



**Summit County Planning Commission (SCPC)**

Thursday, June 27, 2024 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio

**Meeting Agenda**

- |    |                                            |                             |
|----|--------------------------------------------|-----------------------------|
| A. | Call to Order                              | <b>Chair Allen Mavrides</b> |
| B. | Roll Call                                  | <b>Dennis Tubbs</b>         |
| C. | Approval of the May 30, 2024, SCPC Minutes | <b>Chair Allen Mavrides</b> |
| D. | Business Items                             | <b>Stephen Knittel</b>      |

**New Business**

1. **Commercial District Permitted Uses - Text Amendment – Sagamore Hills** – To amend Section 5.0 Commercial District, 5.2 Uses, A. Permitted Uses, 4. To add additional text including tattoo parlors as a permitted use in Commercial Districts.
2. **Picton Parkway Preliminary Plan – Springfield Township** – Proposing the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.
3. **Rezone PN 5110230 – Springfield Township** – Proposing to rezone PN 5110230 from R-2 residential to RPD residential to allow for the development of increased density.
4. **Kingdom Preserve Variance Request – Springfield Township** – Requesting a variance from section 1108.07 section f Geometric Design for Subdivision – Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400-foot radius. The applicant is requesting a variance to allow no vertical tangent distance at the road intersection.
5. **Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off Killian Road. 28 units in the current phase and units 29 through 36 in a future phase requiring a 100-year Flood Plain Map amendment.

**Old Business**

**None**

- |    |                                  |                                        |
|----|----------------------------------|----------------------------------------|
| E. | Report from Assistant Director   | <b>Assistant Director Dennis Tubbs</b> |
| F. | Comments from Public             | <b>Chair Allen Mavrides</b>            |
| G. | Comments from Commission Members | <b>Vice Chair Dennis Stoiber</b>       |
| H. | Other                            |                                        |
|    | 1. Legal Update                  | <b>Attorney Marvin Evans</b>           |

I. Adjournment

**Chair Allen Mayrides**



**Summit County Planning Commission (SCPC)**  
Thursday, May 30, 2024 - 3:00 p.m.  
County of Summit, County Council Chambers  
175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio  
**Meeting Minutes**

A. Call to Order

**Vice Chair Dennis Stoiber**

*Vice Chair Dennis Stoiber* called to order the *Thursday, May 30<sup>th</sup>, 2024 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call

**Dennis Tubbs**

SCPC Member	Present
Open	
Dickinson, Erin	
Wiedie-Higham, Christine	X
Jones-Capers, Halle	X
Kline, David	X
Mavrides, Allen	
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, May 30<sup>th</sup>, 2024 – SCPC monthly meeting at 3:01 p.m.

C. Approval of the April 25, 2024, SCPC Minutes

**Vice Chair Dennis Stoiber**

*Vice Chair Dennis Stoiber* made a motion to approve the Thursday, April 25<sup>th</sup>, 2024, Summit County Planning Commission Meeting minutes as submitted.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					X
Kline, David	X		X		
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		

**Motion**

*\_David Kline\_* made a motion to *approve* the **SCPC Meeting Minutes for Thursday, April 25<sup>th</sup>, 2024, as presented** and it was seconded by *Jason Segedy*, ***all in favor, aye, oppose\_0\_***, **SCPC Meeting Minutes for Thursday, April 25<sup>th</sup>, 2024**, was *approved* with *\_1\_* abstentions (*Halle Jones-Capers*).

D. Business Items

**Stephen Knittel**

**New Business**

1. **Residential Conservation Development – Text Amendment – Copley Township** – Proposing to amend 3.06 R-CD (Conservation Development) Residential District, to move definitions to Article 2 of the Zoning Regulations, to add new regulations, and to clarify existing regulations.

*Reported by Stephen Knittel:*

*Stephen Knittel* reported zoning text amendment in Copley Township; this is a proposal to revise zoning text resolution for the residential conservation district so that it can better meet its stated goals to maximize the protection of the community's natural resources while encouraging creative solutions to a development which best conserves the area's natural resources. It's a substantial amount of changes that did come before staff several months ago. The initial proposal at the time was to completely scrap the section, however, the resolution was to put together a community group and a group with the township to work together to come up with revisions. So, these are revisions being presented from those efforts.

Apart of the review staff were also asked from staff and the planning commission to give additional recommendations specifically on the placement of stormwater surge, etc. in terms of how it interacts with open space. Whether it should be permitted, permitted up to a certain percentage or not permitted. Staff comments were to recommend following Bath Townships open space standards which allows a percentage of retention or naturalized storm water management areas within the open space, however, any surface body of water only 50% of that can count surface body can count towards the open space so that you are not getting a full amount of open space that's just a pond. In line with this, Mr. Knittel included the county Subdivision Regulations for open space standards at the county level. We do allow credit to be included for storm water retention ponds and/or fire ponds that are incorporated into

park or open space, such as the areas safe, accessible, and useable as community amenities by the public or residents of the subdivision.

Also included is language from Sagamore Hills, that states their open spaces serve conservation space, they do not allow storm water controls within this.

This shows the range is there so the recommendation for allowing a percentage to be used is probably the goal of preserving natural resources while encouraging creative solutions of development.

*Staff recommendation is approval.*

*Questions/Comments from the members:*

Dennis Stoiber asked, how long has Bath Townships provisions have been in place approximately?

Knittel responded that he could not answer that question.

Stoiber asked, do you know of any difficulties they have encountered as a result of the way that the language reads?

Knittel responded that he did not.

