



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number 724-18

GENERAL	Date of Application <u>6-17-2024</u> Property Location <u>1225 South Court Street Medina Ohio</u> Description of Project <u>Vacation of existing utility easements and dedication of new utility easements and dedication of a portion of Mast Parkway</u> <u>Medinal City Lots 9224 & 9230</u>
CONTACT INFORMATION	Applicant Name <u>Thomas King, Alber and Rice</u> Address <u>31913 Cook Road</u> City <u>North Ridgeville</u> State <u>Ohio</u> Zip <u>44039</u> Phone <u>330-819-6020</u> Email <u>Jami@alberandrice.net</u> Property Owner Name <u>Albrecht, Incorporated</u> Address <u>17 S Main Street</u> City <u>Akron</u> State <u>Ohio</u> Zip <u>44308</u> Phone <u>330-344-9077</u> Email <u>asands@albrechtinc.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>Thomas J King</u> Date <u>6-17-24</u>
OFFICIAL USE	Zoning District <u>SPD-1/C-3</u> Fee (See Fee Sheet) \$ <u>150</u> Meeting Date <u>7/11/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P24-18

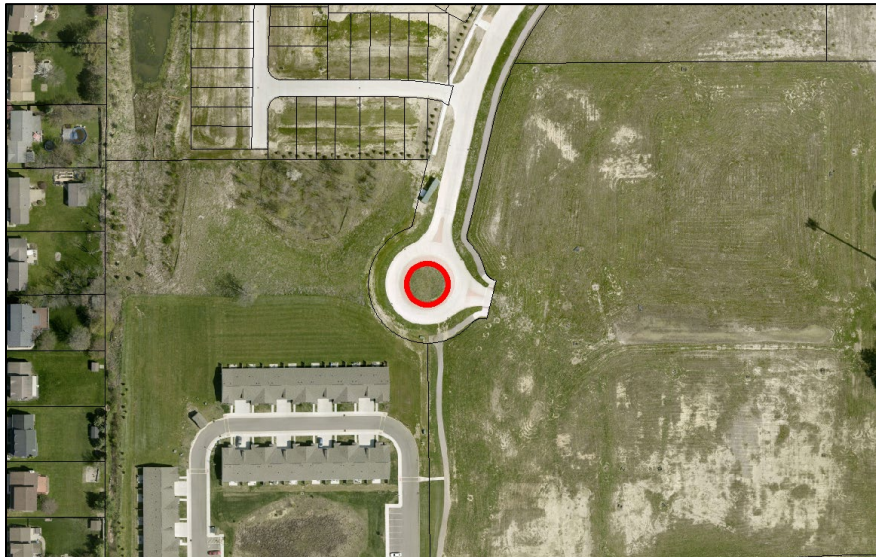
Mast Parkway Right-of-Way Dedication

Property Owner: Albrecht Incorporated
Applicant: Thomas King
Location: Mast Parkway (Parcel #028-19C-20-159)
Zoning: SPD-1 (Special Planning District 1)/C-3 (General Commercial)
Request: Preliminary Plan and Final Plat Approval for the Dedication of Public Right-of-Way

LOCATION AND SURROUNDING USES

The subject site is composed of 0.0628 acres located within Mast Parkway. Area properties are zoned SPD-1/C-3 and contain the following uses:

- North – Condominiums
- East – Acme (Under Construction)
- South – Senior Apartments
- West – Undeveloped/Retention



BACKGROUND & PROPOSED APPLICATION

Mast Parkway was constructed in 2017 with the inclusion of a two-legged roundabout. The roundabout incorporated a privately owned 0.0628 acre center circular island and two splitter islands in the right-of-way.

Though additional legs of the roundabout may have been envisioned, properties to the south and west have been developed and will not have a future connection to the roundabout. Therefore, the existing two-legged roundabout does not serve a traffic management purpose and is not necessary.

The applicant is proposing to dedicate the 0.0628 acre center circular island to the City of Medina as public right-of-way. As a result, the center circular island and splitter islands will be removed and the roadway will function as a cul-de-sac with an entrance to the future Acme site.

PRELIMINARY PLAN/FINAL PLAT

Section 1167.02 of the City of Medina Subdivision regulations states that the dedication of of right-of-way requires Preliminary Plan and Final Plat review by the Planning Commission. As the proposal includes a small dedication of right-of-way, the Planning Commission may review Preliminary Plan and Final Plat concurrently.

