Revised Preliminary Plan

Highlands at Sharon Subdivision

Sharon Township

Meeting:	November 3, 2021	**Site Area:**	63.34 acres
App. No.:	086-2021-RPP	**Sublots:**	49
Owner:	Chris Bailey Bailey Development	**Zoning:**	R-PRD Planned Residential Development District and R-1 Residential District
Engineer:	Lewis Land Professionals, LLC	**Utilities:**	Central Water & Sewer
Parcel Nos.:	033-12C-40-001	**School Dist.:**	Highland Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 63.34-acre site is located west of Ridge Road, south of Fixler Road and east of Beach Road. The Revised Preliminary Plan proposes 49 sublots between .33 and 1.49 acres located in Sharon Township to be completed in two phases.

The Revised Preliminary Plan moves the main entrance from the southern property line to the northern property line, removes a cul-de-sac near Ridge Road entrance, adds Street B as a street stub, decreases the number of sublots totaling 49, terminates Street A into a cul-de-sac, creates Block A on the western portion, and eliminates 5 sublots in Wadsworth Township. Revisions are highlighted above.

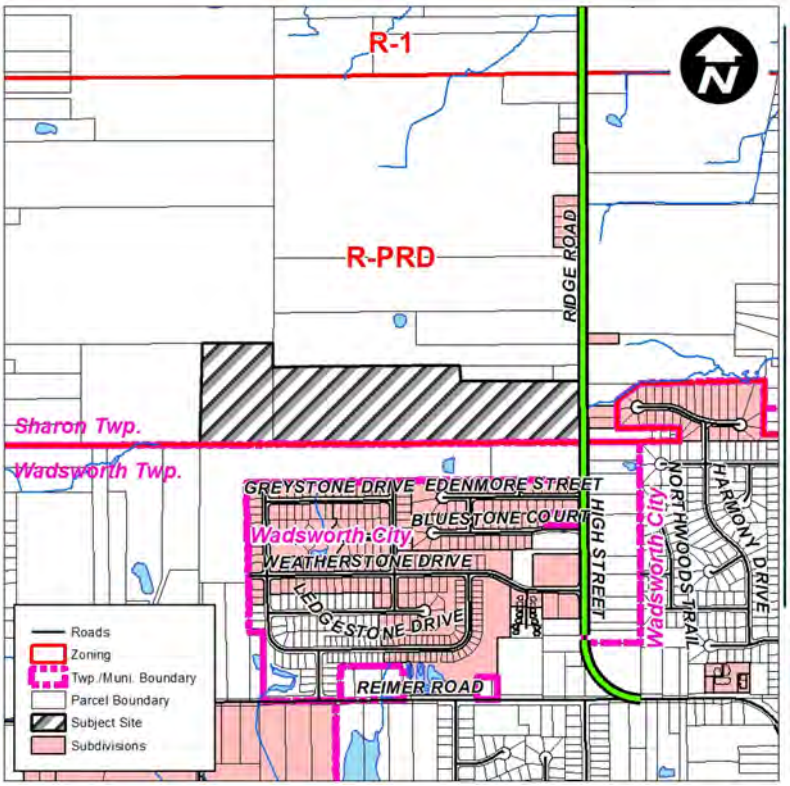
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-PRD Sharon Township Planned Residential Development District	Open Field
East	R-PRD Sharon Township Planned Residential Development District	Open Field
South	R-2 Wadsworth Township Residential District	Single-Family Homes Wooded Area
West	R-PRD Sharon Township Planned Residential Development District	Open Field

Proposal: The applicant proposes the following on the 63.34-acre site:

- 49 sublots in two phases;
- Central water provided by Medina County and central sewer provided by Medina County and the City of Wadsworth depending on the location of sublot;
- Creation of three storm water management basins;
- Street A, with 60' Right-Of-Way leading to a cul-de-sac with six single family residential lots;
- Block A for Future Development including 17.54 acres; and
- Street B includes a street stub connecting to the northern property with potential for future development.



Access: Access to the site is provided by Ridge Road (SR94).

The Preliminary Plan was approved with modifications in March 2021 and included a connection to the south onto Ledgestone Drive meeting the requirements of Subdivision Regulations Section 604.C.4: No single access subdivision shall contain no more than fifty (50) dwelling units.

In addition, the Preliminary Plan was approved on the condition that ODOT approve a variance to access SR94. ODOT denied the variance application and appeal to access SR94 as seen below.