*Applicant:*

James Averill, Vice President, Copley Homeowners Association

3485 Stimson Road

Copley, OH 44321

Mr. Averill was here in support of the text amendment. The HOA was involved with this a while ago at the beginning to eliminate the text as they did not feel as though it suited the purpose of the township at the time. But through the progress of working with the zoning commission and zoning employees they have had a lot of meetings. They have been trying to work it out with a hand full of township members that have been involved from the beginning, he feels as though they have come a long way with this improvement of the text amendment. He believes it will be more conducive to the township with all the intricacies that they have in their area, he knows it's different in other areas, but that is what makes it very unique.

He stated for him this is very personal as he is a long-time resident of Copley Township with 4 generations that have lived in this area.

They have had very traditional developments in the township in the past 20 years and they are trying to curve that with trying to guide people towards a more conservation developments in the township and make a good example of other communities in the Akron area.

*Questions/Comments from the members:*

No questions asked of the applicant by Summit County Planning Commission members at this time.

*Representation for the Township:*

Shawna Gfroerer, Zoning Inspector, Copley Township

1540 S Cleveland-Massillon Road

Copley, OH 44321

Miss Gfroerer reported that this text amendment was brought before you several months ago to repeal the R-CD from the zoning resolution. The township at the time requested the opportunity to revise this with the members of the community, which a core group of members and residents did allow this to occur. Miss Gfroerer reported that they started working with about 5 to 7 residents in March of 2024 they held 5 (open to the public) workshops that again 5 to 7 of the residents attended consistently through all of the workshops. They were able to use a lot of the model regulations from Chagrin Rivers Watershed Partners, which was their main model that they utilized as well as the R-CD codes found in Cuyahoga Falls. Summit Soil and Water, EPA recommendations from staff that were considered for open space.

Some of the major revisions highlighted were to remove definitions in Article 2 that were found in Article 15 which removed about 5 pages. A major change was that they removed single family attached as one of the dwelling options and they did add two (2) family dwellings, they still wanted to do some of the attached, some of the multi-family. They did add minimum for single family detached to be at least 30% of the project which is a model regulation from other communities. They changed the districts where the overlay could be applied from all districts from the R-MD, R-LD and R-OC and then they had regulation the Board of Trustees denied the text amendment as their goal was to allow up to work with the community on a neutral density text that would not produce over densifying in the R-CD. The regulations now allow no greater than 90% of that in the underlined district as well as a small density credit where appropriate. Those are the major changes.

They also modified the minimum restricted open space by district, still 40% being the minimum for residential median density; 50% for residential low density and 60% for our most restrictive open space conservation district. The wetlands setbacks were updated specifically for the R-CD there was a lot of conversation about applying those across the board in the riparian reservations, but that would impact the residents outside the district and create a lot of hardships for residents in this township who are affected by flood plains and riparian, so it was decided to keep this in the R-CD only.

The updated density the township previously had a flat density credit of 20% for above the underlined zoning district, now they spelled out by the district, that the density credits based on the open space additionally that you are providing. So, if you are providing additional open space then you get a small credit for your density.

This is still a review in progress and the zoning commission will meet again on June 2, 2024, to continue the public hearing to review language for the open space specifically the storm water controls that can be placed there.

They also made a change that storm water controls cannot be counted towards your density so it cannot be counted by the projects overall boundary since they are already subtracting that. This is why they created a percentage opposed to not being able to put anything there at all. They can also add more recreational features in the open space if they give more open space.

#### Definitions:

R-CD: Residential Conservation District

R-LD: Residential Lower Density

R-MD: Residential Medium Density

R-HD: Residential Higher Density

R-OC: Open Space/Conservation District

#### *Questions/Comments from the members:*

*David Kline* commended *Shawna Gfroerer* for their efforts with the committee.

*Jason Segedy* inquired about the scale back from covering all residential to subset and mentioned the R-LD. Do those tend to be the rural parts of the southern part of the township.

*Shawna Gfroerer* responded, not necessarily, R-MD encompasses probably 60% of the township that's the majority, and they wanted to make sure they kept R-MD, R-LD and R-OC along the Barberton reservoir specifically southeast and southwest of the township.

*Jeff Snell* asked Miss Gfroerer to summarize as the acronyms he knows some of but was very hard to follow. He asked that Miss Gfroerer put it into terms that he understands.

*Shawna Gfroerer* referred to the submitted table in the resolution (see Table 2; page 25)

#### *County Engineer's Office:*

*Joe Paradise, County Engineers Office*

Mr. Paradise stated we do not have a position on the zoning per se. However, you'll have township association as limited township members that there is an issue before state legislature seeking to eliminate all zoning, due to lack of affordable housing, during the approval and process it's too cumbersome, and there are too many different codes. But

the general population does not understand zoning codes. Coming out of the Columbus and Cincinnati area, there is a new chip manufacturing plant going in and they are trying to get developed and are paying high prices, the developers are running up against zoning issues.

*Jason Segedy* asked if this was to eliminate all zoning or all zoning in townships.

*Mr. Paradise* answered, all zoning in townships.

*Summit Soil and Water:* Not present

*Questions from the Public:* No questions from the public

*Discussion from the members:* No further discussion from members.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					
Wiedie- Higham, Christine	X		X		
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert		X	X		

#### **Motion**

*Christine Weidie-Higham* made a motion to *approve* the **Residential Conservation Development – Text Amendment – Copley Township**, with due consideration to staff and County Engineers office comments and it was seconded by *Robert Terry*, *all in favor, aye, oppose\_0\_*, **Residential Conservation Development – Text Amendment – Copley Township**, was *approved* with *\_0\_* abstentions.

*Dennis Stoiber* congratulated the township, he stated that this is a very thoughtful set of revisions. He was glad that they consulted Soil and Water, Chagrin River and that they took great advantage of the information needed.

