



<b>Meeting:</b>	July 1, 2015	<b>Site Area:</b>	72.77 acres
<b>Applicant:</b>	Valley Investments	<b>Sublots:</b>	53
<b>Engineer:</b>	Rolling & Hocevar, Inc.	<b>Zoning:</b>	RR Rural Residential
<b>Owners</b>	T. & D. Mason, Valley Investments 2 Ltd., and T & D Builders Inc.	<b>Utilities:</b>	Central water and sanitary sewers
		<b>School Dist.:</b>	Buckeye Local
		<b>Reviewer:</b>	Robert Henwood

### EXECUTIVE SUMMARY

This site is located east of Station Road between Center Road (SR 303) and West Law Road (see location map). The proposal for the 72.77 acre site includes 53 single family sublots on public streets. The applicant proposes to extend two public streets; one terminates in a street stub to adjoining undeveloped property to the north, and the other terminates in a permanent cul-de-sac. The site will be served by central water and sanitary sewers.

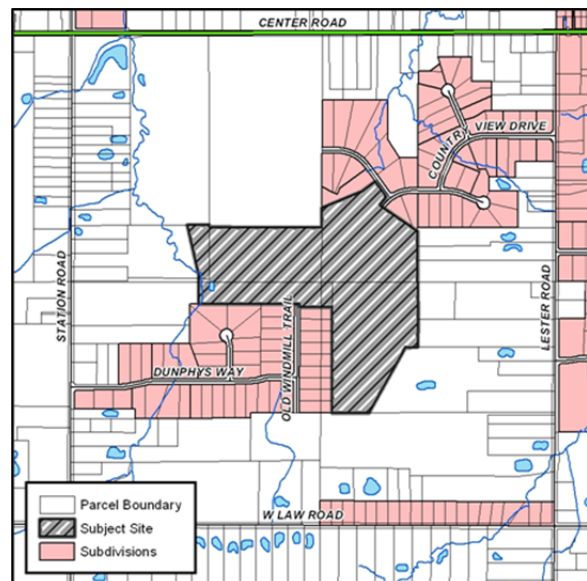
**Recommendation: CONDITIONAL APPROVAL**

### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	RR Rural Residential	Agriculture Single family homes, Valley Estates Phase 2
East	RR Rural Residential	Agriculture & single-family on Lester
South	RR Rural Residential	Agriculture
West	RR Rural Residential	Agriculture & single-family on Station Rd. Single family homes, Valley Estates Phase 4

**Proposal:** The applicant proposes the following:

- 53 sublots. The subdivision is proposed to be constructed in four phases (Phases 1-4 have been constructed); Phase 5 contains one subplot, Phase 6 has 23 sublots, Phase 7 contains eight sublots, and Phase 8 contains 21 sublots.
- Extend two public streets Stagecoach Trail and Old Windmill Trail (both with 60 foot ROWs) and create Mason's Way (60 foot ROW) a permanent cul-de-sac street. Stagecoach Trail terminates in a street stub to undeveloped property to the north.
- Central sewer and water service.



**Site Conditions:** The site is rolling with moderate slopes adjacent to the stream that traverses the northwestern portion of the site.

**Access:** All of the streets within the proposed subdivision are public and are proposed to have 60 foot right-of-ways (ROW). Access to the site is provided to Lester (via Stagecoach Trail and Country View Drive) and Station Roads (via Dunphy’s Way and Old Windmill Trail), both of which have 60 foot ROWs. A stub is provided to the north on Stagecoach Trail and to the south on Old Windmill Trail; both show reservation strips. Street connections are provided to Phase II of the subdivision to the east and to Phase III to the north (both via Stagecoach Trail).

**History:** The first four phases of the subdivision are platted and primarily built. A Concept Plan for the remaining phases of the subdivision was held in January of 2004. A Revised Preliminary Plan was approved by the Planning Commission in March of 2004. The Final Plat for Phase 4 was approved in July of 2005 and modified in March of 2006. A complete approval history is contained in the table to the right.

