Preliminary Plan

Sanctuary Court

Hinckley Township

Meeting:	June 5, 2024	**Sublots:**	15
App. No.:	031-2024 PP	**Zoning:**	R-1 Single-Family Residential
Owner:	303 Development LLC	**Utilities:**	Central Sewer and Water
Engineer:	Davey Resource Group	**School Dist.:**	Highland Local
Parcel No.:	016-03C-03-039	**Reviewer:**	Denise Testa
Site Area:	37.9105 acres		

EXECUTIVE SUMMARY

The site is located on the south side of Center Road (SR 303) and west of Stoney Hill Road. The applicant proposes to construct Sanctuary Drive with access to SR 303 serving 15 sublots between 2 and 3.4 acres and terminating in a permanent cul-de-sac.

Recommendation: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

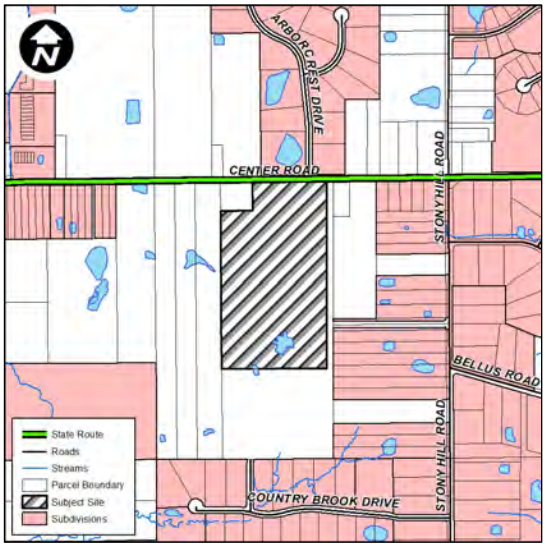
Direction	Zoning	Land Use
North	R-1 Single-Family Residential	Single-family home fronting on SR 303 (south side) Single-family homes Arborcrest Reserve Subdivision Agriculture Hillside Orchard & Farm Market
East	R-1 Single-Family Residential	Single-family homes fronting SR 303 & Stoney Hill Rd. Water tower
South	R-1 Single-Family Residential	Undeveloped single-family parcel Single-family homes Country Side Reserve Subdivision
West	B-1 General Business	Single-family homes fronting on SR 303

Proposal: The applicant proposes to construct 15 sublots and Sanctuary Drive, a public street with a 60-foot right-of-way; a permanent cul-de-sac; sanitary sewers and central water; and one storm water basin.

Access: The site has direct frontage on Center Road.

History: This site was previously reviewed as Serenity Court in 2022.

Site Conditions: The site is undeveloped, and the majority of the parcel is cropland. The site has gently rolling topography and contains two lakes on the southern portion.



Zoning: The purpose of the R-1 District is to "provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres that will promote the continuation of the predominately rural character of the Township."

Permitted uses include detached single-family homes, accessory buildings and uses, and rear or back lots (ZR § 6R1.2). The proposal is consistent with zoning.

Comprehensive Plan: The Future Land Use Map, Figure LU.10, of the 2015 Master Policy Plan recommends the subject site for single-family residential use. Objective LU.4 states that the community should "[g]row consistently with the future land use map." Action LU.4.1 states "[m]ake future development and zoning decisions that support the implementation of the Future Land Use Map."

Objective LU.1 states that the community should "[p]romote rural low-density development" by "[m]aintain[ing] a 2-acre minimum lot size in the R-1 District" (Action LU.1.1).

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

Medina County Tax Map Office
taxmaps@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. *Sanctuary Court has been added to the reserved subdivision name list.*
3. *Remove existing parcel numbers from final plat.*
4. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: debra.m.biernot@usps.com 216-443-4024.*
5. *Subject to Medina County Engineer Land Conveyance Standards found at: www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department. comments from previous reviews.*

Jared Feller, Ohio Department of Transportation (ODOT)
Jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Preliminary Plan for Sanctuary Court. It is our understanding that 303 Development would no longer be considered a common owner of the adjacent parcel to the east and south. Since there is no longer common ownership between these parcels, ODOT will permit direct access to SR 303. The property owner/developer will need to submit a permit application to ODOT for Sanctuary Drive. As part of the permit application, a Turn Lane Analysis will need to be completed based on Table 4-1 in ODOT's State Highway Access Management Manual.

Erik Malinoski: CONDITIONAL APPROVAL
Medina County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *ODOT approval required for access to S.R. 303.*
2. *Drainage maintenance fund required.*
3. *Maintain existing watersheds.*
4. *Overland flood routes to be incorporated in drainage design.*
5. *Show any applicable Hinckley Township wetland setbacks.*
6. *Rear yard drainage conveyance to be addressed with construction plans.*
7. *Hinckley Township Road Resolution requires a streetlight to be installed at the intersection.*
8. *Sublots 1 & 15 to access interior subdivision street only.*
9. *Stormwater management easement to be cleared of all trees.*

Christian Putzier, Ohio Edison
cputzier@firstenergycorp.com
440.326.3208

Ohio Edison has facilities in this area and will be able to serve this project once final plans are submitted.

