



Blackberry Trails Subdivision

Meeting:	September 3, 2014	Block:	“A” – Open Space (5.5045 acres)
Applicant:	Pride One/ Erolav LLC	Zoning:	R-3, Single-Family Urban Residential
Engineer:	Rolling & Hocevar Inc.	Utilities:	Central water and sanitary sewer
Site Area:	18.2853 acres	School Dist.:	Medina City
Sublots:	1 (12.7808 acres)	Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

The site is located on the east side of Wadsworth Road (SR 57), north of Sharon-Copley Road (SR 162) (see location map). The applicant proposes one subplot for 50 attached single-family rental units on Blackberry Farm Drive, a private street that accesses Wadsworth Road, and one Block for 5.5 acres of “open space”. The 18.2853 acres subject site is proposed to be served by central water and sewer.

Staff Recommendation: **APPROVAL WITH MODIFICATIONS**

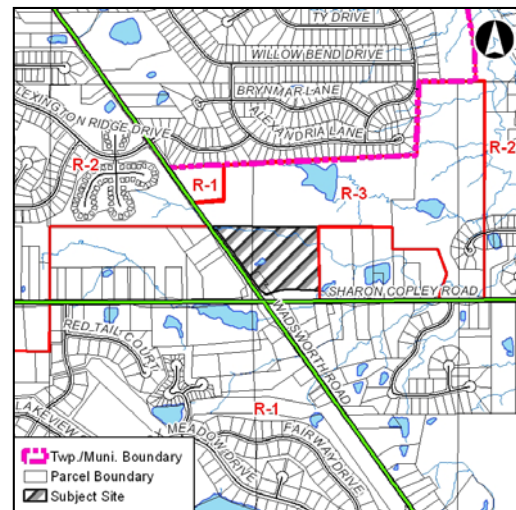
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-3 Single-family Urban Residential	Undeveloped/wooded parkland
East	R-1 Single-family Residential	Single family residences along SR 162
South	R-1 Single-family Residential	Single-family residences along SR 162 Undeveloped/wooded
West	R-1 Single-family Residential	Single-family residences along SR 57

Proposal: The applicant proposes to provide 50 attached single-family rental homes at a density of 2.7 units per acre. The proposed subdivision is to be served by central water and sewer.

Access: Access to the site is provided via Blackberry Drive that connects to Wadsworth Road (SR 57). Within the apartment development the streets are private with a pavement width of 24 feet.

Site Conditions: There is currently a house and detached garage on the subject site. The remainder of the site is currently undeveloped and partially wooded. The driveway to the existing home is in the same location as the proposed access drive to the development. Wetlands exist at the northern and northeastern portions of the site, primarily within the open space areas. The site has significant topographical relief especially along S.R.



162. A stream runs along the northern boundary of the property and there is a small pond on the property just south of the existing house.

Zoning: The subject property is zoned R-3, Single-Family Urban Residential District the Township. This District is to serve as a transitional district between similar or higher density residential neighborhoods in the City and the intended lower density residential neighborhoods in the Township.

Comprehensive Plan: The Montville Township Comprehensive Plan, adopted in 2008, depicts this area as “Residential” at a density of 1 dwelling unit per 22,000 square feet with central water and sewer. The property has since been zoned R-3 which permits residential development at a maximum density of 3.2 dwelling units /acre. While this density is not currently consistent with the Township Comprehensive Plan, the Township is in the process of updating the Plan.

Background: There have been several development proposals for this site over the last 15 years:

- Easton Woods / King’s Gate – Easton Woods Subdivision was tabled at the February 6, 2002. This subdivision proposed 13 sublots
- Kings Gate, Preliminary Plan - Approved April 3, 2002. Proposed 11 sublots
- Savannah Station, Savannah Trails – 2008
- Map Amendment in March of 2009 rezoned this property from R-2 to R-3. The intended use at the time was an age-restricted senior development.
- Grand Manor Concept Plan – September 21, 2011
- Blackberry Farm - Preliminary Plan – November 2, 2011 – Approved for 22 sublots on a public street at a density of 2.7 d.u./ac.
- Blackberry Farm Development Concept Plan – November 20, 2013
50 attached single-family condominium units on Blackberry Drive. Discussion included:
 - Need for a variance to permit more than 40 units on a permanent cul-de-sac;
 - Open space areas should be Blocks labeled for “Open Space”.Concern with the steep slopes to the rear of units 6-14 and 29-32.
- Blackberry Trails Preliminary Plan and Variance Request – Approved with Modifications
 - January 8, 2014 for 50 rental units.
 - Approved Variance to allow in excess of 40 units [50] on a permanent cul-de-sac.

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

Montville Township, Judith Emrick, Zoning Inspector, 8/18/2014

1. *Trails to proposed County Park should be noted on plat.*
2. *Wetlands and Riparian set-backs should be noted. [This has been corrected.]*

Tax Maps, Beth Mika, 8/19/2014.

