


MEETING DATE: 05/13/21

PLANNING COMMISSION

**Case No. P21-10
1125 Wadsworth Rd.**



CITY of MEDINA
Planning Commission
May 13, 2021 Meeting

Case No: P21-10
Address: 1125 Wadsworth Road
Applicant: KMK Development LLC
Subject: Minor Subdivision – Waiver from maximum lot depth ratio in Section 1171.05(f) of the Subdivision Regulations
Zoning: R-1 Low Density Urban Residential
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject property is at the southeast corner of the City of Medina in the 1100 block of Wadsworth Road.

Project Introduction:

The applicant wishes to subdivide an existing 5.6 acre lot at 1125 Wadsworth Road into four new lots through the Minor Subdivision review process of Chapter 1167 of the City Code. Despite being a minor subdivision, the proposed lots still have to comply with the underlying R-1 zoning district lot standards and the design standards of Chapter 1171 of the Subdivision Regulations.

Three of the proposed lots comply with all applicable lot dimensional and design standards, except for the southernmost lot. This lot is proposed at 1,035.24 feet deep and the maximum allowed lot depth by Section 11771.05(f) is 3.5 times lot width. Therefore, with a proposed 66.12 foot lot width, the proposed depth is 15.6 times lot width. The applicant requests a waiver from the Section 1171.05(f) maximum lot depth ratio.

The southernmost lot also has a substandard lot width under the R-1 zoning district at 66.12 feet wide. The applicant will be going before the Board of Zoning Appeals requesting a variance from the minimum required R-1 district 80 foot lot width at the May 13, 2021 meeting. Given the dimensions and configuration of the overall minor subdivision, the Board of Zoning Appeals decision will not substantively affect the Planning Commission decision on the waiver request.

Please find attached to this report:

1. Applicant's narrative argument and minor subdivision plat plan received April 26, 2021
2. Aerial site photo

Subdivision Regulations:

Section 1171.05(f) limits the depth of new lots to 3.5 times the lot width, but provides the Planning Commission discretion to waive this requirement on a case by case basis.

The proposed southernmost lot is 1,035.24 feet deep and 66.12 feet wide. These dimensions result in a 15.6 times lot width ratio, which is clearly much more than the maximum 3.5.

For the lot to comply, the lot width would have to be approximately 295 feet and that would not leave additional width along Wadsworth Road to allow even a two lot subdivision.

The likely intent of the maximum depth ratio is to provide for predictable development patterns by maximizing the subdivision of land to the benefit of the community. The code discretion provision understands that unique situations and land exists. The subject property is one of those situations in which a waiver is reasonable as it permits the maximization of land subdivision for the benefit of the owner and the community.

Staff Comments:

- Building Department.** No comment
- Police Chief.** No comments
- Service Department.** No comments
- Fire Department** No comments
- Engineering Department** No comments
- City Forrester** No comments
- Economic Development** No comments

General Comments:

This is a comparatively unique circumstance that permits the maximization of the development of the land to the benefit of the property owner and the community by providing more housing opportunities without any detriment.

Recommendation:

Based on the above review, staff recommends the Planning Commission approve a waiver of the lot depth ratio in Section 1171.05(f) for the subdivision as proposed or as modified depending on the Board of Zoning Appeals decision on the requested lot width variance.

Legend

 City Boundary

Subject Site

WADSWORTH RD

MALLET HILL CT

Montville Township

**P21-10 & Z21-11
1125 Wadsworth
Minor Subdivision &
Min. lot width variance
May 13, 2021**



CHURCHILL W

1 inch = 200 feet

April 23, 2021

City of Medina
Planning Commission
132 North Elmwood Street
Medina, OH 44256

RE: 1125 Wadsworth Road, Medina City Lot 4441
- Request for wavier from the 3.5xlot width requirement in Sec. 1171.05(f) of the Subdivision Regulations

Board Members:

This parcel is unique to the City of Medina and would require a variance to the 3.5 to 1 width to depth ratio with any minor lot split. We request a variance to this code since the lot split shown is the best utilization of this land and will be four beautiful new lots in the City of Medina.

The property in question will not yield a reasonable return and there cannot be any beneficial use of the property without the variance since the parcel would exceed the 3.5 to 1 lot depth to width ratio in any configuration of a minor lot split. The configuration shown best utilizes the land to create 3 compliant lots and one backlot that is plenty large to meet all City required building setbacks where the house will be constructed.