Hinckley Township: CONDITIONAL APPROVAL
speterlin@hinckleytwp.org
330.278.4181

Mike Behary, Road Superintendent – Approval

After reviewing the plans dated 5/10/2024 for Sanctuary Court, it appears that the current subdivision standards are met showing the road width as 22 feet total width, 11 feet lane width.

Chief Centner, Hinckley Police Department

I do not have objections to the proposed development.

Chief Grossenbaugh, Hinckley Fire Department

Everything looks good if it meets the turning radius of the tanker.

With 425 tires and a 221" wheelbase, the turning radius is approximately 31 feet.

Wheelbase	221	inches
SAE Radius	31.046	feet
Curb Clearance	31.726	feet
Swing Clearance	37.018	feet
Inside Clearance	17.272	feet

The Chassis has a 45-degree cramp angle. The proposed location of 5 hydrants were reviewed and appear to look okay.

Tom Wilson, Zoning Inspector

Based on the Preliminary Site Plan for Sanctuary Court dated 5/10/2024 by Davey Resource Group, the location of Sanctuary Court (2330 Center Road Hinckley, Ohio) falls within the R-1 Residential District (Single Family Dwelling) of Hinckley Township.

The Site Information of the Preliminary proposal shows 15 lots with a minimum of two acres, minimum frontage of 175' width and 70' width on cul-de-sac at road right of way; minimum building line of 175' width; 90' setback off road right of way with side and rear requirements meeting the Hinckley Zoning Code - Chapter 6; 6R1 Single-Family Residential Districts. It is noted that S/L 1 & 15 only access point will be from the subdivision street and not SR 303. All Riparian setbacks must be adhered to in accordance to Chapter 17 – Establishment of Riparian Setbacks; to include wetlands; if applicable. Concerns with the cul-de-sac and the entrance point of S/L 7 with the and location of the dwelling.

The site and landscape plan provided shows front entrance sign, streetlight, and kiosk location. The cul-de-sac island does not show any indication of landscaping proposal/rendering. The applicant must submit a rendering of the cul-de-sac landscape plan for Final Site Plan review.

The drafted HOA covenants provided did not list the cul-de-sac as part of the common areas (elements). If there is proposed landscaping in the cul-de-sac center, then the cul-de-sac shall be maintained by the HOA and be listed specifically as part of the common area (elements) to be maintained by the HOA. It appears that the drafted HOA covenants cover all other common areas to be the responsibility of the HOA (i.e. Storm Water Management Pond, common areas, etc.)

The drafted covenants references "city" throughout – consideration to change and reference Township, when applicable.

Ben Romine, Medina County Sanitary Engineer's Office: APPROVAL
bromine@medinaco.org
330.723.9575

The MCSE has public water and public sanitary sewer available to service this subdivision. The sanitary easement width is to be twice the depth of the sanitary sewer. The route of the gravity sanitary sewer is approved. The water main should be designed around the cul-de-sac to eliminate long water service connections. Construction Plans are to meet the current requirements of the MCSE.

Department of Planning Services (DPS) Staff Comments:

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(C) of the Subdivision Regulations:
   a. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   b. (2)c.18. Wetlands –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.

c. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
d. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

2. (4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolution. The Township indicated the Preliminary Plan is conditionally approved.
3. (4)b.3. The Medina County Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** the Serenity Court Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments.

