Preliminary Plan Extension

The Reserve at Sharon

Sharon Township

Meeting:	December 6, 2023	**Site Area:**	51.966 acres
App. No.:	092-2023-PPExt	**Sublots:**	54 Sublots
Surveyor:	Davey Resource Group	**Zoning:**	R-PRD Planned Residential District
Developer:	Pulte Homes of Ohio LLC		
Applicant:	Pulte Homes of Ohio LLC	**Utilities:**	Central Water and Sewer
Parcels:	033-12D-23-013	**School Dist.:**	Highland Local
	033-12D-29-002	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 52-acre site including four parcels is located north of Reimer Road, south of Fixler Road, west of State Road and east of Ridge Road (SR 94). The subdivision is currently under construction, and the original preliminary plan has expired. This is the first proposed Preliminary Plan extension and identical to the Preliminary Plan approved in 2021.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

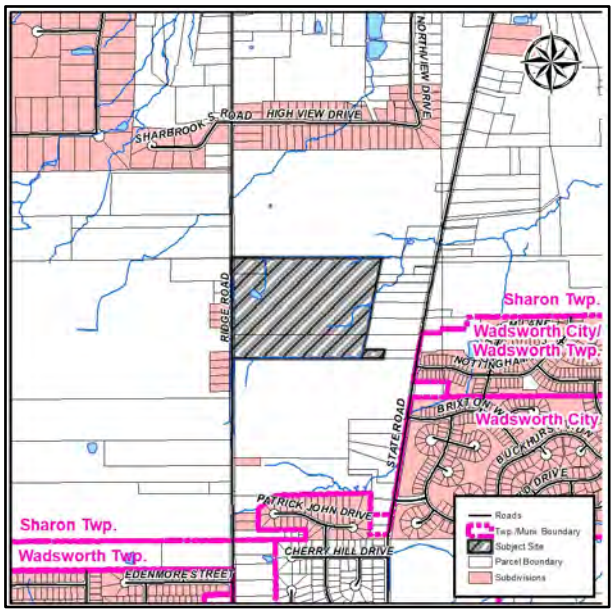
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Open Field/Farm
East	R-PRD Planned Residential District	Residential/Commercial
South	R-PRD Planned Residential District	Open Field/Church
West	R-PRD Planned Residential District	SR94/Residential

Proposal: The applicant proposes the following on the 52-acre site including three phases:

- 52 sublots completed in three phases with an additional two sublots including existing houses;
- 5.4 acres of open space located at the subdivision entrance; and
- Two water retention basins and easements.

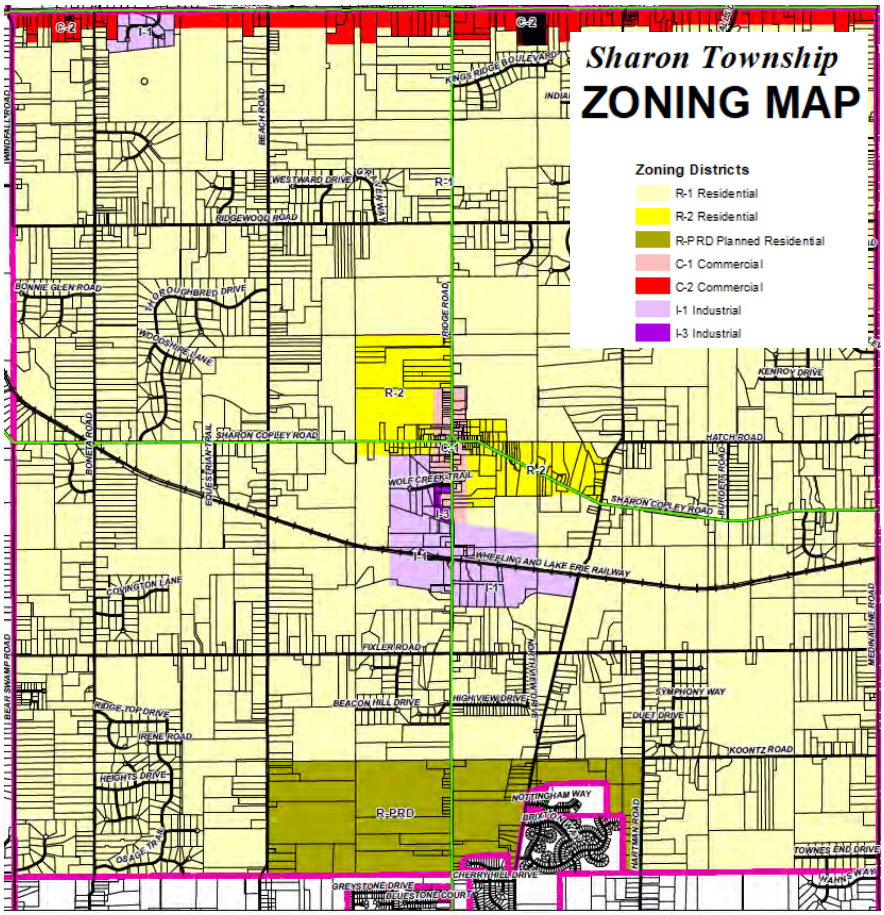
Access: Access to the site is provided from Ridge Road leading to three cul-de-sacs. A stub street to the north connects Street B to an 80-acre parcel.