MCPC Approval	Date
Concept Plan	Jan. 2004
Revised Preliminary Plan	March 2004
Final Plat Phase 4	July 2005
Revised Preliminary Plan	Sept. 2005
Replat Phase 4	March 2006
Preliminary Plan	March 2008
Preliminary Plan Extension	May 2010

**Zoning:** The subject property is zoned R-R Rural Residential. The Liverpool Township Zoning Resolution indicates that the purpose of the district is to;

- Provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township.
- Where central sewer and water are available, provide for low density residential development at a density of one (1) acre per dwelling unit. § 301.1

Single family dwellings are a permitted use. § 301.2(A)

**Comprehensive Plan:** The Future Land Use Map (Map 9) contained in the 2006 Liverpool Township Revised Comprehensive Development Policy Plan: Planning for 2015 (Plan) recommends the subject site for residential use.

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

**ODOT,** Jared Feller, 6/12/2015. *No objections.*

**Health Department,** Steve Mazak, 6/12/2015. *No comments.*

**Soil and Water Conservation District,** Jim Dieter, 6/12/2015. *No comments.*

**Highway Engineer,** Andy Conrad, 6/18/2015. *CONDITIONAL APPROVAL*

1. *Dedicate Old Windmill Trail across the frontage of Sublot 98.*
2. *The Roadway Typical Section is to be the “Special Residential” Section*
3. *Liverpool Township to authorize Sublot 98 driveway to existing asphalt cul-de-sac.*

**Sanitary Engineer**, Jeremy Sinko, 6/18/2015. *APPROVED. 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.*

**Columbia Gas**, Russ Johnson, 6/15/2015. *CONDITIONAL APPROVAL. Columbia Gas Transmission has a high pressure transmission line that will be impacted by this development. It is shown on the map. We want to make sure that any further development of the parcels that will be impacted 1) know that there is a transmission line on their property and 2) develop in accordance with our guidelines.*

*For example, Lot 122. Where will the septic system go on this property? This particular lot cannot build a deck or place a pool, or barn, etc that is inside our ROW. No septic system will be allowed inside our ROW. Lots 123-127 cannot plant trees in their front yards that would also be inside our ROW.*

*All driveways will have to be built in accordance with our guidelines. The lots on Old Windmill Trail would have the same concerns.*

**Staff Comments:**

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulations section references are included):
  - a. Total number of lots, area of lots and blocks and parcels, area of public roadways, areas of open space dedications together with the proposed recipient of fee interest and/or holder of conservation easement, and total area of the subdivision. § 404(C)(2)a.7. **Show the total area of the remaining land to be subdivided.**
  - b. Wetlands – The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office (USACE) regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission (MCPC) as a condition of Preliminary Plan approval. § 404(C)(2)c.18. **Submit USACE correspondence.**
  - c. Soil Types. § 404(C)(2)d.3. **The soils map inset is not legible. Resubmit with a legible soil map inset**
  - d. All related watershed boundaries, indicating in which watershed the subdivision is located.... This may be presented as a map insert on the same page. § 404(C)(2)d.4. **Include a watershed boundaries inset map.**
  - e. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. **Submit a copy of the NOI.**
2. There is an area of the stormwater basin located on Sublot 124 that is not legible.
3. The Highway Engineer's comments must be addressed prior to Final Plat submission.
4. The Sanitary Engineer's comment must be addressed prior to Final Plat submission.
5. Temporary cul-de-sac and associated reservation strip are required to be shown at phase boundaries on future plats.
6. The proposed subdivision is consistent with the Liverpool Township Zoning Resolution.
7. The proposed subdivision is consistent with the Liverpool Township Plan.