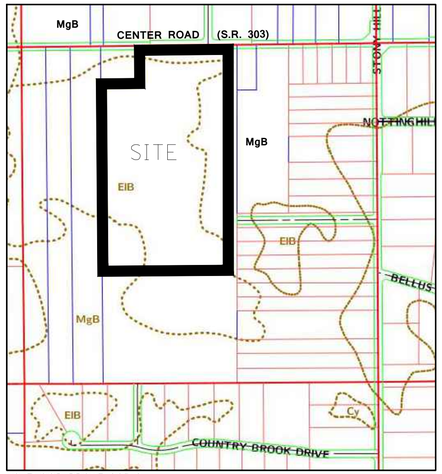
Attachment: Tax Maps Comments

PRELIMINARY PLAN

FOR

SANCTUARY COURT

TOWNSHIP OF HINCKLEY, COUNTY OF MEDINA, STATE OF OHIO AND KNOWN AS BEING PART OF HINCKLEY TOWNSHIP LOT No. 59



NO FLOOD PRONE SOILS

SOILS MAP

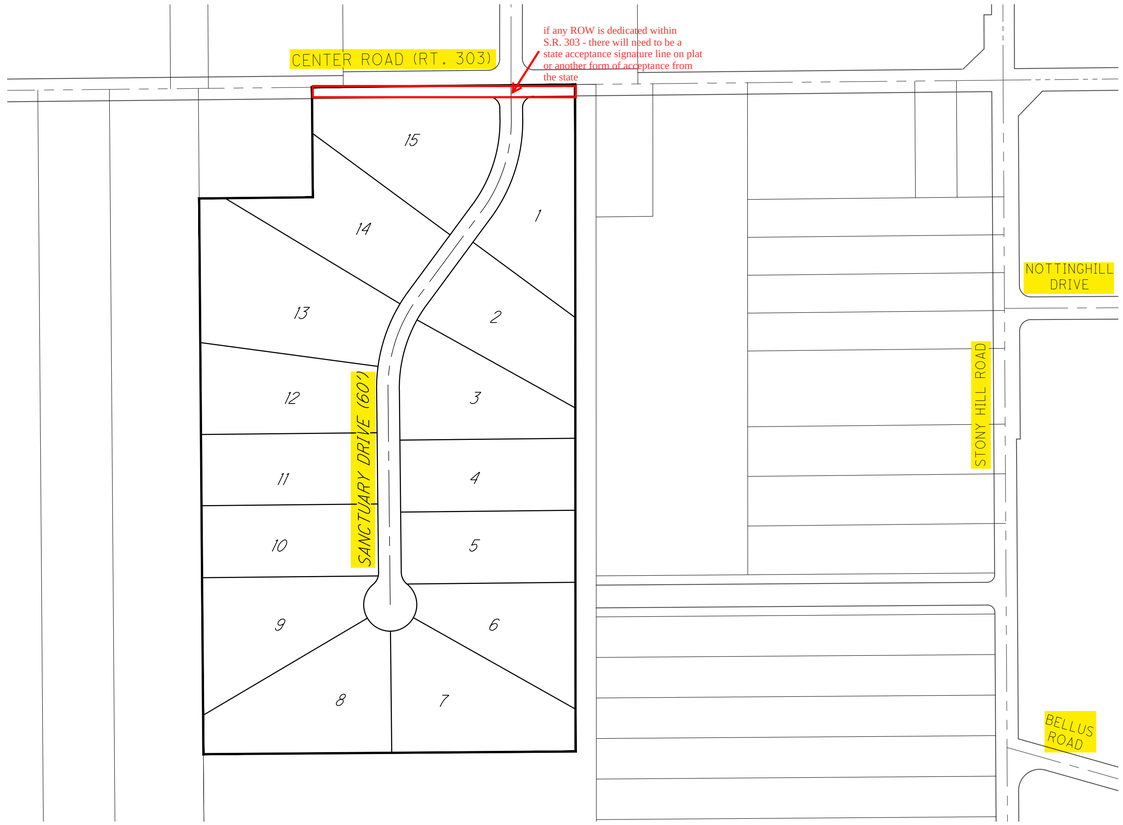
0 300 600 1200

SCALE (IN FEET)

1 inch = 600 ft.

LOCATION MAP

NO SCALE



0 100 200 400

SCALE (IN FEET)

1 inch = 200 ft.

SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN
SHEET 3 EXISTING DRAINAGE MAP

SITE INFORMATION:

SITE LOCATION: 2330 CENTER ROAD, HINCKLEY, OHIO

PARCEL: 016-03C-03-039 37.91 AC 303 DEVELOPMENT LLC

SITE AREA: 37.91 AC TOTAL PARCEL AREA
0.48 AC EXISTING RIGHT-OF-WAY
37.43 AC NET PROJECT AREA

PROPOSED LOTS: 15

PROPOSED DENSITY: 0.40 DWELLING UNITS PER AC

PROPOSED LINEAR FEET OF ROAD: 1,460 LF

ZONING DISTRICT: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (CHAPTER 6, SECTION 6R1);

	PER CODE	SHOWN
-MIN. LOT AREA:	87,120 SF (2 AC)	87,336 (2 AC)
-MIN. LOT WIDTH AT BLDG. LINE:	175′	175′
-MIN. LOT WIDTH AT ROW:	175′,70′ CURVE/CDS	175′, 70′
-MIN. FRONT YARD:	90′	90′
-MIN. SIDE YARD WIDTH:	30′	30′
-MIN. REAR YARD DEPTH:	50′	50′
-MIN. SETBACK PL TO DRIVEWAY:	5′	5′
-MIN. OFF-STREET PARKING:	2 SPACES	2+ SPACES