Site Conditions: The majority of the undeveloped planned site includes open fields with trees. Two sublots include existing homes with access to SR94. A tank battery and oil well are located in the open space near Sublot 21.

Zoning: At a special meeting scheduled October 19, 2021, the Sharon Township Trustees indicated The Reserve at Sharon will be reviewed based on the zoning resolution described below and demonstrated in the Sharon Township Zoning Map.

The subject property is zoned R-PRD Planned Residential Development. Based on the 2021 Sharon Township Zoning Resolution, the primary objective 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 1.0 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."



A. To encourage more efficient use of land and public services through unified development.
B. To establish development review criteria which promotes creative design solutions to ensure that new development is sensitive to the surrounding character to the area.
C. To establish a review process that maintains the local review and approval of the overall development plan and that results in the timely consideration of an application.
D. To ensure that the proposed transitional development is in compliance with the objectives of the Sharon Township Comprehensive Plan.

The Township Zoning Resolution also indicates the following project requirements listed below.

- "Minimum Project Area: The gross area of a tract of land proposed for development according to the planned residential development option shall be a minimum of fifteen (15) acres, but shall not include any area within an existing public street right-of-way. The area proposed shall be in one ownership or, if in multiple ownership, the application shall be filed jointly by all the owners of the properties included in the planned residential development."

- "The overall density of a planned residential development shall not exceed 1.00 dwelling units per acre, provided that on any one (1) acre there shall not be more than four (4) dwelling units."

- "A planned residential development shall not have more than one (1) entrance on Ridge Road (SR94)."

- "Development shall be served by individual or public sewage disposal structures consistent with the Medina County systems. Individual sewage disposal systems shall comply with all applicable regulations of the Medina County Health Department and may be located within common areas when approved by the township."

Agency Comments: *Italicized text* indicates agency comments.

Jeff Stroup, Sharon Township Zoning Commission Chairperson: APPROVAL
jstroup34@gmail.com
330.239.4406

Ben Romine, Medina County Sanitary Engineer (MCSE): CONDITIONAL APPROVAL
bromine@ohmedinaco.org
330.723.9575

The Medina County Sanitary Engineer (MCSE) has existing water main on Ridge Road which can provide water services for lots 1-21 and 23-53. Additionally, the MCSE can provide water services to lots 22 and 54 with the existing water main. An 8" water main is required for Reserve Blvd, John Arthur Lane, and Street C. The 8" water main on John Arthur Lane will need to have a stub to the northern property line. The water main will be considered a public water main and will be owned and maintained by the MCSE.

A parcel for this subdivision contains differed assessments for water only. The differed assessment must be paid in full.

Based on NOACA FPA Boundaries lots 1-21 and 23-54 do not have access to MCSE's Sanitary Sewer System. These lots would be serviced by the City of Wadsworth. The MCSE has sanitary service available to S/L 22. The MCSE cannot provide sanitary service to S/L 54 based on the current Northeast Ohio Areawide Coordinating Agency (NOACA) Facility Planning Area (FPA). However, there is sanitary available on SR 94 to service this lot. If the property owner of S/L 54

would like the MCSE to service, this property they will need to contact the MCSE so that we can submit an application for an FPA boundary change with the NOACA.