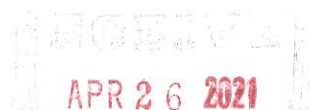
The essential character of the neighborhood would not be substantially altered and the adjoining properties would not suffer substantial detriment as a result of the variance because this lot is 3.7 acres and is large enough that a single family home will not infringe on neighboring parcels. Also, the homes to the south, in Montville Township, are located over 500' west of Wadsworth Road so the home on this back lot would blend nicely with those.

We appreciate the Boards time and consideration.

Respectfully submitted,



Brian Phillips
KMK Development



BY:

EXHIBIT 'A'

Situated in the Township of Montville, County of Medina, State of Ohio, and known as being a part of Lot 29 and Lot 44 of said Township, bounded and described as follows: Beginning at the north line of said Lot 29 where it intersects the centerline of Wadsworth Road, State Route 57, thence South 35° 23' 15" East along the centerline of Wadsworth Road a distance of 2082.70 feet to the True Place of Beginning of the parcel herein described; thence South 35° 23' 15" East continuing along the centerline of said Wadsworth Road a distance of 165.00 feet to a point; thence North 90° 00' 00" West a distance of 485.74 feet to an iron pin set; thence North 35° 23' 15" West line parallel to the centerline of said Wadsworth Road a distance of 165.00 feet to an iron pin set; thence North 90° 00' 00" East along the south line of lands now or formerly owned by Rodney L. and Kathleen L. Meyers a distance of 485.74 feet to the True Place of Beginning and containing within said bounds 1.5000 acres of land totally, of which 1.4601 acres is in Lot 29 and 0.0399 acres is in Lot 44, as surveyed by James R. Bock, Registered Surveyor No. 6051 of Bock and Clark, Inc., in October, 1973, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 030-11A-03-001

Situated in the City of Medina, County of Medina and State of Ohio, and known as being the whole of Medina City Lot No. 7248 in Woodside Green Subdivision Phase I of part of Original City Lot Nos. 4437 and 4666, as shown by the recorded plat in Volume 27, Page 246 of Medina County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 028-19D-13-163

Situated in the City of Medina, County of Medina and State of Ohio, and known as being the whole of Medina City Lot No. 4441 containing 5.5592 acres within said bounds, more or less, but subject to all legal highways.