"Since the Revised Preliminary Plan shows a connection to Ledgestone Drive, it is ODOT's opinion that the proposed development has the opportunity for access from the local street network. The ODOT Director's Access Appeal Committee previously denied a request for direct access to SR 94 for this development. The Appeal Committee was concerned with introducing several closely spaced intersections along SR 94 in this area and recommended that the appropriate local officials work with neighboring developers and property owners to come up with a comprehensive plan to address access along SR 94 that more closely conforms to ODOT's ¼ mile intersection spacing requirement."

Due to ODOT's decision to deny access to SR94, the March 2021 Preliminary Plan approved by the Planning Commission is not in compliance with Subdivision Regulations Section 604.C.4 because the subdivision included 68 dwelling units with one single access. As a result, the

applicant would be required to submit a variance request to the Planning Commission requesting the 50 unit regulation be increased by 18 units.

Block A is shown as a future development block because Ledgestone Drive may be extended from the south.

Site Conditions: The planned site includes primarily open fields. An existing coal mine is located to the west of the subdivision in Block A, and the coal mine is within the Subdivision boundaries. A house with 4.8 acres is located at the northeast corner and excluded from the subdivision.

Sharon Township Zoning: The property is zoned R-Planned Residential Development District. Based on the 2018 Sharon Township Zoning Book, the purpose of the R-PRD District is to "promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to accommodate development at a density of approximately [1.33] units per acre in order to provide a transition between the lower density areas in Sharon Township and more developed areas in the city of Wadsworth." Note: On December 8, 2020, the Sharon Township Board of Trustees revised the permitted density from 1.33 units/homes per acre to 1.0 units/homes per acres and eliminated multi-family housing.

Agency Comments: *Italicized text* indicates agency comments.

Jeremy Sinko, Medina County Sanitary Engineer (MCSE): APPROVAL
330.723.9585
jsinko@medinaco.org

An 8" water main must be installed along Street "A" and to the northern property line along Street "B."

Per NOACA's Facilities Planning Area (FPA), the MCSE is only able to service sublots 44-49 and sublots 1-5 with sanitary sewer service. The City of Wadsworth would provide sanitary sewer service for the remaining sublots unless a revised FPA Boundary amendment is agreed upon by the City of Wadsworth and Medina County and approved by NOACA's Board.

Matt Martin, Medina County Highway Engineer's Office: CONDITIONAL APPROVAL
330.723.9561
mmartin@medinaco.org

1. *O.D.O.T. approval for Ridge Road access.*
2. *Show mailbox kiosk location.*
3. *Relocate cell tower access or provide easement for access.*
4. *Drainage Maintenance Funds required.*
5. *Maintain existing watersheds and ensure the outflows of this site have an acceptable inflow path into the Weatherstone Subdivision.*
6. *Overland flood routes to be part of drainage design.*

7. *Provide rear yard drainage conveyance as part of construction drawings.*
8. *The stormwater management basin and utility easement near the Street A & S.R. 94 intersection is to be located within the boundary of the subdivision.*
9. *Note regarding typical roadway section to specify special residential (ditch enclosure), currently noted as rural.*
10. *Show any Township well setbacks & specify status and intent for existing wells.*

Jeff Kaiser, City of Wadsworth
jkaiser@wadsworthcity.org
330.335.2752

While the proposed subdivision does provide a stub street to the north to facilitate connectivity between the subdivision and future development to the north, it completely ignores the property to the south; the existing street layout in nearby subdivisions and street stubs that were constructed to provide vehicular access for the future development of the Berry property.

The City Planning Department recommends the following revisions to the preliminary plat be considered:

1. *A street stub to the south that would connect to Stonepointe Drive across PPN# 038-17A-05-006 be added to the subdivision. The approximate location of this street stub would be located between proposed Sublots 13 and 14. The proposed detention basin in this area should be relocated.*
2. *The second street stub to the south that would connect to Balmoral Drive across the eastern section of PPN# 038-17A-05-006 should be considered. The approximate location of this stub would be in the vicinity of Sublots 1 and 2.*
    a. *A possible option to the street student to Balmoral Drive would be to require this stub to be constructed if and when plans to the development of the residual 4.82 acre parcel fronting SR94 (identified as "Not Part of Subdivision") are submitted for review.*
    b. *These stubs would also make it easier to develop PPN# 038-17A-05-006 without need for another street intersection at SR94.*
3. *The cul-de-sac at the western end of Street A should be removed and replaced by a street that stubs to the western property line with a temporary turnaround. This will allow vehicular access and connectivity to Block A which is identified for future development.*
4. *Street B should be designed for future connectivity to the property along the north and not a permanent cul-de-sac.*

Jim Bozigar, City of Wadsworth: CONDITIONAL APPROVAL
jbozigar@wadsworthcity.org
330.335.2738

The water lines should not be connected at Ledgestone. If the water is to be connected to the City water line on Ledgestone, there shall be a valve between the two systems installed and left in the closed position and to be opened for emergency use only.

