central Water and Sewer |
| **Engineer:** | Lewis Land Professionals, Inc. | **School Dist.:** | Highland Local |
| **Parcel No.:** | 033-12B-24-067 | **Reviewer:** | Rob Henwood |
| **Site Area:** | 55.5617 remains 100.55 acres total | | |

## EXECUTIVE SUMMARY

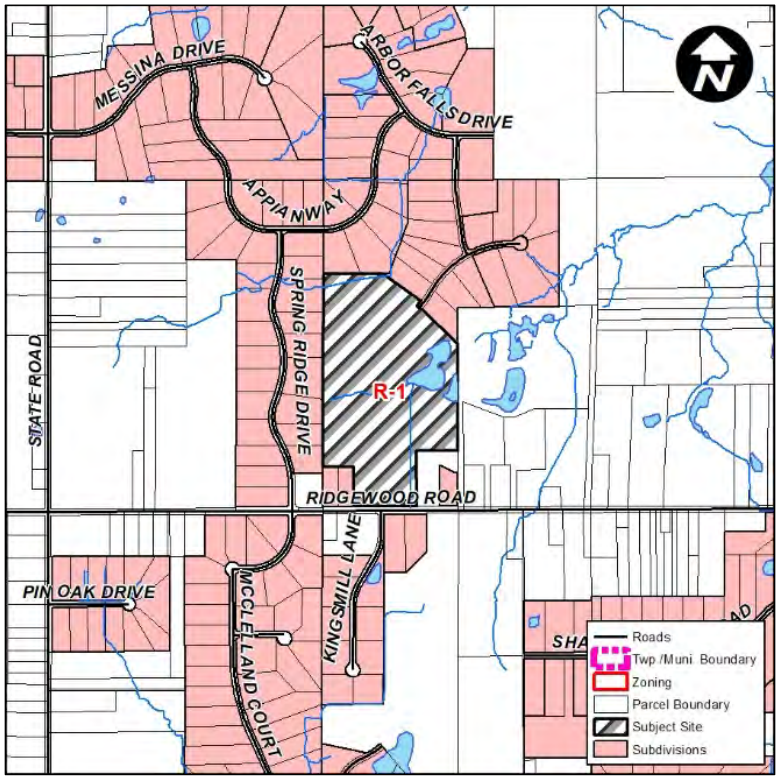
The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads (see Map 1 below). The proposal will create the 20 remaining sublots on the 55.5617-acre site, all of which will be served by central water and sewer, as previously approved. All streets are public.

**Recommendation: APPROVAL WITH MODIFICATIONS**

**Proposal:** The applicant proposes to extend the Preliminary Plan approval for the subject property. The subdivision will contain the following: [1]

- 37 sublots served by central water and sewer to be constructed in four phases.
  - Phase I, 10 sublots
  - Phase II, 7 sublots
  - Phase III, 9 sublots
  - Phase IV, 11 sublots

  Phases I and II are platted and 20 sublots remain in Phases III and IV.
- Extend Sharon Falls Drive to the southwest and create Falling Water Way to the south.




[1] For the purposes of this staff review the following Preliminary Plan Extension document was utilized: *Preliminary Plan Extension for Sharon Falls Subdivision*. Lewis Land Professionals Inc. Project Number 21-142: 4/23/2021. File Name: 21-142-PRE-EXTENSION.DWG. One sheet: date stamped by DPS staff 4/23/2021.

**Access:** The subdivision accesses Ridgewood Road to the south as well as Stags Leap the proposed street connection to the north into Estates of Sharon Falls. A permanent cul-de-sac is proposed in the northwestern portions of the site on Falling Water Way. All streets are public with 60 feet of right-of-way (ROW). No direct vehicular access to Ridgewood Road is allowed for Sublots 32 and 33.

**Zoning:** The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width, measured at the building line (§ 601-2(C)).

**History:** The Preliminary Plan was originally approved by the Planning Commission in July of 2007. The most recent Preliminary Plan was approved February of 2017. The Final Plats for Phase 1 was approved July of 2017 and Phase 2 in August of 2019.

| MCPC Approval | Date |
|---|---|
| Concept Plan | May 2007 |
| Preliminary Plan | July 2007 |
| Preliminary Plan Extension | July 2009 |
| Preliminary Plan Extension | June 2010 |
| Preliminary Plan (Expired) | November 2013 |
| Preliminary Plan Extension | November 2015 |
| Preliminary Plan Extension | December 2016 |
| Final Plat, Ph. 1 | August 2017 |
| Revised Preliminary Plan | February 2017 |
| Preliminary Plan Extension | March 2019 |
| Final Plat, Ph. 2 | August 2019 |
| Preliminary Plan Extension | April 2020 |