#### **Old Business**

1. **Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off of Killian Road. 28 units in the current phase and units 29 through 36 in a future phase requiring a 100-year Flood Plain Map amendment.

*Reported by Stephen Knittel:*

*Stephen Knittel* reported this is a preliminary plan in Springfield Township off Killian Road, the applicant is proposing 36 units, currently 28 units are in Phase I and remainder pending future development pending a 100-year flood plain map amendment and a permanent cul-de-sac has been proposed.

Previously this was before us where the township had some comments that the applicant had to work out which they have done. They have received approval on variances from the township, so the plan is A-Ok with the township all that remains is County Engineers office and staff comments.

*Staff recommendation is conditional approval and satisfy staff and Summit County Engineers comments.*

*Applicant:*

*Rick Kiphen, Developer*  
3206 South Jackson Blvd.  
Uniontown, OH

*Rick Kiphen* reported that he has been working with the township to get the variances of some things that have changed, they worked through them and received the variances, they are here now for conditional approval of the proposed plan. He is here with Rich Largent, Engineer to answer any questions that the members may have.

*Questions/Comments from the members:*

*Dennis Stoiber* asked, have you reviewed any of the comments from the County Engineers office?

*Mr. Kiphen* answered, yes.

*Mr. Stoiber* stated, are there any of those comments as it appears to him that the minimum 100-foot tangent between reverse curvature that may be a probe with this land.

*Mr. Kiphen* responded, yes that may potentially be an issue, this is one of the issues that they are looking at. It is there, but right now it's not an issue.

*Mr. Stoiber* stated as he is looking at it, incorporating the requirement is that going to significantly change the plan to say reduction in number of use? *Mr. Stoiber* commented on how this geometry is going to work, placing a 100-foot tangent in place.

*Mr. Kiphen* stated, between Rich, Joe and *Mr. Andy Dunchuck* at County Engineer's office they have been working on it and if this does become an issue and they cannot get this in then and if it becomes a potential burden they can come before the members and if there is some type of variance that can take place in this situation if that is something that may come before them and the commission as a plan B or Option 2 to the tangent referenced.

*Mr. Stoiber* asked is the red line that shows on this plan right now a delineation?

*Mr. Kiphen* responded the red line is the composite setback. Correct.

*Mr. Stoiber* asked That is the set number so the units that are ghosted because the red line cuts through them are not apart of what you are proposing.

*Mr. Kiphen* responded Correct. Right now, they are ghosted, and they are going to be applying for a 100-year flood plain map amendment on that, which is why they are calling it Phase II.

*County Engineer's Office:*

*Joe Paradise, County Engineers Office*

*Mr. Paradise* stated that it would be extremely difficult to build this same subdivision. However, they have had similar situations in the past Phase III of Meadows of Wintergreen in Springfield Township the developer split the parcel in half and put a road in the middle to the north was a curve that you could not see over. So, when speaking to the developer they moved the road further south but gave up three (3) houses to build it.

*Joe Paradise* stated that if commission approved it now then the condition still remains as it is in the code. He doesn't see how they are going to do it; he suggests that they have at least 3-4 meetings and make some submittals. He



believes the developer will be back with another request for variance on something less than a 100-foot tangent between them.

Mr. Paradise's suggestion is that the developer knows what they need to do, come back to the commission with 3 or 4 options, talk to Andy Dunchuck and see if they can come up with a better design.

*Dennis Stoiber* referred to comments made by Andy Dunchuck, Summit County Engineer's office:

Comment #7 A minimum tangent of at least 100' is required between reverse curves and provide the Centerline Radius for both curves.

Comment #8 Kingdom Way must intersect Killian Road at an angle not less than 70-Degrees. In addition, the intersecting road must have a minimum tangent distance of at least 100'.

What does this mean? What is the intersecting road? Kingdom Way?

*Mr. Paradise* responded, Kingdom Way.

*Summit Soil and Water:* Not present

*Questions from the Public:* No questions from the public

*Discussion from the members:* No further discussion from members.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle			X		
Kline, David		X	X		
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		

#### **Motion**

*Dennis Stoiber* made a motion to **table Old Business Item #1 Kingdom Preserve Preliminary Plan – Springfield Township**, and it was seconded by *David Kline*, ***all in favor, aye, oppose\_0\_***, **Old Business Item #1 Kingdom Preserve Preliminary Plan – Springfield Township**, was **tabled at the applicants request until next meetings** with **\_0\_** abstentions.

E. Report from Assistant Director

**Assistant Director Dennis Tubbs**

Dennis Tubbs reported that Mr. Knittel had been working on the General Plan. We believe we are at a point where the planning committee needs to create a Steering Committee. The Steering Committee will have public hearings to review the general plan, we'll go through to do data gathering, formulate some goals and objectives and have meetings with the public.

Dennis Tubbs asked the Planning Committee if they could make a motion to create a General Plan Steering Committee, and he will also send out an email if anyone would like to be on the committee. He will also send emails to the Health Department, County Engineers office, Soil and Water, Metro Parks.

The ultimate process is having the meeting, have public meeting, review the documents, put together a drafted document from the Steering Committee that will come back to Planning Commission the review, once approved will go the County Council for final approval. 2005 was the last time General Plan Steering Committee met.

*Questions/Comments from the members:*

Jeff Snell asked what exactly a Steering Committee is, is this the review of the plans of the entire county or townships.

Mr. Tubbs responded, if you took a 20,000-foot view of Summit County with potential development or a 20,000-foot view where the communities would have detailed view for every individual community. We would like to supplement what the county does in a larger perspective.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					
Wiedie- Higham, Christine		X	X		
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen					
Reville, Rich		X	X		
Segedy, Jason	X		X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		

**Motion**

*Jason Segedy* made a motion to *approve the General Plan Steering Committee*, and it was seconded by *Rich Reville and Christine Weidie-Higham, all in favor, aye, oppose\_0\_*, the General Plan Steering Committee, was approved with *\_0\_* abstentions.

