



Meeting: November 4, 2015	Sublots: 38
App. No: 099-2015-Ext.	Parcel Nos.: 033-12B-24-059, 033-12B-15-012, & 033-12B-15-004
Applicant: Sharon Acres, Inc.	Zoning: R-1 Residential
Owners: Sharon Acres, Inc. and David L Poling Family LLC	Utilities: Central sewer and water
Engineer: Lewis Land Professionals	School Dist.: Highland Local
Site Area: 100.55 acres	Reviewer: Rob Henwood

EXECUTIVE SUMMARY

The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads (see location map below). The proposed subdivision will create 38 sublots on the 100.55 acre site. It is to be served by central water and sewer with two permanent cul-de-sacs and a street connection to the north to the adjoining Estates of Sharon Falls subdivision. This proposed plan does not vary from the previously approved Preliminary Plan.

Recommendation: **APPROVAL WITH MODIFICATIONS**

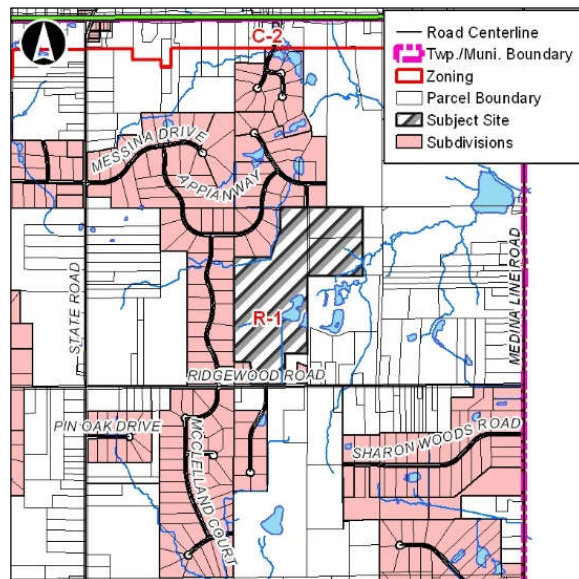
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes Vacant single-family lots
East	R-1 Residential	Single-family homes Vacant, wooded, agriculture
South	R-1 Residential	Single-family homes Vacant, wooded, agriculture
West	R-1 Residential	Single-family homes

Proposal: The following elements are proposed on the 100.55 acre site:

- 38 sublots served by central water and sewer.
- Two permanent cul-de-sacs and a street connection between Ridgewood Road to the south and Stags Leap Drive to the north in the adjoining Estates of Sharon Falls subdivision.
- Construction of five stormwater basins and an existing pond will also be utilized for stormwater purposes.

Access: The subdivision accesses Ridgewood Road to the south as well as Stags Leap the



proposed street connection to the north into Estates of Sharon Falls (see attached site map). Permanent cul-de-sacs are proposed in the northwestern and northeastern portions of the site. All streets are public with 60 feet of right-of-way (ROW).

Site Conditions: The Estates of Sharon Falls has infrastructure improvements completed up to the northern boundary of the subject site. This site has slightly rolling topography. It is densely wooded in the southern portion with some agricultural uses in the northern portion. There are two small streams that cross this parcel. There is a large lake located on the eastern portion of the proposed subdivision.

History: The Preliminary Plan was originally approved by the Planning Commission in July of 2007. The most recent Preliminary Plan was approved in November of 2013. See the complete Planning Commission approval summary table to the right.

MCPC Approval	Date
Concept Plan	May 2007
Preliminary Plan	July 2007
Preliminary Plan Extension	July 2009
Preliminary Plan Extension	June 2010
Preliminary Plan	November 2013

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200 foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width , measured at the building line (§ 601-2(C)).

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate given the results of the planning process utilized. Goal I of the Plan calls for the preservation of the “rural, small-town atmosphere of Sharon Township.” This subdivision proposal is consistent with this broad goal and is also consistent with the following objective and policies enumerated in the Plan:

1. **Objective IB:** Maintain the township’s low-density residential environment....
2. **Policy IB.1:** ... [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.
3. **Policy IB.2** New residential development shall be planned at densities appropriate for the township....