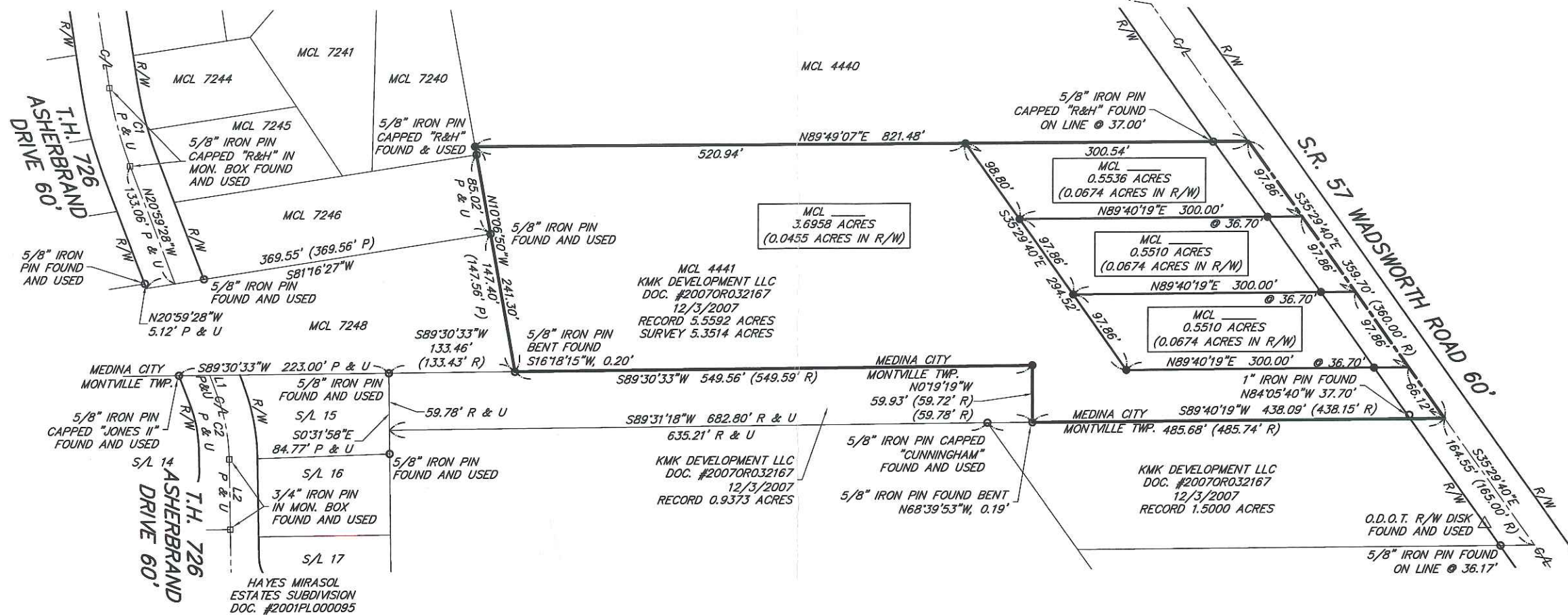
Permanent Parcel Number: 028-19D-14-005

32167.4



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.63'	400.00'	12°15'55"	S14°51'30"E	85.46'
C2	70.13'	200.00'	20°05'27"	N10°57'00"W	69.77'

Line Table		
Line #	Length	Direction
L1	21.14'	S20°59'43"E
L2	73.94'	S0°54'16"E

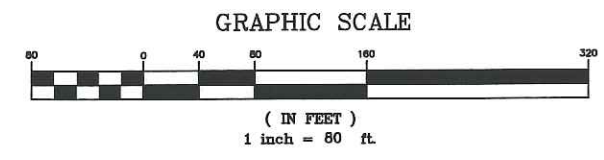


REFERENCES
MEDINA COUNTY RECORDER'S RECORDS
 DEEDS & PLATS AS SHOWN & LISTED;
 PLAT VOL. 27, PG. 246;
 PLAT VOL. 19, PG. 106.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS
 SURVEY BOOK/PAGES:
 10/41a; 10/41b; 13/22a; 38/133; 39/12;
 8/121b; N/75b; VC1/46a; Y/311b.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

- SURVEY LEGEND**
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Monument Found & Described
 - - Iron Pin Found & Described
 - ◎ - Iron Pipe Found & Described
- Fnd. (F) - Found (P) - Plat
 Usd. (U) - Used Rec. (R) - Record Information
 C/L - Centerline R/W - Right of Way
 MCL - Medina City Lot P/L - Property Line



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
 Civil Engineering & Surveying
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
 Phone: (330) 335-8232
 www.landprosmc.com
SHEET 2 OF 2
 SURVEY DATE: APRIL 2021
 PROJ. No. 21-080 DRAWING NAME 21-080_Replat.dwg

PLAT OF SURVEY

CREATING MEDINA CITY LOTS _____, _____, _____ & _____

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, AND KNOWN AS BEING PART OF MEDINA CITY LOT 4441 AS SHOWN ON PLAT BOOK 19, PAGE 106 OF THE MEDINA COUNTY RECORDER'S RECORDS

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Brian Phillips, Managing Member of KMK Development LLC, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

Brian Phillips, Managing Member of KMK Development LLC

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Brian Phillips, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 2021.

Notary Public



LOCATION MAP

ACREAGE SUMMARY

MCL _____	3.6958 ACRES
MCL _____	0.5536 ACRES
MCL _____	0.5510 ACRES
MCL _____	0.5510 ACRES
TOTAL AREA	5.3514 ACRES

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:

Joseph A. Burgoon

Reg. Ohio Surveyor No. PS-#8325



APPROVALS

Approved for transfer this _____ day of _____, 2021 by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this _____ day of _____, 2021 by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this _____ day of _____, 2021 by the Medina County Recorder's Office and is recorded by Plat Document No. _____ at _____ A.M. / P.M. Fee: \$ _____

Recorder: _____



Lewis Land Professionals, Inc.

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Phone: (330) 335-8232
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SHEET 1 OF 2

SURVEY DATE: APRIL 2021

PROJ. No. 21-080 DRAWING NAME 21-080_Replat.dwg