F. Comments from Public

**Vice Chair Dennis Stoiber**

No one from the public made any additional comments.

G. Comments from Commission Members

**Vice Chair Dennis Stoiber**

H. Other

1. Legal Update

**Attorney Marvin Evans**

*Atty. Evans* stated that he was unaware that the state was trying to get rid of potential township zoning, interestingly as a charter county there are provisions for a county to actually impose zoning in the township. Even

if the legislature tried to do something with the counties, it's harder to change, we may still be allowed to put zoning in place.

Delfino case two (2) issues: 1- they are refusing to settle the case in the 9<sup>th</sup> District they appealed it. They did an administrative appeal; we filed a motion to dismiss as the court does not have jurisdiction over that. That was an attempt to settle the case not a new filing. Their attorney said they thought it was a new filing and we'll wait to see what happened there. 2- the case that is in the 9<sup>th</sup> District, the briefing is almost complete, but not quite they have their reply brief that is due soon.

I. Adjournment

Vice Chair Dennis Stoiber

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle			X		
Kline, David	X		X		
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		

**Motion**

David Kline made a motion to *adjourn* the **SCPC meeting held Thursday, May 30<sup>th</sup>, 2024**, and it was seconded by Jason Segedy, ***all in favor, aye***, the **SCPC meeting held Thursday, May 30<sup>th</sup>, 2024**, the motion was *adjourned* with   0   abstentions at 3:57 p.m.

*These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:*  
Tazena Long  
Executive Assistant  
Department of Community and Economic Development  
Thursday, June 13, 2024 @ 4:08p.m.



Planning Commission  
Zoning Text Amendment  
**Commercial District Permitted Uses**  
Sagamore Hills Township

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**Item No.:** 1  
**Meeting:** July 27, 2024  
**Proposal:** **Commercial District Permitted Uses**  
**Processor:** Stephen Knittel

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**Proposal:** - The applicant has proposed that the Sagamore Hills Township Zoning Resolution be revised to amend Section 5.0 Commercial District, 5.2 Uses, A. Permitted Uses, 4. To add additional text including tattoo parlors as a permitted use in Commercial Districts.

[New text is underlined]

**Section 5.0 Commercial District**

**5.1 Purpose**

Whereas, The Trustees of the Township of Sagamore Hills, Ohio have adopted a Comprehensive Plan of the Zoning for the Township; Whereas, The Trustees of the Township of Sagamore Hills, Ohio find it necessary to complete a comprehensive plan and to promote the public health, safety, morals and welfare of Sagamore Hills Township. Therefore, The Trustees of the Township of Sagamore Hills, Ohio enact the following provisions on commercial uses within the Township.

**5.2 Uses**

Within a "C" Commercial District, all buildings, structures, or premises shall be used only for one or more of the following uses:

**A. Permitted Uses**

1. Administrative, business and finance office or organizations.
2. Art, photo, stationery, notions, toy, book, music and gift sales. Souvenirs or souvenir orientated material shall not exceed five (5) percent of total display area.
3. Banks or financial institutions where drive-in facilities are incidental to the operation of the facilities.
4. Barber, beauty shops and tattoo parlors.
5. Clothing, apparel, shoe and variety store. Souvenirs or souvenir orientated material shall not exceed five (5) percent of total display area.
6. Dry cleaning and laundry in which no work shall be done on the premises for retail outlets elsewhere.
7. Florist and gift shop. Souvenirs or souvenir orientated material shall not exceed five (5) percent of total display areas.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **Approved**.



Planning Commission  
Preliminary Plan  
**Picton Parkway**  
Springfield Township

## EXECUTIVE SUMMARY

Located in Springfield Township at the terminus of Picton Parkway. Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

Staff recommends the SCPC **CONDITIONALLY APPROVE** this Preliminary Plan with the conditions to satisfy Staff and SCE comments.

<b>Item No.:</b>	2	<b>Lots:</b>	2
<b>Meeting:</b>	June 27, 2024	<b>Streets:</b>	50' R/W
<b>Developer:</b>	CESO		
<b>Parcel No.:</b>	5110869	<b>Zoning:</b>	PIPD
<b>Area:</b>	38.6458 Acres	<b>Processor:</b>	Stephen Knittel

### Site Conditions:

<b>Zoning:</b> The Zoning of the site is PIPD - Planned Industrial Park District			
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Municipality</b>
North	R-2	Residential	Springfield Township
East	PIPD	Industrial	Springfield Township
South	PIPD & R-2	Industrial & School	Springfield Township
West	R-2	Residential	Springfield Township

**Proposal:** Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

### Staff Comments:

1. Soils in the Subdivision shall be identified.

- 
2. Existing ground elevations in the Subdivision: show contours with an interval of two (2) feet.

**Recommendation:** It is Staff's recommendation that the SCPC **CONDITIONALLY APPROVE** this Preliminary Plan with the conditions to satisfy Staff and SCE comments.



Phone: 330.655.0560 Fax: 888.208.482



SCALE 1" = 2000

I (We) the undersigned, Owner(s) of the land shown on this map and designated as do hereby accept this as shown hereon.