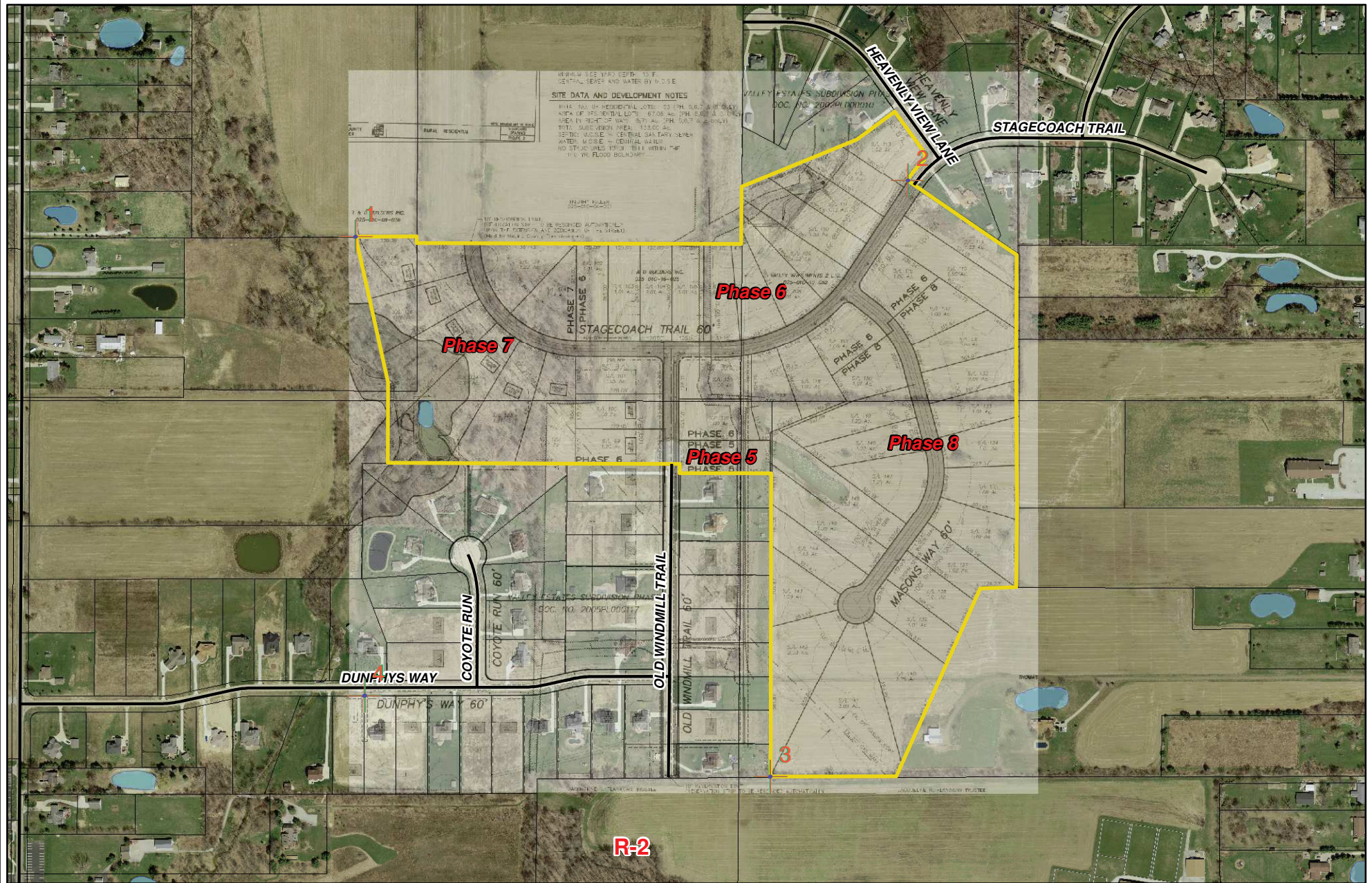
8. The County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.
9. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings.

**Recommendation:** Department of Planning Services staff recommends the MCPC approve with modifications the Valley Estates Preliminary Plan. Staff recommends the following modifications:

1. Provide the above listed required data/information on or with the Preliminary Plan.
2. Correct the area of the stormwater basin located on Sublot 124 that is not legible.
3. Satisfy the above listed comments from the Sanitary and Highway Engineers prior to Final Plat submission.
4. Satisfy the comments listed above by Columbia Gas prior to Final Plat submission.

Submit three copies of the corrected Preliminary Plan, a PDF copy of the layout, and any missing required information prior to Final Plat submission.





Prepared by:  
**Department of  
 Planning Services**



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Valley Estates  
 Preliminary Plan  
 App. 046-2015-PP  
 Liverpool Township

Meeting Date: 7/1/2015  
 Zoning: RR Rural Residential  
 Area: 72.77 acres  
 Sublots: 53