Detailed engineering plans at time of construction must meet current Rules & Regulations for water mains per the Sanitary Engineer's Office.

Jared Feller, ODOT
Jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Preliminary Plan Extension for the Reserve at Sharon. The ODO access permit for the new street on SR94 was issued August 2023.

Tax Map Office
taxmaps@medinaco.org
330.725.9777

This has been reviewed by the Map Office is approved.

Catherine Aukerman, Highland Schools
aukerman@highlandschools.org
330.239.1901

Approved.

Department of Planning Services (DPS) Recommendation: DPS staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan Extension for the Reserve at Sharon subdivision pending submission of the required data/information and satisfying all regulatory agency comments from the previous and current staff reports.

033-12D-18-028
Berry Farms Ltd.
05/10/1996
Vol. 1173, Pg. 485
80.653 Ac. Dd.

033-12D-23-010
Karen S. Wilson
06/21/2023
Doc. No. 20230R011611
2.0862 Ac. Dd.

033-12D-24-031
Carol H. Paquay
10/21/2020
Doc. No. 20200R026469
2.814 Ac. Dd.

033-12D-24-007
Kathryn L. Tatman
11/21/2018
Doc. No. 20180R025320
1.566 Ac. Dd.

033-12D-24-008
Kathryn L. Tatman
06/13/2017
Doc. No. 20170R012913
2.010 Ac. Dd.

033-12D-24-009
Todd E. and Deborah L. Christner
01/17/2023
Doc. No. 20230R000641
2.0123 Ac. Dd.

033-12D-24-026
Lawrence A. and Ro-Ellen Sinkewich
05/16/2007
Doc. No. 20070R013142
3.2313 Ac. Dd.

033-12D-24-027
Rhonda Sue and Gary L. Williams
03/08/2018
Doc. No. 20180R004657
3.2267 Ac. Dd.

033-12D-29-011
Rhonda Sue and Gary L. Williams
03/08/2018
Doc. No. 20180R004657
3.2395 Ac. Dd.

033-12D-29-001
ABC Realty Enterprises Ltd.
08/28/2006
Doc. No. 20060R026903
0.9830 Ac. Dd.

033-12D-28-008
Thomas J. Sours
06/21/2023
Doc. No. 20230R008990
3.1416 Ac. Dd.

033-12D-28-002
Northside Christian Church
01/12/2001
Doc. No. 20010R001027
57.1737 Ac. Dd.

033-12D-29-002
Pulte Homes of Ohio, LLC
09/07/2023
Doc. No. 20230R013873
0.6070 Ac. Dd.

TOTAL PROJECT DATA

PARCEL LOCATION: 7499 RIDGE ROAD, SHARON TWP, OHIO
PARCEL NUMBER: 033-12D-23-013, 033-12D-29-002
CURRENT ZONING: R-PRD RESIDENTIAL DEVELOPMENT DISTRICT

TOTAL AREA:	51.966 ACRES
OPEN SPACE:	5.712 ACRES
PROPOSED RIGHT OF WAY:	6.522 ACRES
EXISTING RIGHT OF WAY:	0.867 ACRES
TOTAL LOT AREA:	38.865 ACRES
PHASE 1 LOT AREA:	14.325 ACRES
PHASE 2 LOT AREA:	9.405 ACRES
PHASE 3 LOT AREA:	15.135 ACRES
NUMBER OF LOTS (RESIDENTIAL):	54
DENSITY:	1 UNIT / AC

SETBACKS

MIN. PROJECT AREA:	15 ACRES
FRONT YARD:	30'
SIDE YARD:	15'
REAR YARD:	15'

OWNER/DEVELOPER

PULTE HOMES OF OHIO LLC
387 MEDINA ROAD, SUITE 1700
MEDINA, OH 44256

CONTACT: JEREMY KRAHE
330-421-3079

ENGINEER/SURVEYOR

DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OH 44274

CONTACT: CHRIS SCHMIDT, P.E.
GUY HANEY, P.S.
330-590-8004

LOCATION MAP

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 | (FAX) 888.800.8423

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

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THE RESERVE AT SHARON
PRELIMINARY PLAN EXTENSION

PROJECT NUMBER
1992
DATE
2023-11-03

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