BY: \_\_\_\_\_  
City of Akron

Before me a Notary Public in and for said county and state did personally appear the above signed Owner(s), who did acknowledge the signing of the foregoing instrument to be his (their) free act and deed, in testimony whereof I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public \_\_\_\_\_

Secretary \_\_\_\_\_ Date: \_\_\_\_\_

Being a Replat of Block 2-BR of Massillon Road Industrial Park Replat No.2  
Recorded in Reception No. 55765740 of the Summit county Recorder's Records

Situated in the Township of Springfield, County of Summit and State of Ohio and known as being part of Original Lot F, tract 3 of Springfield Township

1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

Project Number: 763338-01

Drawn By: MSD

Date: May 23, 2024

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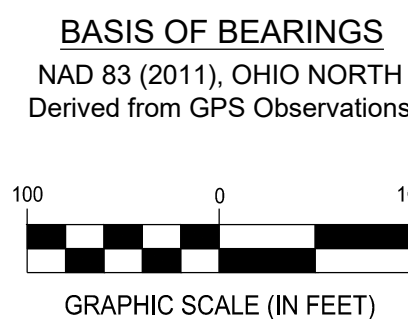
\_\_\_\_\_

05/24/2024 2:27:55 PM

AREA IN LOT 2-BR-A	14.1270 AC
AREA IN LOT 2-BR-B	22.0767 AC
AREA IN PROPOSED ROW	2.4421 AC
<b>TOTAL AREA</b>	<b>38.6458 AC</b>



- Fnd. (F) - Found  
Usd. (U) - Used  
Obs. (O) - Observed  
Rec. (R) - Deed  
Calc. (C) - Calculated



Steven W. Clutter, P.S. 7655  
CESO, Inc.  
175 Montrose West Ave. Suite 400  
Akron, OH 44321

Date:





Planning Commission  
**Zoning Map Amendment**  
1466 Killian Road  
Springfield Township

## EXECUTIVE SUMMARY

Proposal: Located in Springfield Township off of Killian Road, east of the intersection with Pickle Rd. Kingdom Preserve at 1466 Killian Road (parcel #5110230) will be a planned development district. It is currently R-2 and needs changed to R-2/RPD.

Staff recommends APPROVAL

<b>Meeting:</b>	July 27, 2024	<b>Proposed Zoning:</b>	R-2/RPD
<b>Item No.:</b>	3	<b>Council Dist.:</b>	District 8
<b>Current Zoning:</b>	R-2 & O-C	<b>Processor:</b>	Stephen Knittel

**Parcel Number:** 5110230

**Location:** Located in Springfield Township off of Killian Road, east of the intersection with Pickle Rd.

**Proposal:** Kingdom Preserve at 1466 Killian Road (parcel #5110230) will be a planned development district. It is currently R-2 and needs changed to R-2/RPD.

### **Zoning:**

*See attachments for zoning maps.*

Direction	Zoning	Land Use	Jurisdiction
North	O-R & O-C	Farm Agriculture	Springfield Township
East	R-2 & O-C	Residential	Springfield Township
South	R-3/RPD & R-2	Residential	Springfield Township
West	R-2	Church	Springfield Township

**Current Zoning:** From Springfield Township's Zoning Resolution, provided on Springfield Township's website: <https://www.springfieldtownship.us/>

### **MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)**

The Medium Density Residential District (R-2) is intended to provide for the protection of older, existing neighborhoods in Springfield Township where development is more compact and for the expansion of residential areas where sanitary sewer and water is available.

### **Proposed Zoning:**

**(1) RPD: Planned Residential District**



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The purpose of the RPD District is to allow for the development of a site where the primary use of land is residential with the ability to include public, institutional, and recreational uses as approved by the township and to:

- a) Allow flexible residential development on larger sites, especially sites that have natural features such as wetlands, natural lakes, ponds, marshes, steep slopes, rock outcroppings, floodplains and larger wooded areas, which contribute to the character of Springfield Township in order to preserve these natural features;
- b) Permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting residential areas; and
- c) Ensure that Planned Residential Developments are compatible with surrounding single-family neighborhoods.

#### **STAFF REVIEW**

1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, there are adjacent residentially zoned parcels and natural features on the site support the application for RPD.
2. *Can the property reasonably be used as currently zoned?* Yes.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* Yes the Future Land Use plan shows the area as Open Space Residential.
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning is a greater intensity use than the current zoning however it should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety.
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not adversely affect the adjoining properties.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* Yes, there are adjacent residentially zoned parcels and natural features on the site support the application for RPD.
9. *Will the proposed zoning change, change the character of the neighborhood?* The character of the neighborhood should not change.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No.

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**Staff Comments:**

- The site can be used as currently zoned.
- there are adjacent residentially zoned parcels and natural features on the site support the application for RPD.

**Recommendation:** Staff recommends APPROVAL.





Planning Commission  
Variance Request  
**Kingdom Preserve**  
Springfield Township

## EXECUTIVE SUMMARY

Located in Springfield Township off of Killian Road, east of the intersection with Pickle Rd. Applicant requests a variance from section 1108.07 section f Geometric Design for Subdivision – Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400 foot radius. The variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.

Staff recommends the SCPC **APPROVE** this Variance Request

<b>Item No.:</b>	4	<b>Lots:</b>	36 Units
<b>Meeting:</b>	June 27, 2024	<b>Streets:</b>	50' R/W
<b>Developer:</b>	Rick Kiphen	<b>Utilities:</b>	DSSS & Akron Water
<b>Parcel No.:</b>	5110230	<b>Council District:</b>	District 8
<b>Area:</b>	21.2632 Acres	<b>Processor:</b>	Stephen Knittel

### From Applicant:

“From centerline of Killian Road to the start of the curve on the new road is 108.35 feet.  
From existing edge of pavement of Killian Road to the start of the curve on the new road is 89.07 feet.”