In addition, the acceptance of right-of-way must also be approved by City Council after review by the Planning Commission.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of application P24-18, as submitted.



MCL 9230
Parcel 02819C20159
(To Dedicate)

Acme Grocery

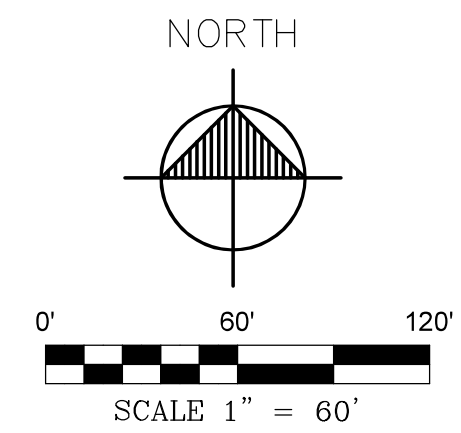
MAST PKWY

HIGH POINT DR

WOOSTER PIKE



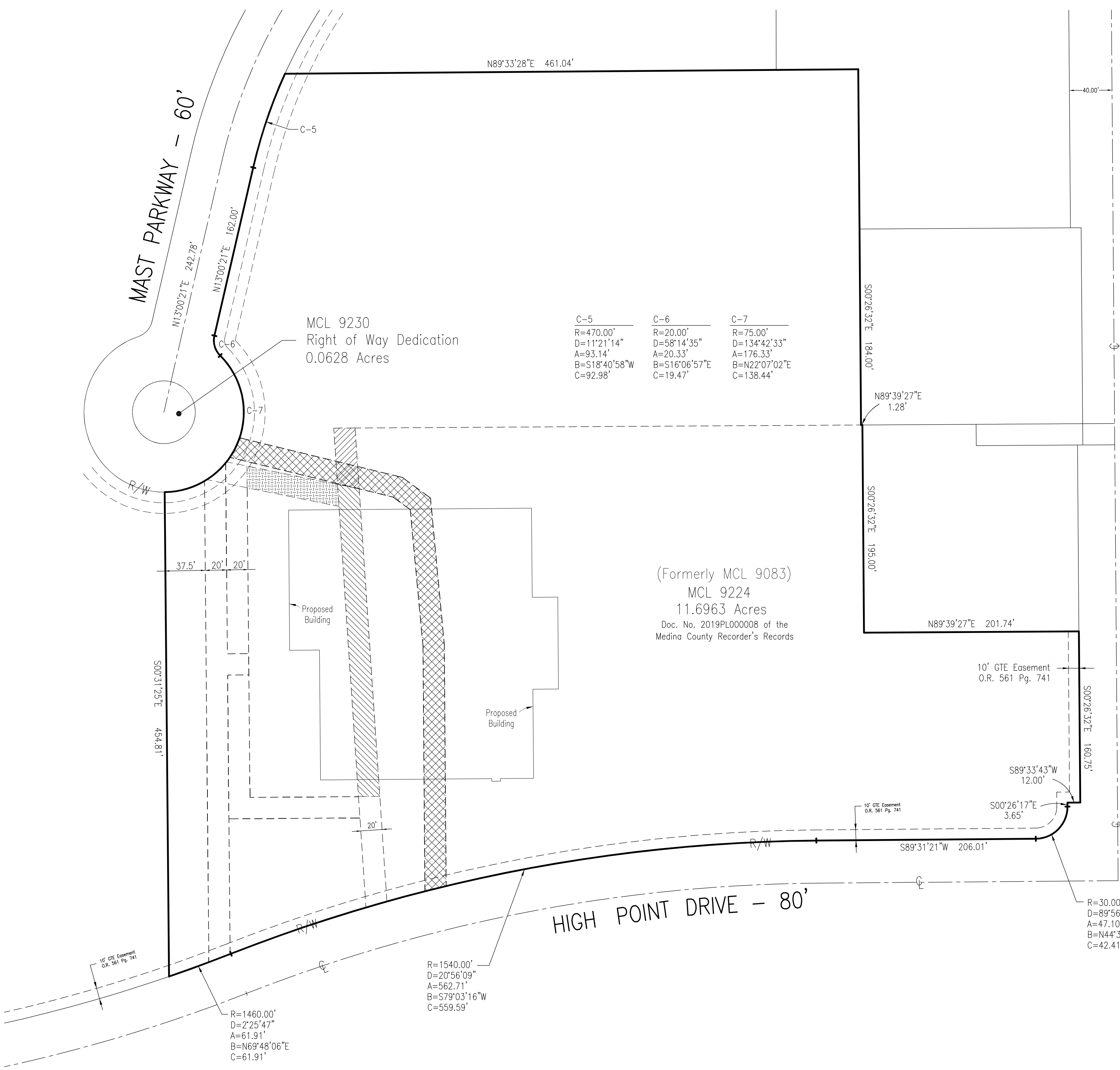
0 50 100 150 200 Feet



Basis of Bearings Grid North
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to ODOT VRS

LEGEND

- C CENTERLINE
- R/W RIGHT OF WAY
- FF FINISH FLOOR
- EOP EDGE OF PAVEMENT
- PPN PERMANENT PARCEL NUMBER
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- (U) USED
- (D) DEED



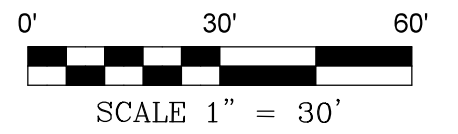
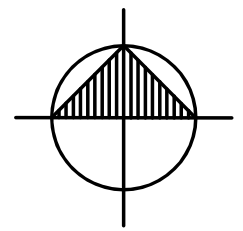
C-5	C-6	C-7
R=470.00'	R=20.00'	R=75.00'
D=11°21'14"	D=58°14'35"	D=134°42'33"
A=93.14'	A=20.33'	A=176.33'
B=S18°40'58"W	B=S16°06'57"E	B=N22°07'02"E
C=92.98'	C=19.47'	C=138.44'

(Formerly MCL 9083)
MCL 9224
11.6963 Acres
Doc. No. 2019PL000008 of the
Medina County Recorder's Records

**Easement
Dedication & Vacation Plat**

ALBER & RICE
CIVIL + STRUCTURAL + SURVEY
31913 Cook Road | North Ridgeville | Ohio | 44039
216-252-7840 Office 216-252-7841 Fax

NORTH



Basis of Bearings Grid North
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to ODOT VRS

C-1	C-2	C-3	C-4
R=75.00'	R=75.00'	R=75.00'	R=75.00'
D=30°00'02"	D=20°03'26"	D=19°05'42"	D=15°43'10"
A=39.27'	A=26.25'	A=25.00'	A=20.58'
