Planning Commission
Preliminary Plan

Liverpool Fields, Phase 3

Liverpool Township
App. No. 058-2014-PP

Meeting:	August 6, 2014	**Sublots:**	2
Applicant:	Pride One Liverpool, LLC	**Zoning:**	M Limited Manufacturing & Research
Owner:	Pride One Liverpool, LLC	**Utilities:**	Central water and sanitary sewer
Engineer:	TGC Engineering	**School Dist.:**	Buckeye Local
Area:	19.9 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

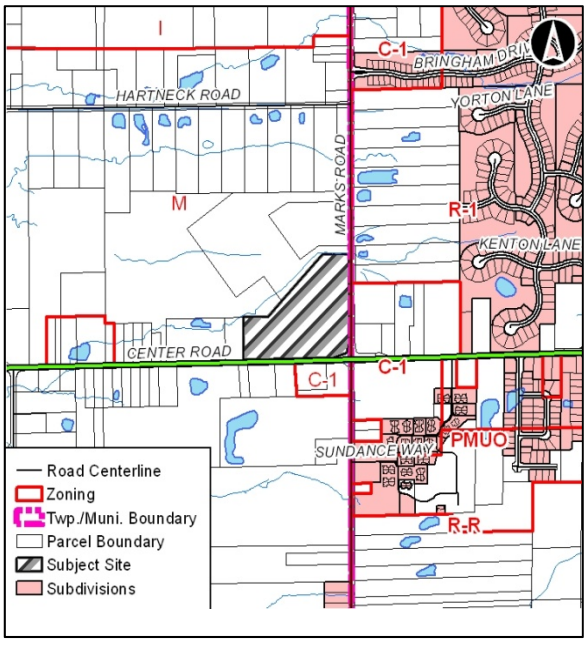
The site is located on the northwest corner of the intersection of Marks and Center Roads (SR 303) (see location map). The applicant proposes to create two sublots, one of which will contain 49 rental units and will have access to 2.9 acres of open space and the other will be used as a 9.6 acre commercial site. The site is to be served by central water and sewer.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	M Ltd. Manufacturing & Research	Attached multi-family residential
East	R-1 Residential (Brunswick Hills Township) C-1 Commercial (Brunswick Hills Township)	Single-family residential homes Undeveloped wooded Gas station & retail Self storage facility
South	R-R Rural Residential	Single-family home
West	M Ltd. Manufacturing & Research	Single-family homes

Proposal: The applicant proposes to create two sublots; the first will contain 49 rental units and will have access to 2.9 acres of open space and the second will be used as a 9.6 acre commercial site. A retention basin is proposed on the southern portion of the residential site nearest SR 303. The site is to be served by central water and sewer.



Access: Access to the site is provided by a private street which access Marks Road to the east. Secondary access to the site is provided by a through street connection to the north in Liverpool Fields Phases One and Two.

Site Conditions: The site is relatively flat and is currently in agricultural use. A stream is located along the northern boundary of the site.

Zoning: The subject property is zoned M Limited Manufacturing & Research. The property is the subject of a court settlement which permits multi-family residential uses on the property. The proposed lots are in conformance with the settlement.

Background: A previous subdivision application, Glenbrooke Crossing, was approved for this site by the Planning Commission in May of 2008; that approval expired in May of 2010.

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

Ohio Dept. of Transportation, Dawn Roxberry, 7/30, 2014. *We do not have any comments… since Phase 3 will directly access Marks Road and open space is shown for the frontage of SR 303, which is acceptable. When the commercial lot at the corner of Marks Road and SR 303 is developed in the future, we will determine whether a traffic impact study is needed at that time based on the development proposed.*

Highway Engineer, Andy Conrad, 7/28/2014. *CONDITIONAL APPROVAL*

1. *Should the open space area plus the developed area equal the total site area?*
2. *The sheet index lists the Concept Plan.*
3. *Does property ownership stop at the SR 303 ROW or extend to the centerline?*