**Site Conditions:** County GIS shows Riparian and wetlands along the southern portion of the parcel.

<b>Zoning:</b> The Zoning of the site is O-C (Open Space Conservation) and R-2 (Residential)			
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Municipality</b>
North	O-R	Residential	Springfield Township
East	R-2	Residential	Springfield Township
South	O-C & R-2	Residential	Springfield Township
West	O-c & R-2	Church	Springfield Township

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**Proposal:** Applicant requests a variance from section 1108.07 section f Geometric Design for Subdivision – Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400 foot radius. The applicant is requesting a variance to allow no vertical tangent distance at the road intersection.

The following narratives were submitted in response to the questions posed in the variance application. Staff comments are ***bold and italicized***.

- i. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If, so please explain.

Yes. There are several topographic limitations that restrict the use to this parcel. 1. Riparian setbacks off Tuscarawas River. 2. Wetland setbacks. 3. 100 year floodplain restrictions. And 4. Sewer easements. The proposed subdivision has been specifically designed to meet all setbacks and other restrictions within these various constraints. The 21.26 acres only currently has 6.72 acres of land that is residential developable.

***There are exceptional topographic or other physical conditions peculiar to this parcel including a river in the southern portion that has riparian setbacks as well as wetlands and 100 year floodplain.***

- ii. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set forth in subparagraph (i.) herein?

If the 100 foot vertical tangent distance off the intersection was enforced, the straightening of the road prior to curve would result in approximately 10-12 condos no longer fitting within the various other setback requirements.

***The layout of lots would change, resulting in loss of potential lots.***

- iii. Did the special conditions specified in subparagraph (i.) result from previous actions by the applicant? Please explain.

Yes, we have modified the plans several times to ensure all limitation of the land complied with the township requirements, including all storm management being outside of require setbacks.

***No, the developer did not cause any of the existing environmental constraints on the property.***

- iv. Explain whether the variance requested is substantial.

The variance is substantial because enforcing Section f of Rule 1108.07 would dramatically alter the proposed road design and eliminate approximately 1/3 of all condos that we are seeking to develop. Such reduction in condos will make the

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development unfeasible to continue forward based on fixed costs of the road with available total building lots.

***The variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.***

- v. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

There would be no detriment to adjoining properties as the land largely backs up to wetlands and undisturbed land. Of the 21.26 acres only 6.72 acres is being developed and much of the land will be left as forestry and preserved – hence the name behind “Kingdom Preserve”. Adjacent properties are Marantha Bible Church which would be several hundred feet away from any residential condos. The development will not affect any other neighborhoods.

***The essential character of the neighborhood would not change with the granting of the variance nor would adjoining properties suffer substantial detriment.***

- vi. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No. The road is a small no outlet road with open space for emergency vehicles to navigate as needed.

***This variance would not adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land.***

- vii. Explain whether the Subdivision Regulation was in effect at the time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

The regulation was in effect at time of purchase. We did not have knowledge of the regulation as a similar development was proposed by GPD Engineers for a previous builder and their development did not include a 100 foot vertical tangent off the intersection either – likely due to the same restrictions and limited developable space that we are dealing with.

***The regulation was in effect. The applicant did not have knowledge.***

- viii. Explain whether the applicant’s predicament can be feasibly solved through some method other than a variance.

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There are no other known alternatives to solve the 100 foot vertical tangent regulation without substantially altering the development and making it unfeasible to move forward with.

***The change of site design to meet the tangent distance required could result in loss of potential buildable lots.***

- ix. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

We are planning to develop high quality, affordable single family housing for Springfield Township and Summit County – affordable housing new construction has been a challenging objective due to high building and development costs. The public will enjoy the small intimate development filled with trees and private views with nearly 66% being preserved undisturbed land.

- x. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

We have carefully designed the plan to meet all other subdivision regulations, including road curvature and all setbacks. Due to the small size of the development and the site/property existing conditions (shape, wetlands, riparian setbacks from the river) we have made extensive efforts to develop a thoughtful plan that has made all intentions of meeting subdivision regulations.

***The spirit and intent of the following purposes and objectives of the Regulations as listed in § 1101.02:***

- (a) The proper arrangement of streets or highways in relation to existing or proposed streets and highways and the thoroughfare plan.  
***The variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.***
- (b) Adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.  
***This variance would not adversely affect the adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.***
- (c) The orderly, efficient, and appropriate development of land.  
***This would not impact the orderly, efficient and appropriate development of land.***
- (d) The orderly and efficient provision of community facilities at minimum cost and maximum convenience.  
***This would not impact the orderly and efficient provision of community***



- 
- facilities.*
- (e) Safe and convenient vehicular and pedestrian movement.  
*The variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.*
  - (f) The promotion of public health, safety, comfort, convenience, prosperity, and general welfare, and the protection of the environment.  
*This variance request would not impact public health, safety, comfort, convenience, prosperity, and general welfare, and the protection of the environment.*
  - (g) The accurate surveying of land, preparing and recording of plats.  
*This would not impact the accurate surveying of land, preparing and recording of plats.*
  - (h) The equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and Developer as defined herein.
- xi. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

We developed the plan with the straightest road curvature possible while staying within other setback requirements. There is no additional space that we could extend the vertical component of the road without placing condos within the riparian or wetland setbacks.

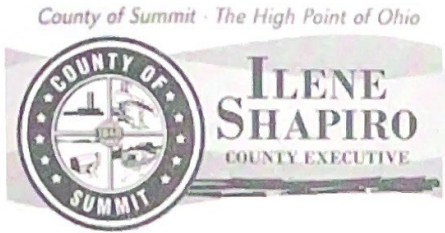
*There are exceptional topographic or other physical conditions peculiar to this parcel including a river in the southern portion that has riparian setbacks as well as wetlands and 100 year floodplain. The change of site design to meet the tangent distance required could result in loss of potential buildable lots.*

**Staff Comments:** There are exceptional topographic or other physical conditions peculiar to this parcel including a river in the southern portion that has riparian setbacks as well as wetlands and 100 year floodplain.