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

**Jared Feller, ODOT**
**Transportation Manager**
**jared.feller@dot.ohio.gov**
**419.207.7058**

*Since Sharon Falls does not have direct access to a state highway, ODOT has no objections regarding the Preliminary Plan Extension.*

**Jeremy Sinko, Sanitary Engineer, APPROVED**
**jsinko@medinaco.org**
**330.764.8331**

**Catherine Aukerman, Highland School District**
**aukerman@highlandschools.org**
**330-239-1901**

*This subdivision is completely in the Highland School District.*

**Steve Mazak, Medina County Health Dept.**
**smazak@medinahealth.org**
**330-723-9523 Ext. 715**

*Since this subdivision extension will be serviced by sanitary sewer and public water, our office has no further comments.*

**Mike Martin, Medina County Tax Maps**
**mamartin@medinaco.org**
**330.722.9798**

*No additional comments. Still has not been here for full review.*

**Russell Johnson, Columbia Gas Transmission LLC**
**Russell_Johnson@tcenergy.com**
**330.721.4163**

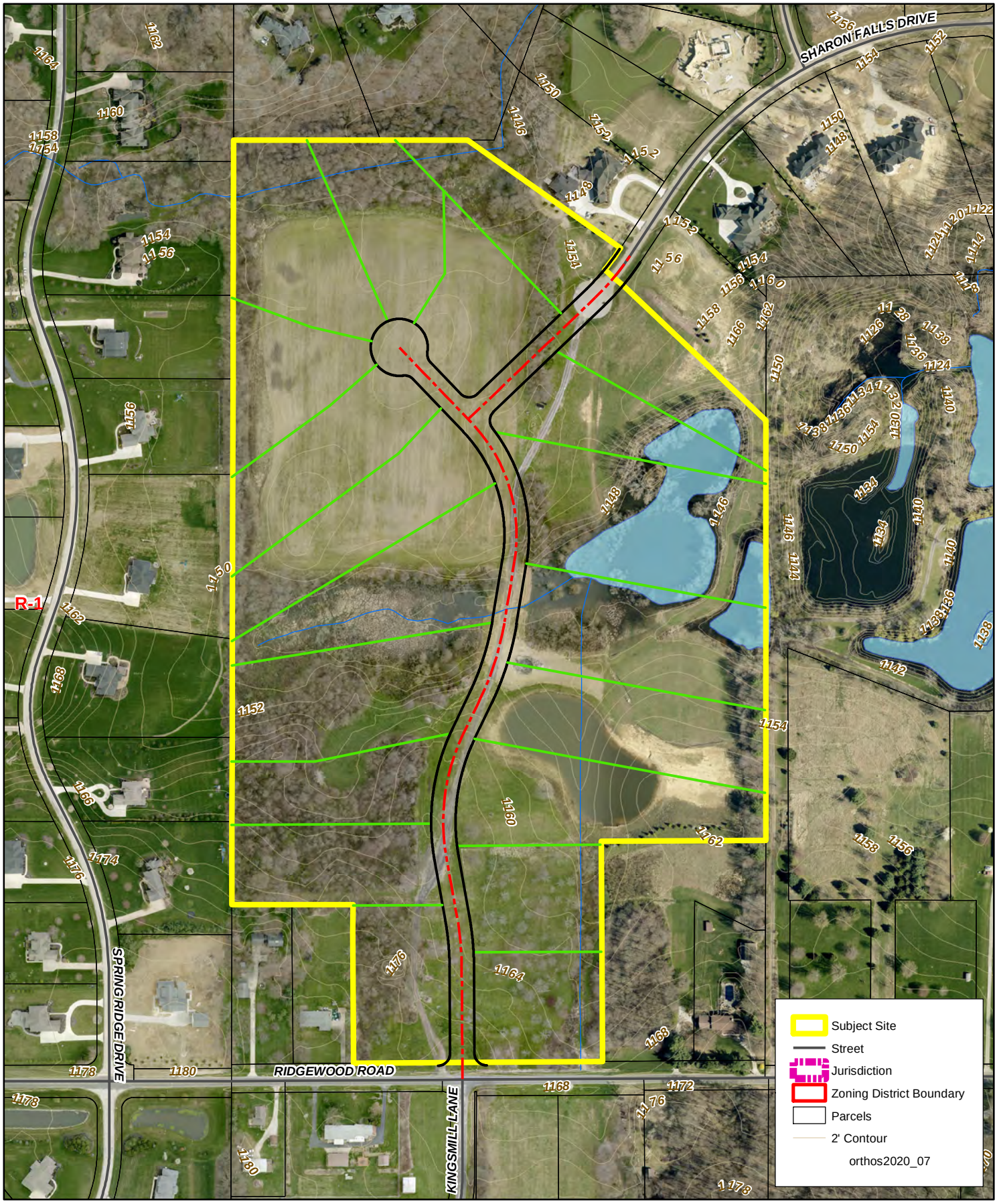
*This project does not affect Columbia Gas Transmission LLC's pipeline.*