FPA line needs to be shown on the plan. If the phase lines are to indicate the split between the sanitary sewer flow directions (east to MCSE; west to City of Wadsworth) it must match the FPA boundary. The City of Wadsworth has the capacity at the WWTP to treat the flow. Prior to the City agreeing to accept the flow, the applicant will need to prepare engineered plans and to have an engineer perform a study to verify the capacity in the sewers including the sewer to the Weatherstone pump station, the capacity at the Weatherstone pump station, and sewers downstream to the sewer crossing at the interstate. Improvements to correct any deficiencies will be required.

Sanitary sewers shall be extended to adjacent parcels as necessary to provide service to upstream areas of the FPA. Sanitary sewers outside of right-of-way to be located in easements to the City of Wadsworth.

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

Below are ODOT District 3's comments regarding the latest Preliminary Plan for the Highlands of Sharon Subdivision. I have attached ODOT's previous decision regarding the variance request that was submitted to ODOT based on the original Preliminary Plan which included access to Ledgestone Drive in addition to SR 94. Please let me know if you have any questions.

Earlier this year, ODOT reviewed a variance request for direct access to SR 94. The variance request was required due to limited spacing between the proposed access along SR 94 and Edenmore Street, along with additional access shown utilizing Ledgestone Drive. The variance request for direct access to SR 94 was not approved by District 3 and this decision was later upheld by the ODOT Director's Appeal Committee. In the Appeal Committee's response, they indicated that ODOT would be open to considering an alternative single, combined intersection access point that would more closely align with ODOT's ¼ mile intersection spacing requirements and ideally serve multiple neighboring properties along SR 94. ODOT is concerned with introducing multiple closely spaced intersections along SR 94 which would result in reduced safety along this corridor. ODOT also recommended that the appropriate local officials work with neighboring developers and property owners to determine a comprehensive plan for this area to address access to SR 94 that more closely conforms to ODOT's intersection spacing requirements. Due to other developments that are planned for this area, ODOT District 3 is willing to grant the Highlands of Sharon Subdivision right-in/right-out only access to SR 94 based on the latest proposed Preliminary Plan. Full access may be granted at this location once a comprehensive access plan is developed for this area in coordination with neighboring developers and property owners. We are concerned with development occurring on the 24 acre parcel to the north causing a need for two access points based on Medina County regulations and the only potential location for a second access point being along SR 94. This would result in two intersections along the west side of SR 94 spaced only a few hundred feet apart.

Mike Stanec, Sharon Township Fire Department
mike.stanec@sharonfire.org
330.239.4992