We received further clarification that the variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.

**Staff recommends** the SCPC **APPROVE** this Variance Request





## APPENDIX E

### Variance Application

Department of Community and Economic  
Development

Ohio Building - Suite 103 - 175 S. Main St. - Akron, OH 44308

### APPLICANT INFORMATION

Applicant Integrity Contracting & Development LLC (President Rick Kiphen)  
Address 3206 S Jackson Blvd, Uniontown OH 44685  
Phone 330-802-1233  
Email IntegrityCS777@yahoo.com

### OWNER INFORMATION

Owner Integrity Contracting & Development LLC (President Rick Kiphen)  
Address 3206 S Jackson Blvd, Uniontown OH 44685  
Phone 330-802-1233  
Email IntegrityCS777@yahoo.com

### SITE INFORMATION

Name of Subdivision  
or Address Kingdom Preserve Development  
Location 1466 Killian Road  
Parcel No.'s 5110230  
Creating Sublots Condo Parcels to be created in two phases - 28 in phase 1, 8 additional proposed phase 2  
Acreage 21.26 Acres  
Water Provider Water - Akron  
Septic or Central Sewer Provider Sewer - Akron

### FILING FEES

Variance Fees

\$300.00 per Variance Request

### VARIANCE INFORMATION

Nature of Subdivision regulation Variance required: (Describe generally the nature of the variance.)  
Request to allow no vertical tangent distance at road intersection for proposed Kingdom Preserve development.

Provide the specific Subdivision Regulation from which a variance is requested:

Article: 2016 Summit County Subdivision Regulations - Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400 foot radius.

Section: Section 1108.07, section f - Geometric Design for subdivisions.

**JUSTIFICATION OF VARIANCE:**

Applicant shall provide written justification for the requested variance by responding to the following questions.

1. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If so, please explain.

Yes, there are several topographic limitations that restrict the use to this parcel:

1. Riparian setbacks off Tuscarawas river 2. Wetlands setbacks 3. 100 year flood plan restrictions and 4. Sewer easements

The proposed subdivision has been specifically designed to meet all setbacks and other restrictions within these various constraints

The 21.26 acres only currently has 6.72 acres of land that is residential developable.

2. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set for in subparagraph (1.) herein?

If the 100 foot vertical tangent distance off the intersection was enforced, the straightening of the road prior to curve would result in approximately

10-12 condos no longer fitting within the various other setback requirements.

3. Did the special conditions specified in subparagraph (1.) result from previous actions by the applicant? Please explain.

Yes, we have modified the plans several times to ensure all limitations of the land complied with the township requirements, including all

storm management being outside of required setbacks.

4. Explain whether the variance requested is substantial.

The variance is substantial because enforcing Section f of Rule 1108.07 would dramatically alter the proposed road design and eliminate

approximately 1/3 of all condos that we are seeking to develop. Such reduction in condos will make the development unfeasible to

continue forward based on fixed costs of the road with available total building lots.

5. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

There would be no detriment to adjoining properties as the land largely backs up to wetlands and undisturbed land. Of the 21.26 acres

only 6.72 acres is being developed and much of the land will be left as forestry and preserved - hence the name behind "Kingdom Preserve"

Adjacent properties are Marantha Bible Church which would be several hundred feet away from any residential condos. This development

will not affect any other neighborhoods.

6. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by fire fighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No. The road is a small no outlet road with open space for emergency vehicles to navigate as needed.

7. Explain whether the Subdivision Regulation was in effect at time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.



The regulation was in effect at time of purchase. We did not have knowledge of the regulation as a similar development was proposed by GPD Engineers for a previous builder and their development proposal did not include a 100 foot vertical tangent off the intersection either - likely due to the same restrictions and limited developable space that we are dealing with.

8. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

There are no other known alternatives to solve the 100 foot vertical tangent regulation without substantially altering the development and making it unfeasible to move forward with.

9. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

We are planning to develop high quality, affordable single family housing for Springfield Township and Summit County - affordable housing new construction has been a challenging objective due to high building and development costs. The public will enjoy the small intimate development filled with trees and private views with nearly 66% being preserved undisturbed land.

10. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

We have carefully designed the plan to meet all other subdivision regulations, including road curvature and all setbacks. Due to the small size of the development and the site/property existing conditions (shape, wetlands, riparian setbacks from the river) we have made extensive efforts to develop a thoughtful plan that has made all intentions of meeting subdivision regulations.

11. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

We developed the plan with the straightest road curvature possible while staying within other setback requirements. There is no additional space that we could extend the vertical component of the road without placing condos within the riparian or wetland setbacks.

**ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:**

Name Rick Kiphen

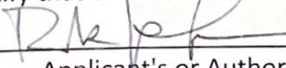
Address 3206 S Jackson Blvd, Uniontown OH 44685

Phone 330-802-1233

Email integritycs777@yahoo.com

Respectfully submitted this 5th day of June, 2024

I certify that all information contained in this application and its supplements are true and correct.

 JUNE 5, 2024  
Applicant's or Authorized Representative's Signature Date

Fee Amount Paid: \_\_\_\_\_ Date Application Received: \_\_\_\_\_

Number of Lots: \_\_\_\_\_ Staff: \_\_\_\_\_



**HETTLER • LARGENT**  
Civil & Construction Consultants



JUNE 24 2024 12:00PM



Z:\Land Projects\2023 (1403-1450)\23-1424 KINGDOM WAY\AUTOCAD\BASE 19.dwg





Planning Commission  
Preliminary Plan  
**Kingdom Preserve**  
Springfield Township

## EXECUTIVE SUMMARY

Located in Springfield Township off of Killian Road, east of the intersection with Pickle Rd. Applicant proposes 36 Units (28 Units in phase 1 and the remainder for future development pending a 100 year flood plain map amendment) and a permanent cul-de-sac.