**Department of Planning Services Staff Comments**:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulation section references are included):
    a. § 404(C)(2)c.18. Wetlands – the developer shall contact in writing the applicable U.S. Army Corps 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. The correspondence submitted with the U.S. Army Corp of Engineers District Office (USACE) has expired, March 19, 2017. Provide new correspondence.
2. § 404(C)(4)b.1. The proposed subdivision is substantially consistent with the Subdivision Regulations.
3. § 404(C)(4)b.1. The proposed subdivision appears to conform with the Sharon Township Zoning Resolution.
4. § 404(C)(4)b.2. The Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.
5. § 404(C)(4)b.3. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings.

**Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan Extension of the Sharon Falls subdivision. The modifications are as follows:

1. Submit the required data/information listed above, on or with a corrected Preliminary Plan.
    a. Satisfy all agency comments listed in the staff report above.
    b. Submit the required data/information as listed above.
    c. Satisfy all DPS comments listed in the staff report above.




Medina County Ohio

Visit us on the web at www.planning.co.medina.oh.us

Sharon Falls
Preliminary Plan Ext.
App.043-2021-PP Ext
Sharon Township

Meeting Date: 6/2/2021
Zoning: R-1 Residential
Sublots: 20 remaining
Area: 100.55 acres

1:3,800

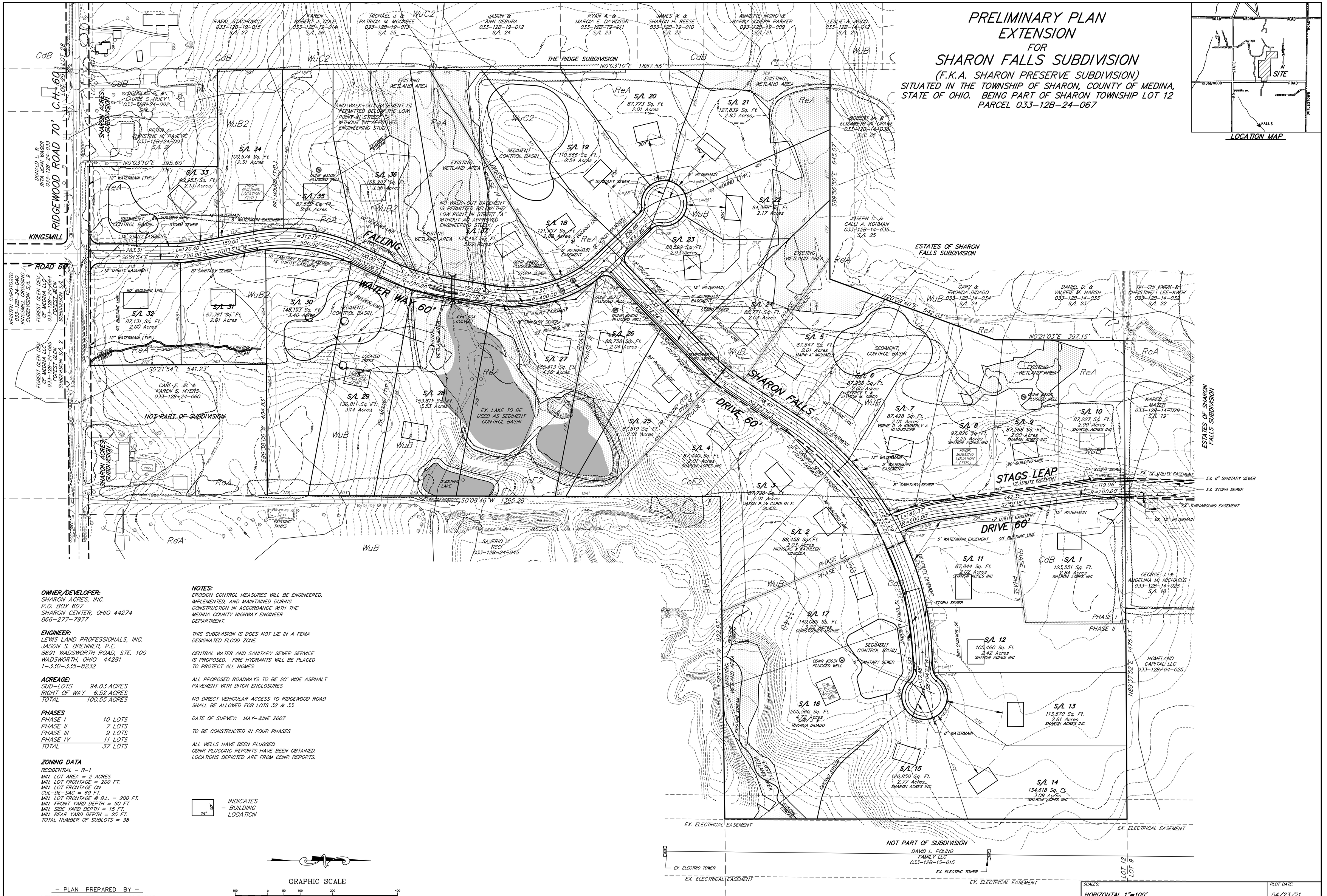
0 45 90 180 270 360 Feet

# PRELIMINARY PLAN
# EXTENSION
## FOR
# SHARON FALLS SUBDIVISION
(F.K.A. SHARON PRESERVE SUBDIVISION)

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA, STATE OF OHIO. BEING PART OF SHARON TOWNSHIP LOT 12 PARCEL 033-12B-24-067



LOCATION MAP




**OWNER/DEVELOPER:**
SHARON ACRES, INC.