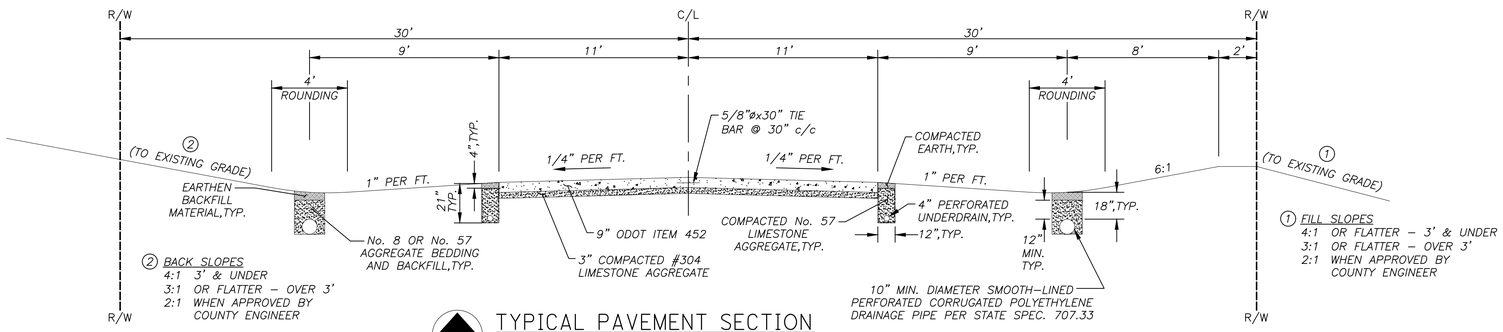
RIPARIAN AND WETLAND SETBACKS: (CHAPTER 17)
-RIPARIAN SETBACKS FOR STREAMS, WETLAND SETBACKS FOR WETLANDS ONLY IF THE WETLAND EXISTS WITHIN THE RIPARIAN SETBACK. PER HZW DELINEATION, SITE HAS NO STREAMS, THEREFORE NO RIPARIAN AND NO WETLAND SETBACKS.

WETLAND IMPACT: 0.299 AC TOTAL IMPACT

OFFICE USE ONLY: TAX MAP OFFICE WILL NEED TO STAR SUBLOT 1 & SUBLOT 15 SO THAT ADDRESSES ARE NOT ISSUED TO 303.

NOTES:
1. SUBLOTS 1 AND 15 TO ACCESS THE INTERIOR SUBDIVISION STREET ONLY. NO DIRECT ACCESS TO S.R. 303 WILL BE PROVIDED OR PERMITTED.
2. ALL SUBLOTS TO BE SERVICED BY CENTRAL WATER AND SANITARY SEWER LINES.

OFFICE USE ONLY: SANCTUARY DRIVE HAS BEEN ADDED TO THE RESERVED ROAD NAME LIST AND SANCTUARY COURT HAS BEEN ADDED TO THE RESERVED SUBDIVISION NAME LIST



(2) BACK SLOPES
4:1 3′ & UNDER
3:1 OR FLATTER – OVER 3′
2:1 WHEN APPROVED BY COUNTY ENGINEER

(1) FILL SLOPES
4:1 OR FLATTER – 3′ & UNDER
3:1 OR FLATTER – OVER 3′
2:1 WHEN APPROVED BY COUNTY ENGINEER

TYPICAL PAVEMENT SECTION

NO SCALE

OWNER/DEVELOPER:
303 DEVELOPMENT LLC
7555 FREDLE DRIVE
SUITE 210
PAINESVILLE, OHIO 44077
HANNA COHAN PLESSNER
440-710-0711

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	04-29-2024

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE (330)590-8004 FAX (330)593-7300

TITLE SHEET

SANCTUARY COURT
PRELIMINARY PLAN

PROJECT NUMBER
2796

DATE
2024-04-29

1 / 3

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Review completed by JW 04/30/2024

CENTER ROAD (RT. 303)

PROPOSED STREET LIGHT

See page 1 regarding state acceptance of dedicated ROW

SANCTUARY DRIVE (60')

016-03A-38-017

016-03A-38-019

016-03A-38-013

017-03A-38-002

016-03C-03-002

016-03C-03-004

016-03C-03-005

016-03C-03-039

016-03C-02-002

016-03C-03-001

016-03C-03-038

016-03C-03-020

016-03C-03-021

016-03C-08-001

016-03C-08-002

016-03C-08-003

016-03C-08-004

016-03C-08-005

R-1

N 89°24'23" E 694.74'

N 89°24'23" E 300.00 D. & M.

N 00°26'16" W 230.40' D.&M.

N 00°26'16" W 1466.87' Msd.

N 00°01'49" W 1760.34'

S 00°01'49" E 2600.50' Rec. 2600.35' Msd.

N 89°34'50" E 982.21'

PROPOSED GROUND SIGN

CENTRAL MAIL KIOSKS

EX. WETLAND AREA, TYP.

STORMWATER MANAGEMENT

STM ESMT.

20' STM. ESMT.

WETLAND IMPACT AREA, TYP.

PROPOSED FLOW DIRECTION

GEN. UTIL. ESMT.

10' SAN. ESMT.

10' WTR ESMT.

