



Revised Preliminary Plan and Final Plat Phase 1A

## Reserve at Pine Valley

(aka Pine Hills)

Hinckley Township

<b>Meeting:</b>	August 4, 2021	<b>Sublots:</b>	19 (31 total)
<b>App. No.:</b>	070-2021-FP	<b>Zoning:</b>	R-2
<b>Owner:</b>	Hinckley Land Holding LLC	<b>Utilities:</b>	Central Water & Sewer
<b>Developer:</b>	North Park Developers LLC	<b>School Dist.:</b>	Brunswick City
<b>Engineer:</b>	Davey Resource Group	<b>Reviewer:</b>	Denise Testa
<b>Site Area:</b>	18.5178 acres (42.7 total)		

### EXECUTIVE SUMMARY

The 42-acre site is located on the east side of West 130<sup>th</sup> Street and south of the Pine Hills Golf Club. The Final Plat Phase 1A includes 19 sublots and three blocks. The Revised Preliminary Plan includes minor revisions: a small decrease in total acreage, a shift of the northern boundary as a result of a lot split and a phase line shift with the southeast storm water management easement.

**RECOMMENDATION: APPROVAL WITH MODIFICATIONS**

### ADJACENT ZONING/LAND USE

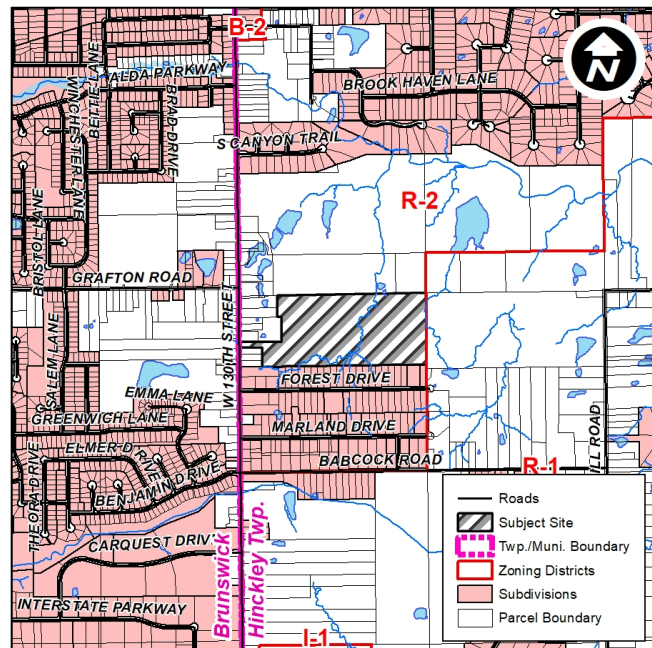
Direction	Zoning	Land Use
North	R-2 Residential	Pine Hills Golf Club
East	R-1 Residential	Single-Family Homes
South	R-2 Residential	Single-Family Homes
West	R-2 Residential	Single-Family Homes

**Proposal:** The applicant proposes the following with the 18-acre Phase 1A:

- 19 sublots in ranging from .85 to 1.43 acres;
- A remainder 22-acre Block C;
- Central water & sewer;
- Two storm water management basins; and
- Street “A” with 60’ Right-Of-Way (ROW) terminating in a t-type turnaround.

**Access:** Access to the site is provided by West 130<sup>th</sup> Street.

**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.”

The Hinckley Zoning Commission approved variances in May 2020 for Sublots 24, 25 and 26 for wetland setbacks. Although these sublots are not included in Phase 1A, it will be an important note for future phases.

**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.

**Matt Martin, Highway Engineer: CONDITIONAL APPROVAL**  
**mmartin@medinaco.org**  
**330.723.9358**

1. *The Highway Engineer has approved the construction plans.*
2. *The acreages as noted on the area table need to be updated – Block C is labeled as 22.4628 acres on sheets 2 and 3, which adjusts the total to 43.7676 (deed acreage for the parent parcel).*
3. *The legend on sheet 1 is to note centerline monument pins as 3/4” diameter and property corner pins as 5/8” diameter.*
4. *The storm water management easement shown on Sublot 2 does not match the dimensions as shown on approved construction drawings, revise accordingly.*
5. *Show t-type temporary turnaround easement on Sublot 7, per construction drawings.*
6. *The 10’ reservation strip is to encompass all of the Block C frontage.*

**Ben Romine, Sanitary Engineer: CONDITIONAL APPROVAL**  
**bromine@medinaco.org**  
**330.723.9575**

1. *The Sanitary Engineer has approved the construction plans.*
2. *The water easement does not match the plans. The final plat should show the general utility easement above the water easement. The water easement should start approximately at Station 2+50 and not at Sublot 1.*

3. *Comments have been provided to the Davey Resource Group. Once these comments have been addressed and our utilities have been installed or adequate financial guarantees have been approved, the plat can be signed by the Sanitary Engineer.*

**Jennifer Wisard, Tax Maps**  
**jwisard@medinaco.org**  
**330.723.9777**

1. *A preliminary review was completed by the Tax Maps Office and all comments have been addressed.*

**Department of Planning Services (DPS) Comments:**

1. The following data/information was not provided on or with the Final Plat Phase 1A submittal as outlined in Article IV Section (§) D of the Subdivision Regulations:
  - a. § (2)d. An original mylar of the Final Plat.
  - b. § (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
  - c. § (2)f.17. 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.
  - d. § (2)g.1. 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.
  - e. § (2)g.4. 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.
  - f. § (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
  - g. § (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved.
  - h. § (2)g.9. For new subdivisions with planned public improvements... written approval by the applicable U.S. Army Corps of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
2. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
3. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
4. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
5. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
6. § 404(D)(5)(b)6. If serviced by central sanitary sewer or public water system, the Medina

County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

7. § 404(D)(5)(b)7. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.
8. § 404(C)(2)(c)1. Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space." Blocks intended for future development shall be designated "For future development."

**RECOMMENDATION:** DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Revised Preliminary Plan and Final Plat Phase 1A for the Reserve at Pine Valley subject to the following:

1. Satisfy all agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.