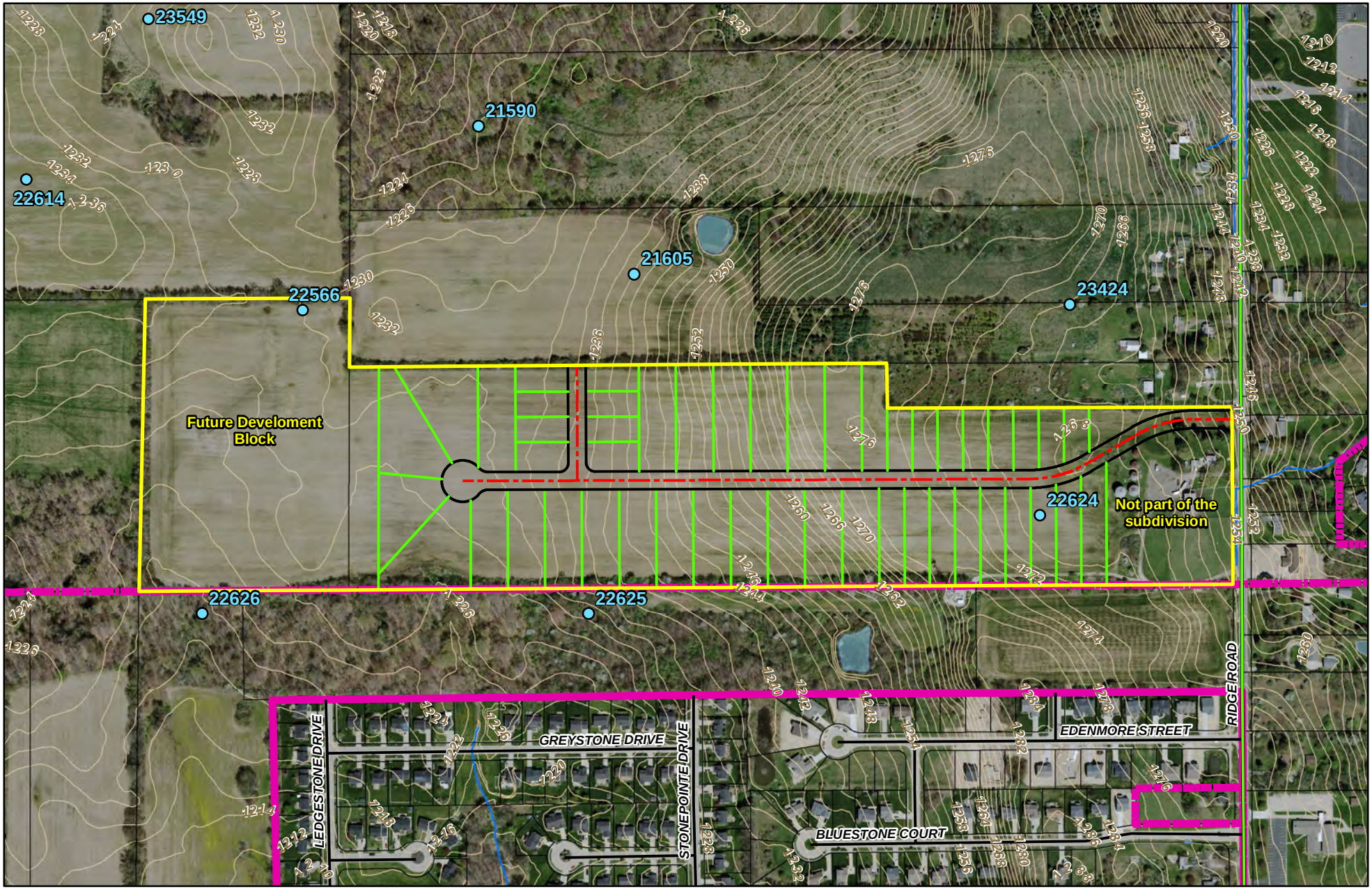
The Sharon Township Fire Department requires municipal hydrants every 300 feet within the subdivision. Additionally, the STFD discourages the use of the following words when naming the streets in all Phases, due to numerous existing streets in Sharon Township utilizing those words already: Brent, Fair, Falls, Field, Fox, Hidden, High, Ridge, Sharon, View, Wood.

Department of Planning Services (DPS) Comments:

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section (§) C of the Subdivision Regulations:
    a. § (2)c.4. Indicate sublot acreage if greater than one acre.
    b. § (2)c.9. Submit the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation; and Corporate Bylaws for review.
    c. § (2)c.16. The boundaries of an existing coal mine are shown as part of the Subdivision on the survey in Block A. Additional information is needed about the status of the coal mine.
    d. § (2)c.18. 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.
    e. § (2)d.7. Proposed Stormwater and Environmental Management Plan/Map: Provide a copy of the Developer Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
    f. § (4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Sharon Township Zoning Resolution.
    g. § (4)b.2. The Medina County Sanitary Engineer (MCSE) and the City of Wadsworth has determined the subdivision will be adequately serviced by sanitary sewer and the MCSE will service water subject to approval of detailed plans.
    h. § (4)b.3. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings.
2. The proposed stormwater management basin located in the northeast corner of the subdivision is located on a parcel that is not part of the subdivision. Therefore, the developer will need to confirm an easement or relocate the basin.
3. There are several opportunities to connect stub streets to the west and south of the subdivision. Staff recommends the Highlands create a stub street connecting to Block A located on the western side of the parcel. This western stub street encourages an additional, potential connection to Ledgestone Drive to the south. In addition, Julie Cichello from ODOT indicated the stub to the west will not impact access to SR94 as approved with this Revised Preliminary Plan. This connection also allows the developer to move forward with the proposed sublots including minimal revisions to the Revised Preliminary Plan. If developed, the southern parcel has the ability to connect to Balmoral and Stonepointe Drives decreasing the necessity to access SR94.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** the Revised Preliminary Plan for the Bailey Subdivision subject to the following:

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



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

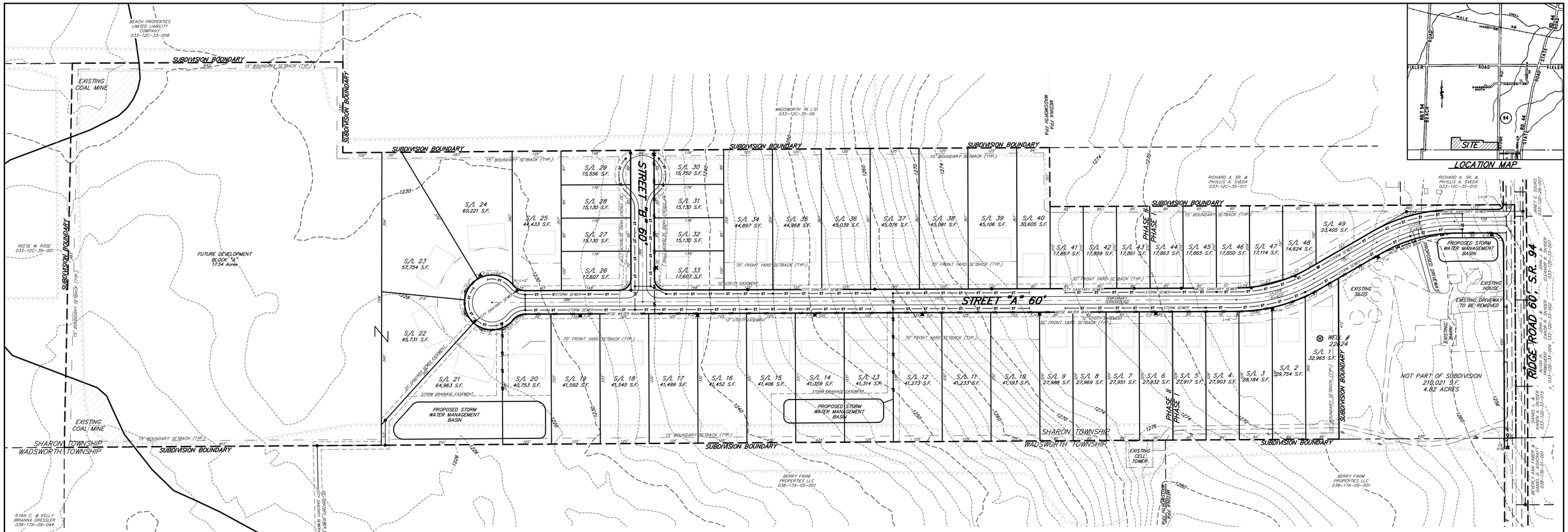
Visit us on the web at www.planning.co.medina.oh.us

Highlands of Sharon
Revised Preliminary Plan
App. 086-2021-RPP
Sharon Township

Meeting Date:11/3/2021
Zoning: R-PRD
Sublots: 49
Area: 63.34 acres

1 inch = 450 feet

0 65 130 260 390 520 650 Feet



DISCLAIMER:

THIS PLAN WAS CREATED WITH AVAILABLE STATE AND LOCAL ONLINE MAPS AND G.I.S. DATA. IT IS ONLY INTENDED TO DEPICT THE GENERAL LOCATIONS AND ELEVATIONS OF THE AREA. ANY FURTHER DECISIONS SHOULD RELY ON ACTUAL SURVEY DATA.

LEWIS LAND PROFESSIONALS, INC. IS NOT WARRANTY THE COMPLETENESS AND/OR ACCURACY OF THIS PLAN.

LEWIS LAND PROFESSIONALS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS, DECISIONS, OR ASSUMPTIONS MADE FROM USING THIS PLAN.