12' GUE

EX. WATER TOWER

SL:1 93,877 SF 2.2 AC

SL:2 92,536 SF 2.1 AC

SL:3 94,917 SF 2.2 AC

SL:4 87,828 SF 2.0 AC

SL:5 87,336 SF 2.0 AC

SL:6 90,387 SF 2.1 AC

SL:7 119,634 SF 2.7 AC

SL:8 120,125 SF 2.8 AC

SL:9 103,517 SF 2.4 AC

SL:10 88,466 SF 2.0 AC

SL:11 87,441 SF 2.0 AC

SL:12 97,266 SF 2.2 AC

SL:13 149,640 SF 3.4 AC

SL:14 102,783 SF 2.4 AC

SL:15 117,130 SF 2.7 AC

50' TYP.

30' TYP.

90'

55'

will this be a block or part of the dedicated ROW?

SCALE (IN FEET)
1 inch = 100 ft.

N

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE (330) 239-2604 | FAX (330) 239-2300

SITE PLAN

SANCTUARY COURT

PRELIMINARY PLAN

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2
3

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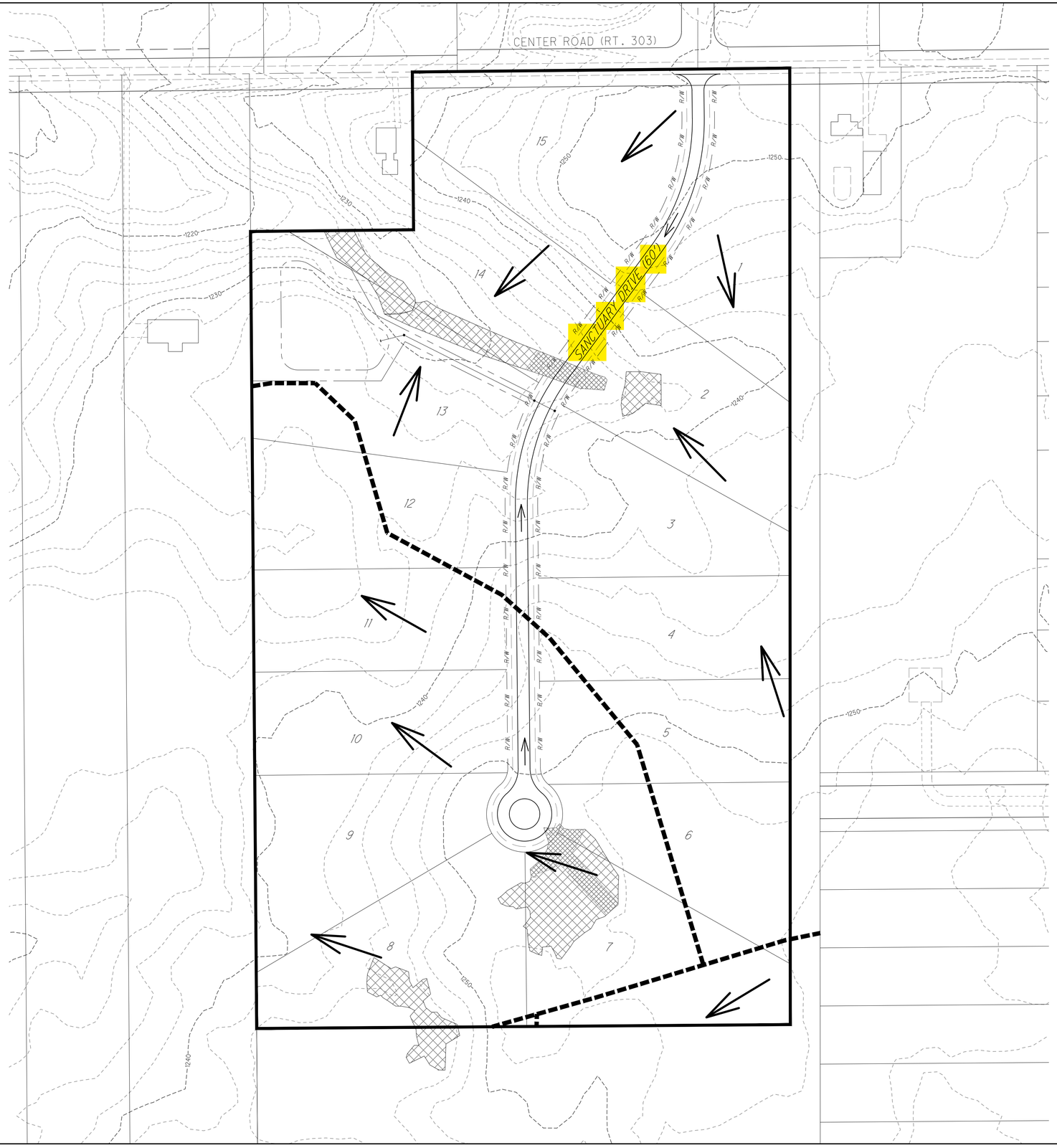