Staff recommends the SCPC **CONDITIONALLY APPROVE** this Preliminary Plan with the conditions to satisfy Staff and SCE comments.

<b>Item No.:</b>	5	<b>Lots:</b>	36 Units
<b>Meeting:</b>	June 27, 2024	<b>Streets:</b>	50' R/W
<b>Developer:</b>	Rick Kiphen	<b>Utilities:</b>	DSSS & Akron Water
<b>Parcel No.:</b>	5110230	<b>Council District:</b>	District 8
<b>Zoning:</b>	O-C & R-2		
<b>Area:</b>	21.2632 Acres	<b>Processor:</b>	Stephen Knittel

### Plan History:

- There was a Concept Plan Meeting held on June 2, 2023.
- There was a site visit on November 16, 2023.

**Site Conditions:** County GIS shows Riparian and wetlands along the southern portion of the parcel.

<b>Zoning:</b> The Zoning of the site is O-C (Open Space Conservation) and R-2 (Residential)			
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Municipality</b>
North	O-R	Residential	Springfield Township
East	R-2	Residential	Springfield Township
South	O-C & R-2	Residential	Springfield Township
West	O-c & R-2	Church	Springfield Township

**Proposal:** Applicant proposes 36 Units and a permanent cul-de-sac.

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

**SCE:** Andy Dunchuck, 05/24/2024: *Our office has reviewed the above referenced and attached Preliminary Plan and has the following comments. If you have any questions regarding this matter, please contact our office.*

**Review Comments**

1. *All Stormwater Management for the site must follow the SCE Stormwater Drainage Manual, Current Edition (Revised 1/1/20). All SWM Facilities must be located outside of the Wetland and Riparian Setbacks and the 100-Year Flood Plain. In addition, the outlet pipe for the proposed SWM Basin must have an adequate outlet.*
2. *A 100-Year Overland Flow Path across the site to the SWM Facility is required. When the flow path is located outside of the Access and Utility Easement/R/W, it must be centered in a minimum 30' wide SWM Easement.*
3. *Review Fees to comply with Summit County Ordinance 943 must be submitted. The non-refundable application fee is \$250 and ½ the estimated review fee is \$2,900.00, for a total amount of \$3,150.00. The check should be made payable to: Summit County Engineer, 538 East South Street, Akron, Ohio 44311.*
4. *The Intersection Sight Distance for proposed access onto Killian Road must be verified for a Design Speed equal to 45-mph.*
5. *A Traffic Impact Questionnaire for the project must be completed to determine if additional Studies are warranted.*
6. *Since the proposed road will be servicing 36 Units, the road is classified as a Residential Medium Traffic Road which requires a minimum 26' Wide Pavement (Curb and Gutter) or 24' (Open Ditch).*
7. *A minimum tangent of at least 100' is required between reverse curves and provide the Centerline Radius for both curves.*
8. *Kingdom Way must intersect Killian Road at an angle not less than 70-Degrees. In addition, the intersecting road must have a minimum tangent distance of at least 100'.*
9. *All Catch/Inlet Basins, Storm Manholes, Headwalls, Monument Boxes, Curb and Gutter, etc... utilized on this project must follow Current ODOT Standard Construction Drawings.*
10. *The Proposed Sidewalk must be a minimum of 5' in width and ADA Compliant Curb Ramps must be provided.*

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11. *An additional 10' of R/W or permanent Highway Easement along the frontage of the South side of Killian Road shall be dedicated to Summit County for future road improvement purposes.*
  12. *Provide a Wetland Delineation for the Project.*
  13. *Future Sublots/Units are located within the 100-Year Flood Plain.*
  14. *All Proposed Utilities must be located outside of the pavement.*
  15. *A Road Opening Permit will be required for the proposed work within the R/W of Killian Road.*

**Staff Comments:**

1. Units 29-36 of Future Phase 2 require a 100 year flood plain map amendment, otherwise they are within the flood plain.
2. Land parcels within the Subdivision not to be divided into lots shall be shown as blocks and labeled by consecutive letters and proposed use, and any limitations of use.
3. Common areas reserved or dedicated for open space, parks, playgrounds, water and sewage treatment sites, storm water retention or detention sites, fire ponds or other public uses. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan.
4. A minimum tangent of at least 100' is required between reverse curves and provide the Centerline Radius for both curves.
5. Kingdom Way must intersect Killian Road at an angle not less than 70-Degrees. In addition, the intersecting road must have a minimum tangent distance of at least 100'.
6. Soils in the Subdivision shall be identified.
7. A tabulation of the total Subdivision data including:
  - a. Area in lots (in acres).
  - b. Area in roads (in acres).
  - c. Areas in Open Spaces, Common Areas, recreation areas, water, and sewage treatment sites, and any other public or private sites (in acres).
  - d. Total area in the Subdivision (in acres).
  - e. Total length of roads (lineal feet).
  - f. Total number of lots.
  - g. If two family dwelling units or multiple family dwelling units are proposed, a statement regarding the number of buildings and dwelling units contained therein for each proposed lot and the total number of buildings and dwelling units for the entire Subdivision.

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**Recommendation:** It is Staff's recommendation that the SCPC **CONDITIONALLY APPROVE** this Preliminary Plan with the conditions to satisfy Staff and SCE comments.