



Planning Commission

The Retreat at Lake Medina (Ph. II)

Replat of Ph. I, Block C-1

Medina Township

Meeting:	April 6, 2016	Site Area:	4.3387 acres
App. No.:	045-2016-R	Open Space:	1.7955 acres (41%)
Applicant:	Petros Development Corp./ Sam Petros	Sublots:	26
Engineer:	Rolling & Hocevar Inc./ Andy Planet	Zoning:	UR, Urban Residential
Parcel No.:	026-06D-32-243	Utilities:	Central water & sanitary sewers
		School Dist.:	Medina City
		Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

The site is located on the north side of Medina Road (SR 18) east of Burgundy Bay Boulevard (see location map). The proposal for the 4.34 acre site includes 26 single family sublots on private streets. The site will be served by central water and sewer.

Staff Recommendation: APPROVAL WITH MODIFICATIONS

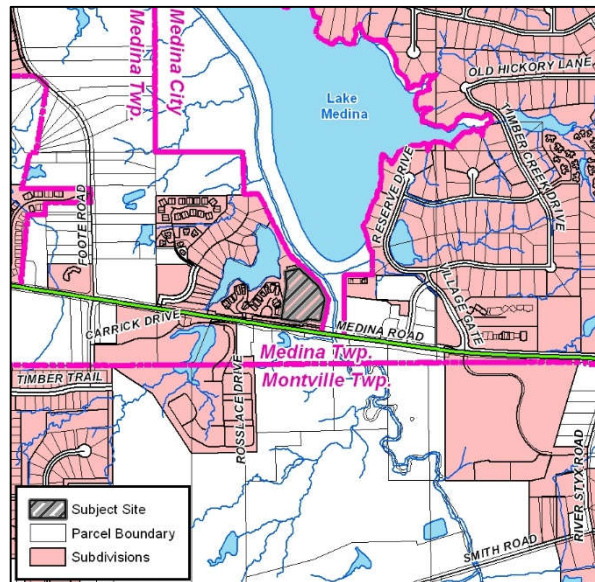
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	O-C Open Space Conservation (Medina)	Park
East	O-C Open Space Conservation (Medina)	Park
South	B-L Limited Business	SR 18, Office/Medical buildings
West	UR Urban Residential	Single-family cluster homes Retreat at Lake Medina, Ph. I

Proposal: The applicant proposes to create 26 sublots within seven building along Retreat Drive, a private street with a pavement width of 22 feet (see GIS map). The proposed subdivision is to be served by central water and sewer. Phase II was shown as a block for future development (Block C-1) on the approved Preliminary Plan and Final Plat for Phase I.

Access: Access to the site is provided from Retreat Drive, a private street, which stubs into the subject property.

Site Conditions: The majority of the site is currently undeveloped and wooded. The western portion of the site is relatively flat with very steep slopes along the north and east boundaries of the site. Phase I of the subdivision is platted and constructed. Most sublots have been built on.



History: The Preliminary Plan for Phase II was approved by the Medina County Planning Commission (MCPC) in July of 2015. The original Preliminary Plan was approved in July of 1993 and the Final Plat for Phase I was approved in August of 1993. See the table to the right for a complete approval history.

Zoning: The subject property is zoned UR Urban Residential. The Medina Township Zoning Resolution indicates that the purpose of the UR District is to "...allow residential development at a density of about two units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two units per acre overall density.

Subdivision Stage	Approval Date
Preliminary Discussion	Oct. 1990
Preliminary Plan	July 1993
Final Plat, Phase I (Sublots 1-4 & Block A)	Aug. 1993
Replat (Blocks AA & B)	Feb. 1994
Replat (Sublots 5 & 6)	March 1994
Replat (Sublots 5-7)	July 1995
Replat (Sublots 8 & 9)	June 1996
Replat (Sublots 8-A & 9-A, Block B)	March 1999
Replat (Sublot 9-B, Blocks A-2 & B-1)	May 1999
Replat (Sublot 10)	June 1999
Replat (Sublots 11-13)	Aug. 1999
Replat (Sublots 11-A & 12-A)	Oct. 1999
Replat (Sublot 14)	Nov. 1999
Replat (Sublot 1-A - 4-A, 6-A, 13-A, 15-A, 16-A, 17-19, Blocks A-4, B-2, & C-1)	Dec. 2001
Replat (Sublot 5-A)	Oct. 2011
Replat (Blocks A-5 & B-2)	Nov. 2014
Concept Plan, Phase II	May 2015
Preliminary Plan, Phase II	July 2015

The subdivision is being developed as a planned development that permits a maximum density for single-family attached, cluster and/or multi-family dwelling units not to exceed six dwelling units per acre per parcel of land as long as the maximum gross density for the total land area does not exceed two units per acre.