LEGEND

EXISTING DRAINAGE FLOW ARROW

DELINEATION OF EXISTING DRAINAGE AREAS

PROPOSED DRAINAGE FLOW ARROW

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

EXISTING DRAINAGE MAP

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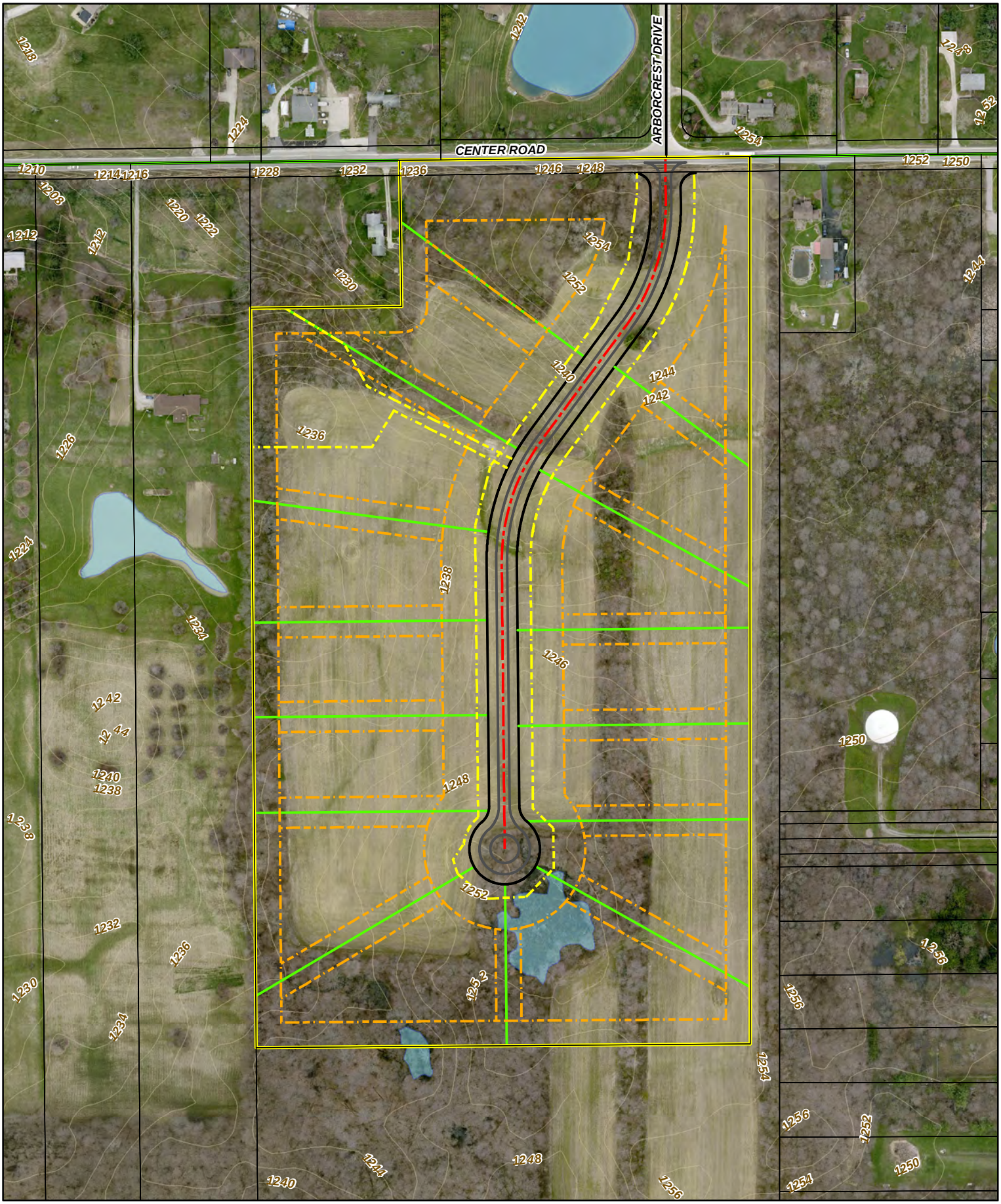

Medina County Ohio

PLANNING SERVICES

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

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Hinckley Township

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1:3,000

0 35 70 140 210 280 Feet

PRELIMINARY PLAN

FOR

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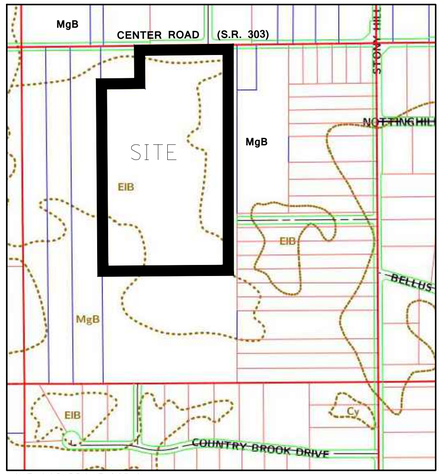
KNOWN AS BEING PART OF HINCKLEY TOWNSHIP LOT No. 59