SITE DATA:

SHARON TOWNSHIP

NOT PART OF SUBDIVISION	–	4.82 ACRES
BLOCK "A"	–	17.54 ACRES
49 SUBLOTS	–	36.19 ACRES
RIGHT OF WAY	–	4.79 ACRES
TOTAL AREA	–	63.34 ACRES

SOILS LEGEND:

CdA	–	CANFIELD SILT LOAM
CdB	–	CANFIELD SILT LOAM
LoC2	–	LOUDONVILLE SILT LOAM
ReA	–	RAVENNA SILT LOAM
ReB	–	RAVENNA SILT LOAM
St	–	SEBRING SILT LOAM
WuB	–	WOOSTER SILT LOAM
WuC2	–	WOOSTER SILT LOAM

SHARON TOWNSHIP ZONING:

R–PRD PLANNED RESIDENTIAL ZONING
MIN. LOT AREA = 0 ACRES
MIN. LOT FRONTAGE = 0 FT.
MIN. LOT FRONTAGE ON CUL–DE–SAC = 0 FT.
MIN. LOT FRONTAGE @ B.L. = 0 FT.
MIN. FRONT YARD DEPTH = 30 FT.
MIN. SIDE YARD DEPTH = 15 FT.
MIN. REAR YARD DEPTH = 15 FT.
MIN. BOUNDARY DEPTH = 15 FT.

NOTES:

ONE (1) PLUGGED WELL EXIST ON THIS PROPERTY PER ODNR'S WEBSITE.

NO WETLANDS WERE DEPICTED ON THE SUBJECT PROPERTY PER THE NATIONAL WETLAND INVENTORY MAP.

NO DESIGNATED 100 YEAR FLOOD AREA EXISTS ON THIS PROPERTY.

EXISTING HOUSE DRIVE–WAY TO BE RELOCATED FROM STATE ROUTE 94, RIDGE ROAD TO STREET "A".

95'x60' INDICATES INTENDED BUILDING LOCATION

95'x60' INDICATES INTENDED BUILDING LOCATION

NOTES:

M.C.S.E. SANITARY SERVICES ARE PROPOSED FOR SUB–LOTS 1 THROUGH 5 AND 44 THROUGH 49.

WADSWORTH CITY SANITARY SERVICES ARE PROPOSED FOR SUB–LOTS 6 THROUGH 43.

M.C.S.E. WATER SERVICES IS PROPOSED FOR ALL 49 SUB–LOTS.

PROPOSED STREET TO BE 20' WIDE LOCAL RURAL RESIDENTIAL AND PUBLICLY OWNED AND MAINTAINED.

THE STREET AND RIGHT OF WAY IMPROVEMENTS WILL BE DESIGNED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY HIGHWAY ENGINEERING DEPARTMENT REQUIREMENTS.

3,049 LINEAL FEET OF STREET IS PROPOSED.

OWNERS:

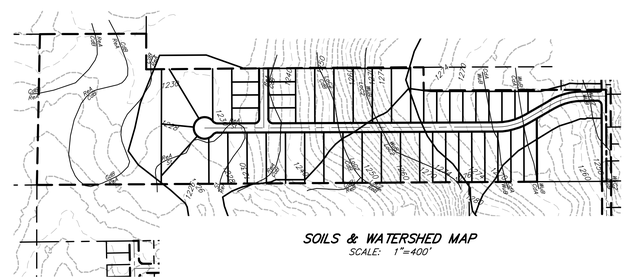
JAMES E. & LOIS A. BERRY
7756 RIDGE ROAD
WADSWORTH, OHIO 44281

DEVELOPER:

BAILEY DEVELOPMENT
Ms. CHRIS BAILEY
3203 OAKWOOD TRAIL
BROADVIEW HEIGHTS, OHIO 44147

PRELIMINARY PLAN
FOR
HIGHLANDS OF SHARON SUBDIVISION

SITUATED IN SHARON TOWNSHIP,
COUNTY OF MEDINA, STATE OF OHIO.
BEING PART OF TOWNSHIP LOTS 76 & 77.
PARCEL: 033–12C–40–001.



SOILS & WATERSHED MAP
SCALE: 1"=400'

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

REVISION TABLE

NO.	DATE	DESCRIPTION	BY

PROJECT: HIGHLANDS OF SHARON SUBDIVISION

TITLE: REVISED PRELIMINARY PLAN

SCALE: 1"=100'	PLOT DATE: 09/21/2021
DRAWING FILE: 20–445 REVISED PRELIMINARY PLAN.DWG	PROJECT NUMBER: 20–445
M.C.S.E. NUMBER: N/A	SHEET NUMBER: 1 of 1