B=N74°28'18"E	B=S49°26'33"W	B=N47°56'52"E	B=S26°30'43"W
C=38.82'	C=26.12'	C=24.88'	C=20.51'
	(New Water Esm't)	(Ex. Storm Sewer)	(Ex. Water Esm't)

MCL 9230
Right of Way Dedication
0.0628 Acres

(MCL 9224)
MCL 9224
11.6963 Acres

Existing 10' Perpetual Highway
Easement Recorded in
Doc. No. 2019PL000008
Medina County Recorder's Records

Existing 10' Utility
Easement Recorded in
Doc. No. 2019PL000008
Medina County Recorder's Records

Existing 37.5' Ingress/Egress
Easement Recorded in
Doc. No. 2019PL000008
Medina County Recorder's Records

20' Storm Sewer Easement
To Be Dedicated By This Plat
0.1907 Acres

20' Waterline Easement
To Be Dedicated By This Plat
0.2183 Acres

Portion of Existing Storm Sewer and
Drainage Easement
Recorded in Doc. No. 2019PL000008
Medina County Recorder's Records
To Be Vacated By This Plat
0.0401 Acres

Portion of Existing Storm Sewer and
Drainage Easement
Recorded in Doc. No. 2019PL000008
Medina County Recorder's Records
To Remain 0.0130 Acres

Portion of Existing Storm Sewer Easement
Recorded in P.B. 23 Pg. 49
Medina County Recorder's Records
To Be Vacated By This Plat
0.1339 Acres

Existing Waterline Easement
Recorded in Doc. No. 2019PL000008
Medina County Recorder's Records
To Be Vacated By This Plat
0.2503 Acres

Existing 20' Storm Sewer Easement
P.B. 23 Pg. 49
Medina County Recorder's Records
Remaining Portion 0.0466 Acres

10' GTE Easement
O.R. 561 Pg. 741



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Easement
Dedication & Vacation Plat