NO FLOOD PRONE SOILS

SOILS MAP

0 300 600 1200

SCALE (IN FEET)
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LOCATION MAP

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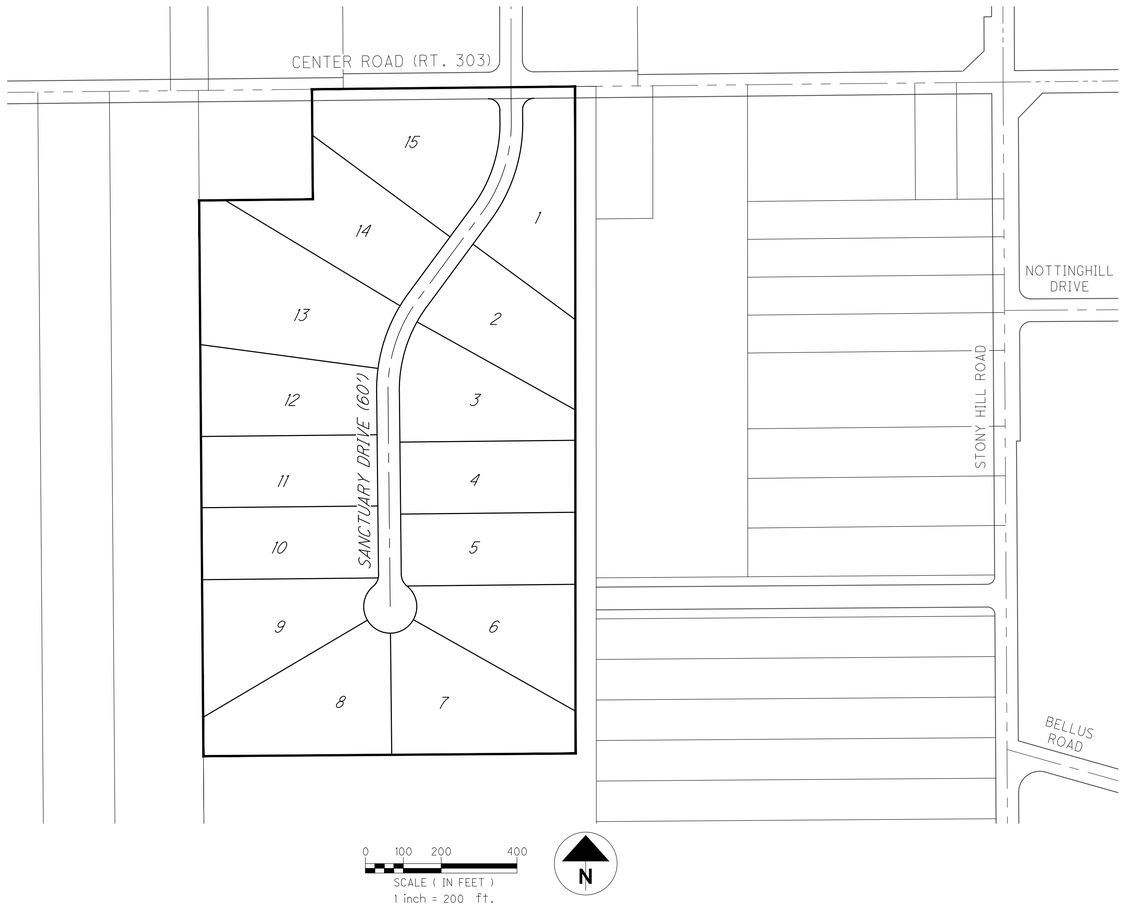

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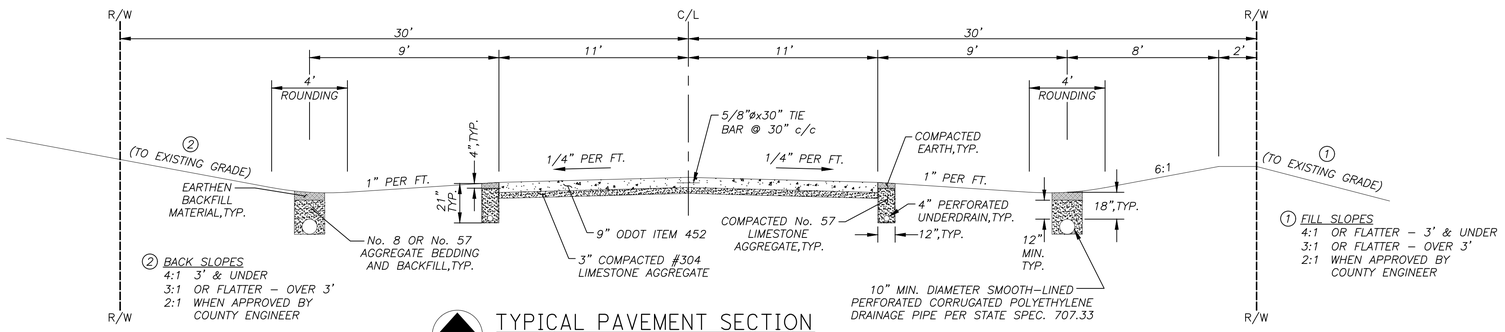