Sanitary Engineer, Amy S. Lyon-Galvin, 7/24/2014. *Our office has no objections to the …* [p]*lan. The lot lines and dimensions don't match the latest set of Phase 3 plans that Highway Engineer has, but I'm told they were preliminary. Only the first length of gravity sanitary sewer looks to be proposed as a public sewer within and easement to the ROW. The plans include one more length of private sanitary sewer followed by a force main with pump stations proposed for the buildings. The water looks to be private too, as they've positioned a master meter vault just outside the ROW to serve the development. As per our normal response, they'll still need to submit final plans and ultimately construct improvements that conform to the MCSE Rules and Regs.*

Ohio Dept. of Transportation, Dawn Roxberry, 7/21/2014

Liverpool Township, Dave Boettner, 7/11/2014. *Liverpool Township Trustees and Zoning recommend approval as proposed.*

Columbia Gas, Russ Johnson, 7/10/2014. *No facilities.*

Soil and Water Conservation District, Jim Dieter, 7/9/2014

- *Proposed detention pond is part of the open space, the township will need to address the use of a detention pond as part of the open space requirement. A minimum of 15 foot buffer is recommended around the outside of the detention pond to perform any maintenance.*
- *The soil in the area is Mahoning silt loam and Ellsworth silt loam. Both soils have seasonal high water and are moderately slow permeability. Houses with basement may have limitations due to seasonal wetness.*
- *Aerial photographs indicate this field has been systematically tiled to help drainage for farm production. The tile should be routed around the constructed area and outlet at the stream. Broken tile may cause wet areas in construction areas.*

- *A 25 foot set back from the stream should be maintained as a riparian treed buffer.*

Tax Maps, Beth Mika, 7/8/2014.

1. *We will need legal descriptions and a basic land survey drawing to split the property to a 10.3 acre parcel and a 9.6 acre parcel. The 9.6 acre parcel will require planning and township approval.*
2. *It appears, from the previous phases, that the only other involvement that the Tax Map Department will have is assigning addresses. We will need to know the number of units that will require a unique address.*

Health Department, Steve Mazak, 7/2/2014. *No comments.*

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulations (Sub Reg) section references are included):
   a. Total number of lots, area of lots and blocks and parcels, … areas of open space …, and total area of the subdivision.§ 404(C)(2)a.18. ***Include area in sublots and open space in the area summary table.***
   b. All land within a proposed subdivision… shall be designated as either a Sublot or a Block. Sublots shall be numbered in numerical order and Blocks shall be designated with a letter and in alphabetical order throughout the subdivision and phases thereof. Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space". Blocks intended for future development shall be designated "For future development". § 404(C)(2)c.1 and 2. ***Indicate and label sublots and open space blocks.***
   c. Proposed streets identified by name or by letter designation, right-of-way width, and pavement widths. § 404(C)(2)c.5. ***Label the streets as private and indicate the pavement width.***
   d. 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 MCPC as a condition of Preliminary Plan approval. § 404(C)(2)c.18. ***Submit USACE correspondence if applicable.***
   e. 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. ***Provide a map inset indicating watershed boundaries.***
   f. Locations and extent of tentative erosion and sedimentation control measures, as required by the Highway Engineers Office. § 404(C)(2)d.5. ***Show erosion and sediment controls.***
   g. 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. ***Provide NOI if applicable.***
2. Private streets are defined by the Subdivision Regulations as follows: "[l]and not dedicated as a public right of way set aside to convey vehicular traffic between the public roadway system and the driveway/s of dwelling unit/s, multiple structures on a common

parcel, or the parking area for a multi-use structure or structures." The streets shown in the Liverpool Field Phase 3 project meet this definition.

3. The previous phases of Liverpool Fields were not reviewed and approved as parts of a subdivision. As the proposed project contains private street, as defined above, the project is being reviewed as a subdivision. Additionally, the project appears to include two sublots and an open space block; further indication that the project should be reviewed and approved as a subdivision.
4. Sublots and blocks must be shown clearly. The residential area and the commercial lot shall be shown as Sublots 1 and 2. The open space area containing 2.9 acres must be delineated and labelled as an open space block.
5. Drive labels must be changed to private streets labels (see comment above).
6. The Street E connection to Liverpool Fields Phases 1 and 2 shall be included within the subdivision boundary or provisions must be made to modify the existing Phase 2 to include the construction of the street to the property boundary. Construction of Street E must be completed both inside and outside of the subdivision concurrently.
7. In total, the Liverpool Fields project (Phases 1 through 3) contain 155 dwelling units. Future additions to the project increasing the number of dwelling units may warrant an additional means of access and egress per Subdivision Regulation section 604(C)(3).
8. The side yard setback must be shown on the residential property line adjacent to the commercial sublot. Buildings B and G appear to encroach into the setback. Side and/or rear setback lines also need to be shown on the commercial sublot.