At least 25% of the total acres in a proposed planned development shall be devoted to private open space or recreational facilities exclusive of dwellings, streets, parking areas and residential lots. Phase II has 41% open space.

Comprehensive Plan: Single-family cluster developments/conservation subdivisions are among the preferred uses the Medina Township Comprehensive Plan, adopted February 26, 2015, recommends for the subject site.

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

Tax Maps, Beth Mika, 3/25/2016. **CONDITIONAL APPROVAL.**

1. *Title page must be reconfigured to reflect name of plat on first line:
The Retreat at Lake Medina Cluster Homes Subdivision Phase II
Creating Sublot Nos. 20 Through 45 Inclusive and Block C-2
Being a Replat of Block C-2 of the Retreat at Lake Medina Cluster Homes
Subdivision Phase I*
2. *Please submit to Tax Maps for review before obtaining signatures*

Medina Township, Alliss Strogan, 3/22/2016. DISAPPROVED. *The site plan has too many discrepancies from the approved site plan. Since the developer didn't review with the township prior to submittal the changes besides the C-1 and C-2 changes, we cannot recommend approval. Suggest the developer request to table and meet with the township to discuss the discrepancies.*

Sanitary Engineer, Jeremy Sinko, 3/16/2016. APPROVED. *We have no issues with the Replat.*

Columbia Gas, Russ Johnson, 3/15/2016. APPROVED. *No Columbia Gas Transmission facilities will be impacted.*

Highway Engineer, Andy Conrad, 3/10/2016. CONDITIONALLY APPROVED.

- *Sublot corners are to be monumented.*
- *Verify/correct acreage summary table.*

Medina County Health Department, Steve Mazak, 3/9/2016. *The Retreat at Lake Medina will be serviced by sanitary sewer and public water, so this office has no further comments.*

Ohio Department of Transportation (ODOT), Jared Feller, 3/9/2016. *ODOT has no objections to the Replat of Block C-1 for the Retreat at Lake Medina subdivision.*

Soil & Water Conservation District, Jim Dieter, 5/12 & 6/15/2015. *Retreat at Lake Medina Phase II consists of seven buildings containing a total of 26 units. Four of the buildings will be constructed on top of the steep slope. Soils in this area should be tested for stability to assure they can support the weight of the structures.*

Staff Comments:

1. The following required data/information was not provided on or with the Replat (Subdivision Regulation section references are included):
 - a. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add Surveyor signatures on Sheets 2, 3, and 4.***
 - b. 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. § 404(D)(2)f.17. ***Provide notarized signature of the owner.***
 - c. Certification from the Township that the Replat 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. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
 - d. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer 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. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer***
 - e. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all

construction and stating, “Construction plans have been approved.” § 404(D)(2)g.5 and 8. **Add the above text to the County Engineer statement and provide the signature of the County Engineer.**

- f. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.6. **Provide the signature of the County Commissioners.**
 - g. Protective covenants, conditions and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)h and i. **Provide a note indicating the subdivision is governed by a homeowner’s association (HOA) and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.**
2. Revised HOA documents with changes necessary for Phase II have been reviewed and approved by the Township and the Medina County Prosecutor’s Office.
 3. The proposed Replat is in substantial conformity with the approved Preliminary Plan and conditions of approval. The township has indicated that there are discrepancies between the approved site plan and the proposed Replat.
 4. The proposed subdivision is consistent with the Medina Township Comprehensive Plan.
 5. The Replat appears to be in conformity with the Medina Township Zoning Resolution.
 6. The Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
 7. The Director is authorized to execute the [Replat] on behalf of MCPC upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: The Department of Planning Services recommends that the MCPC **APPROVE WITH MODIFICATION** the Replat for the Retreat at Lake Medina Subdivision, Phase II subject to the following:

1. Satisfy the Tax Map and Highway Engineer comments listed above.
2. Satisfy the concerns of Medina Township.
3. Provide the following data/information on or with a corrected Final Plat:
 - a. Provide all required signatures as indicated above.
 - b. Provide a note indicating the subdivision is governed by a HOA and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.

Attachments: GIS map
Replat