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

Columbia Gas, Russ Johnson, 10/15/2015. APPROVED. *Columbia Pipeline Group does not have any facilities near this proposed development.*

Highway Engineer, Andy Conrad, 10/16/2015. APPROVED

Ohio Dept. of Transportation (ODOT), Jared Feller. 10/16/2015. *Since the Sharon Preserve subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Tax Maps

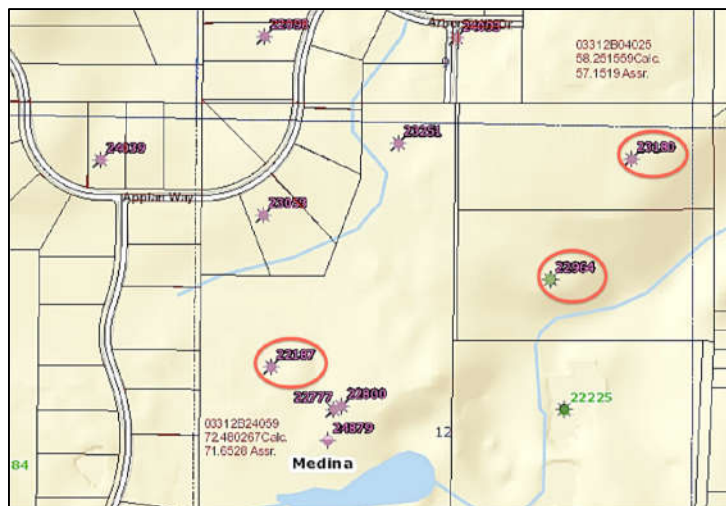
Beth Mika, 10/16/2015. **CONDITIONAL APPROVAL**

1. Please call the Tax Map Office with the preferred new road names, so we can verify availability and reserve the road names for the subdivision.
2. Sharon Preserve has been added to the “reserved subdivision name” list.
3. Subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.
4. Subject to the Medina County Land Conveyance Standards which can be found at <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf>

Beth Mika, 10/11/2013. **CONDITIONAL APPROVAL**

1. The Ohio Department of Natural Resources (ODNR) website shows four additional wells located within the affected land that are not accounted for:

- No. 20526 located near the west line of proposed Sublot 1,
- No. 22187 located near the proposed cul-de-sac around Sublot 8 or 9,
- No. 22964 located near the south line of Sublot 33 (shown in green which represents active well, and
- No. 23180 located near Sublot 29. See attached [right].



2. For future reference: When Phase 2 is recorded, remaining parcels must hold title in the same name. Currently ‘Sharon Acres, Inc.’ holds title on the 71.3704 acre parcels that has frontage on Ridgewood Road. Phase 1 is located entirely within this parcel, so the name is not an issue. But the two back parcels are currently in title as ‘David L Poling Family LLC.’ Phase 2 will require that the three remaining parcels be combined. All three parcels must be titled the same way to create the combination.

Sanitary Engineer, Amy Lyons Galvin, 10/21/2013. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewers per the Sanitary Engineer’s office (with the exception of no waterline looping per prior letter agreement yr. 2007)

Health Department, Steve Mazak, 10/23/2013. No comments.

Sharon Township Zoning, Neil Jones, 10/28/2013.

- All lots are within the R-1 zoning district.
- All lots are compliant for size (two acres) and frontage (200 feet or 60 feet on a cul-de-sac).
- All setbacks are compliant.

- *The shape of the lots (several, Sublots 6, 12, 38, 22, 33, 34, 35) do not allow for placement of homes anywhere beyond the 90 foot building setback line. Variances will be required for accessory buildings.*

Staff Comments:

1. The Homeowner's Association documents for this subdivision have been approved and recorded.
2. The applicant has provided ODNR well plugging information for wells with the following ODNR numbers: 3105, 4879, 2777, 2800, 3251, and 3031.
3. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulation section references are included):
 - a. Oil and/or gas wells, storage tanks and separator units; including the distances of these facilities from existing or proposed property lines, existing or proposed streets and existing or proposed habitable buildings. If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted. § 404(C)(2)b.9. ***Tax Maps indicates there are well sites that have not been reported by the applicant (see comments above). Supply plugging information for all wells or show wells setbacks as specified in the Sharon Township Zoning Resolution.***
 - b. 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. § 404(C)(2)c.18. ***Submit correspondence with the U.S. Army Corp of Engineers District Office (USACE).***
 - c. 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. § 404(C)(2)d.4. ***Show applicable watershed boundaries.***
 - d. A copy of the Developers Notice of Intent (NOI) to obtain an Ohio E.P.A. stormwater management permit if applicable. § 404(C)(2)d.7. ***Submit NOI if applicable.***

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Preliminary Plan for Sharon Preserve. The Preliminary Plan must be corrected as follows:

1. Satisfy all commenting agency comments.
2. Provide the following data/information on or with the corrected Preliminary Plan:
 - a. Supply plugging information for all wells or show wells setbacks as specified in the Sharon Township Zoning Resolution.
 - b. Submit correspondence with the USACE.
 - c. Show applicable watershed boundaries.
 - d. Submit NOI if applicable.

Three copies of the corrected Preliminary Plan must be submitted to the Department of Planning Services for transmittal to the appropriate agencies. All approval conditions must be satisfied prior to Final Plat submission.