Recommendation: Staff recommends the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Liverpool Fields Phase 3 Preliminary Plan. The applicant must submit three copies of the corrected Preliminary Plan with the following corrections or additions:

1. Provide the following required data/information on or with the Preliminary Plan:
    a. Include area in sublots and open space in the area summary table.
    b. Indicate and label sublots and open space blocks.
    c. Submit USACE correspondence if applicable.
    d. Provide a map inset indicating watershed boundaries.
    e. Show erosion and sediment controls.
    f. Provide NOI if applicable.
2. Satisfy Highway Engineer's comments above.
3. Drive labels must be changed to private streets labels.
4. The Street E connection to Liverpool Fields Phases 1 and 2 shall be included within the subdivision boundary or provisions must be made to modify the existing Phase 2 to include the construction of the street to the property boundary. Construction of Street E must be completed both inside and outside of the subdivision concurrently.
5. Future additions to the project increasing the number of dwelling units may warrant an additional means of access and egress per Subdivision Regulation section 604(C)(3).
6. Show all setback lines.

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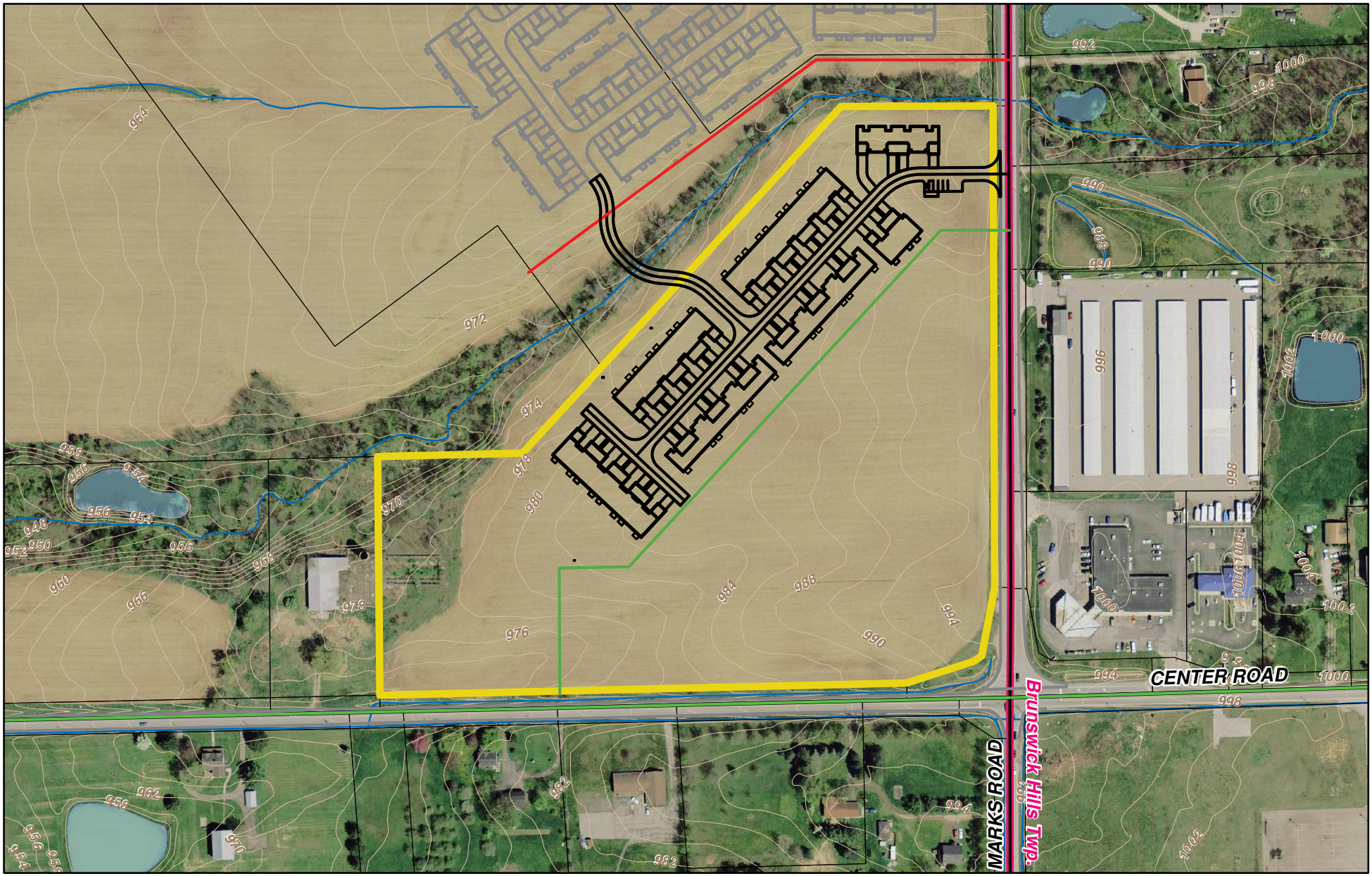