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SUITE 210
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440-710-0711

DESIGN ENGINEER:
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DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
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TITLE SHEET

SANCTUARY COURT
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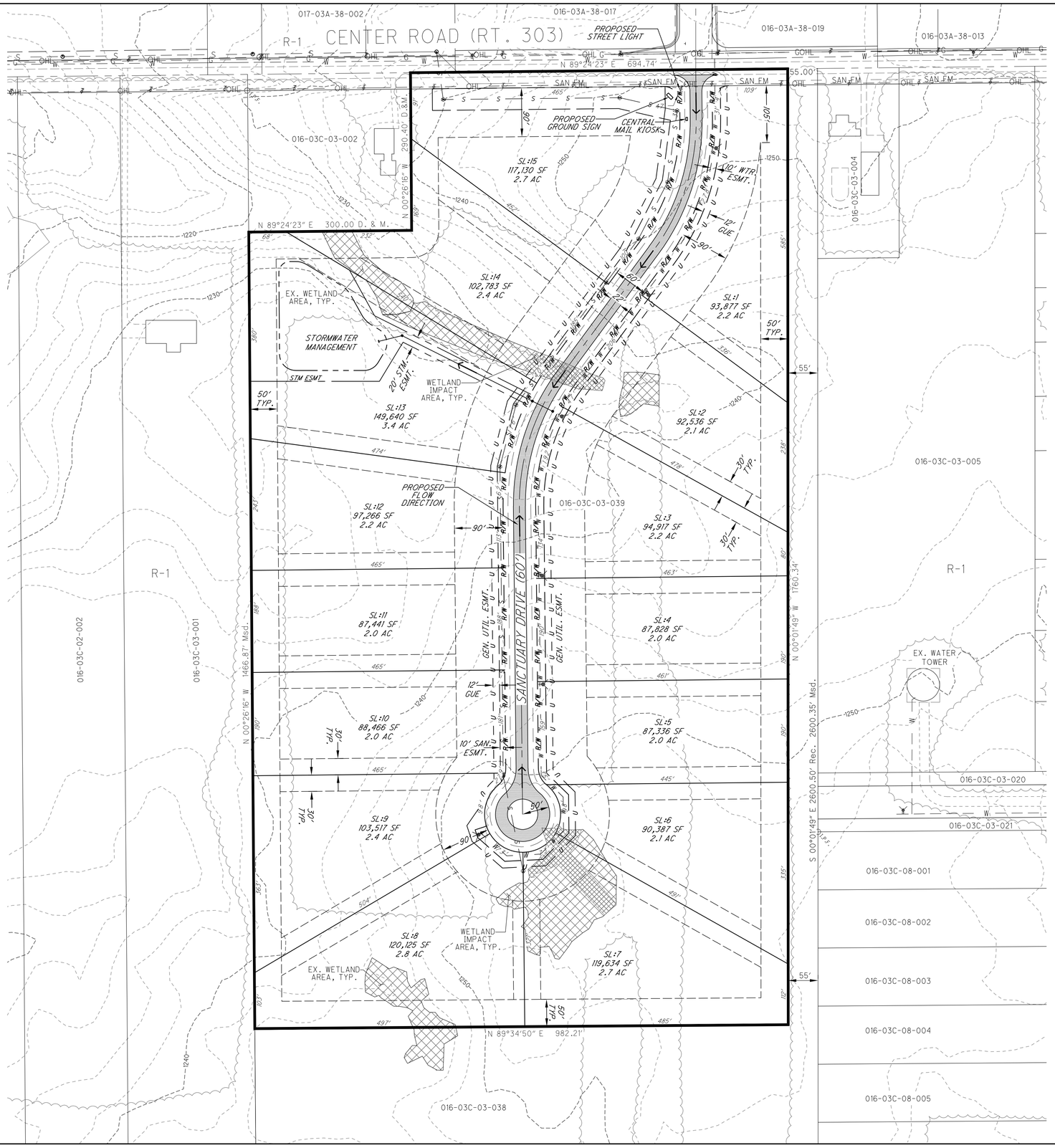

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DAVEY Resource Group

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

N

SITE PLAN

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LEGEND

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DELINEATION OF EXISTING DRAINAGE AREAS

PROPOSED DRAINAGE FLOW ARROW

SCALE (IN FEET)
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EXISTING DRAINAGE MAP

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SHARON CENTER, OHIO 44274
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