P.O. BOX 607
SHARON CENTER, OHIO 44274
866-277-7977

**ENGINEER:**
LEWIS LAND PROFESSIONALS, INC.
JASON S. BRENNER, P.E.
8691 WADSWORTH ROAD, STE. 100
WADSWORTH, OHIO 44281
1-330-335-8232

**ACREAGE:**

| | |
|---|---|
| SUB-LOTS | 94.03 ACRES |
| RIGHT OF WAY | 6.52 ACRES |
| TOTAL | 100.55 ACRES |

**PHASES**

| | |
|---|---|
| PHASE I | 10 LOTS |
| PHASE II | 7 LOTS |
| PHASE III | 9 LOTS |
| PHASE IV | 11 LOTS |
| TOTAL | 37 LOTS |

**ZONING DATA**
RESIDENTIAL - R-1
MIN. LOT AREA = 2 ACRES
MIN. LOT FRONTAGE = 200 FT.
MIN. LOT FRONTAGE ON CUL-DE-SAC = 60 FT.
MIN. LOT FRONTAGE @ B.L. = 200 FT.
MIN. FRONT YARD DEPTH = 90 FT.
MIN. SIDE YARD DEPTH = 15 FT.
MIN. REAR YARD DEPTH = 25 FT.
TOTAL NUMBER OF SUBLOTS = 38

**NOTES:**
EROSION CONTROL MEASURES WILL BE ENGINEERED, IMPLEMENTED, AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE MEDINA COUNTY HIGHWAY ENGINEER DEPARTMENT.

THIS SUBDIVISION IS DOES NOT LIE IN A FEMA DESIGNATED FLOOD ZONE.

CENTRAL WATER AND SANITARY SEWER SERVICE IS PROPOSED. FIRE HYDRANTS WILL BE PLACED TO PROTECT ALL HOMES

ALL PROPOSED ROADWAYS TO BE 20' WIDE ASPHALT PAVEMENT WITH DITCH ENCLOSURES

NO DIRECT VEHICULAR ACCESS TO RIDGEWOOD ROAD SHALL BE ALLOWED FOR LOTS 32 & 33.

DATE OF SURVEY: MAY-JUNE 2007

TO BE CONSTRUCTED IN FOUR PHASES

ALL WELLS HAVE BEEN PLUGGED.
ODNR PLUGGING REPORTS HAVE BEEN OBTAINED.
LOCATIONS DEPICTED ARE FROM ODNR REPORTS.



INDICATES - BUILDING LOCATION

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.


- PLAN PREPARED BY -
LEWIS LAND PROFESSIONALS INC.
LEWIS LAND PROFESSIONALS
CIVIL ENGINEERING LAND SURVEYING
8691 WADSWORTH ROAD SUITE 100
WADSWORTH, OH 44281 (330) 335-8232


| | |
|---|---|
| SCALES: HORIZONTAL 1"=100' | PLOT DATE: 04/23/21 |
| DRAWING FILE: 21-142_PRE-EXTENSION.DWG | PROJECT NUMBER: 21-142 |
| M.C.S.E. NUMBER: N/A | SHEET NUMBER: 1 of 1 |