Prepared by:
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Liverpool Fields, Ph. 3
Pre. Plan & Final Plat
App. 058 & 059-2014
Liverpool Township

Meeting Date: 8/6/2014
Zoning: M Ltd. Man. & Res.
Area: 19.9 acres
Sublot/s: 2

1 inch = 250 feet
0 37.5 75 150 225 300 375
Feet

PRELIMINARY PLAN

LIVERPOOL FIELDS PHASE 3

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA, AND STATE OF OHIO. BEING APART OF LIVERPOOL TOWNSHIP.

LOCATION MAP
NOT TO SCALE

SITE INFORMATION

-TOTAL SITE: 10.3 AC
-PROPOSED OPEN SPACE: 2.9 AC
-PROPOSED DEVELOPED AREA: 4.16 AC
-TOTAL NUMBER OF PROPOSED DWELLING UNITS: 49
-PROPOSED LINEAR FEET OF ROADWAY:1,604 FT

ZONING: C-1 (SEE R-R, VARIANCE FOR MULTI-FAMLY UNITS)
MIN. LOT AREA- 3.5 AC
MIN. LOT FRONTAGE: 225 FT
MIN. LOT WIDTH: 225FT
MIN. SETBACK FROM RIGHT-OF-WAY LINE: 100 FT
MIN. SIDE YARD WIDTH: 15 FT
MIN. REAR YARD DEPTH: 50 FT

SHEET INDEX

SHEET	DESCRIPTION
1	PHASE 3 CONCEPT PLAN

SOIL LENGEND

EICS
ELLSWORTH SILT LOAM, 6-12% SLOPES

MgA
MAHONING SILT LOAM, 0-2% SLOPES

MgB
MAHONING SILT LOAM, 2-6% SLOPES

SURVEY

BOUNDARY DATA FROM "LOT SPLIT PLAT" SURVEYED ON 1-15-13 BY PROFESSIONAL SURVEYOR GUY P. HANEY P.S. NO. S-7631

DEVELOPER/OWNER:

PRIDE ONE LIVERPOOL, LLC
387 MEDINA ROAD, SUITE 500
MEDINA, OHIO 44256

CONTACT:
PAT RAKOCI
330-590-8014

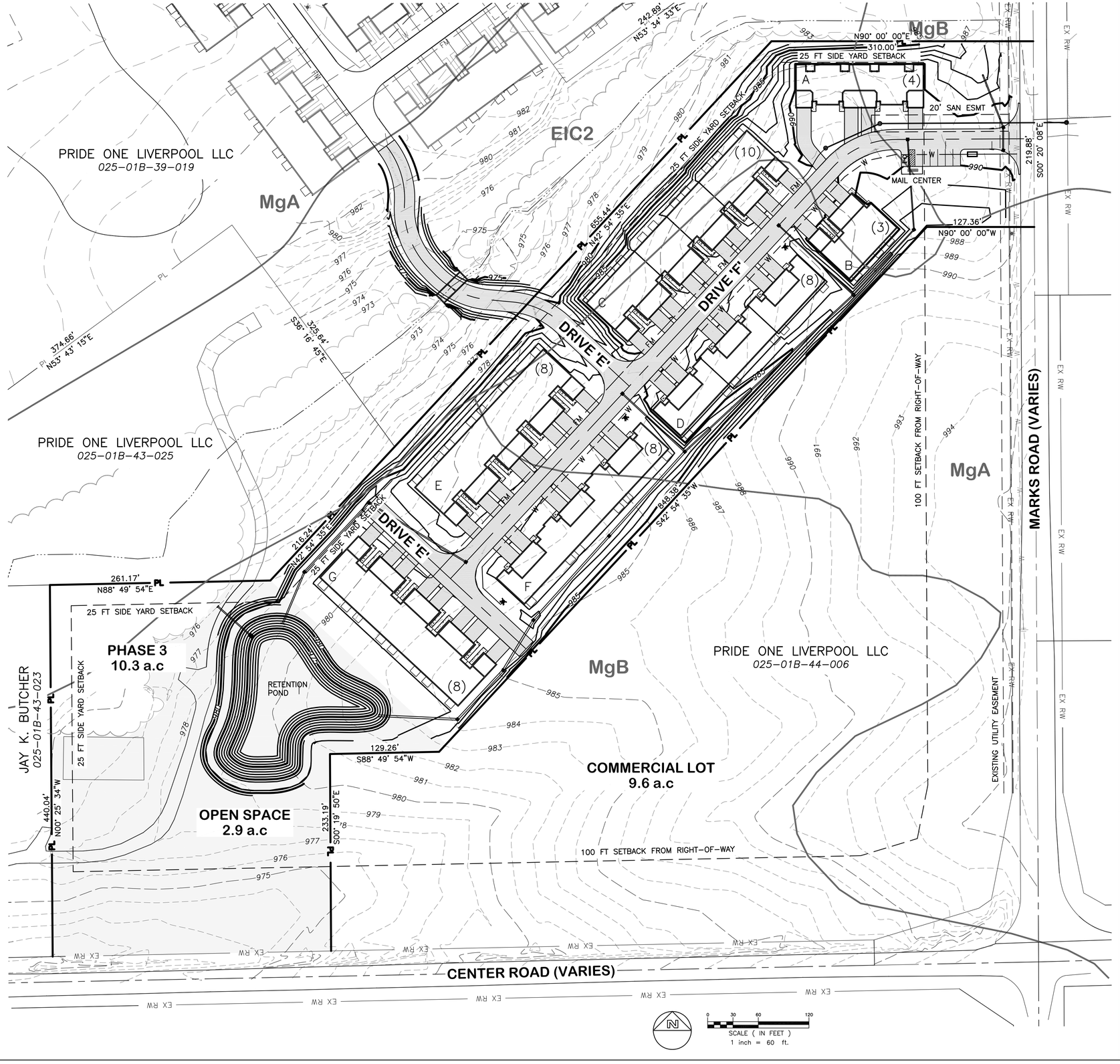
DESIGN ENGINEER:

TGC ENGINEERING, LLC
1310 SHARON-COPLEY ROAD
SHARON CENTER, OHIO 44274

CONTACT:
TRAVIS G. CRANE, P.E.
330-590-8004

SYMBOLS LEGEND

DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
PROPERTY LINE	PL	PL
RIGHT OF WAY	EX RW	RW
CENTERLINE		
BUILDING SETBACK LINE		
WATER LINE	W	W
FIRE HYDRANT		
GATE VALVE	W	W
STORM SEWER		
STORM MANHOLE		
CATCH BASIN		
SANITARY PIPE		
SANITARY MANHOLE		
MAJOR CONTOUR	400	400



PRELIMINARY PLAN

LIVERPOOL FIELDS PHASE 3 PRELIMINARY PLAN

TGC Engineering, LLC
1310 SHARON COPLEY RD, P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

PROJECT NO.
1083

DATE
6/18/2014

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