1. *Remove 'Apartments' from title, this is a subdivision so 'Apartments' should not be a part of the name. [This change has been made.]*
2. *List References used for survey.*
3. *Street names – Bell Fruit Drive, Brush Cherry Drive, Juniper Berry Drive have been added to Reserved Road Name list.*

Medina County Sanitary Engineer, Jeremy Sinko, 8/18/2014. *Approved*

Medina County Soil and Water Conservation District, Jim Dieter, 10/28/2013. (Comments for the Concept Plan) *There is a proposed walking path in the utility easement. It needs to be determined the type of path allowable in the easement. 8/21/2014 – No further comments.*

Medina County Health Department, Steve Mazak, 8/8/2014. *No comments from our office since proposed subdivision will be served by sanitary sewer and public water.*

Medina County Highway Engineer, Andy Conrad, 8/15/2014. *Approved*

ODOT, Dawn Roxberry, 8/7/2014. *We recently issued a permit for the Blackberry Trails development for direct access to SR 57. ODOT has no further comments regarding this development.*

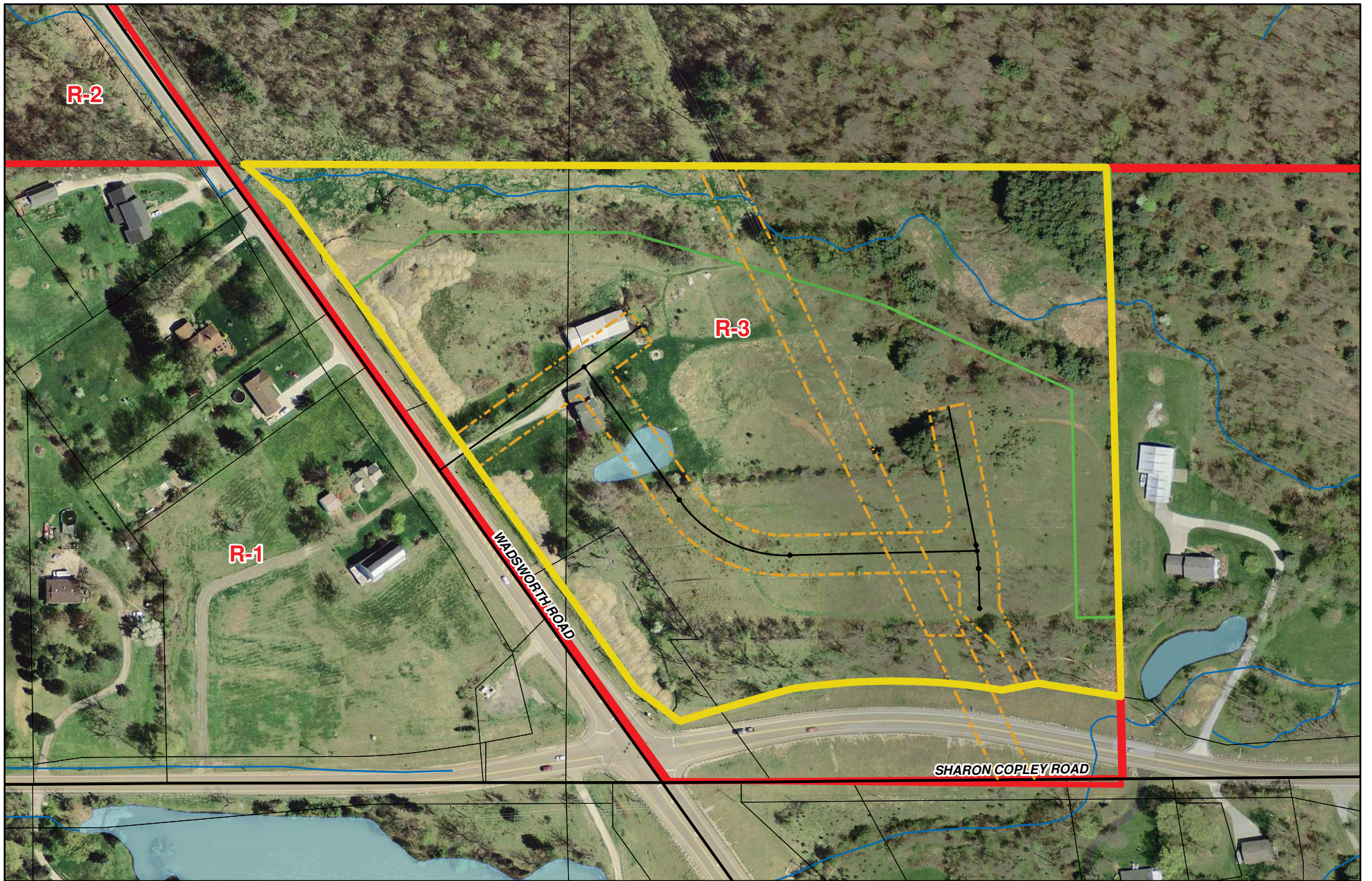
Columbia Gas, Russ Johnson, 8/8/2014. *Columbia Gas Transmission, LLC does not have has facilities that will be impacted by this project.*

Montville Township Service Dept., Dennis Clapper Road Superintendent, 8/12/2014
The roads are to be private. I have no comment.

Staff Comments:

1. The proposed development is to be constructed under the Controlled Density Planned Residential Development (PRD) regulations within the R-3 Urban Residential District. The objective of the Controlled Density PRD regulations is to provide, "...alternative housing types and the preservation of open space through the flexible arrangement of buildings in a unified development."
2. The Controlled Density PRD regulations permit attached single-family dwellings with not more than 5 units attached in one building. The regulations also permit a maximum gross density of 3.2 dwelling units per acres and a maximum net density on any one acre of 8 attached units. The proposed plan complies with the density regulations.
3. A variance request to Section 604 B. 9. of the Subdivision Regulations to permit in excess of 40 units on a permanent cul-de-sac, was approved at the January 2014 Medina County Planning Commission meeting.
4. Applicant is reminded to contact Ohio Edison (OE) regarding construction of the walking trails within the existing OE easement.

Staff Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the Final Plat for Blackberry Trails.



Prepared by:

**Department of
Planning Services**



124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

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

**Blackberry Trails
Final Plat
App. 067-2014-FP
Montville Township**

**Meeting Date: 9/3/2014
Zoning: R-3 SF Urban Res.
Acreage: 18.6431
Units: 50**



1 inch = 200 feet

