



<b>Meeting:</b>	September 4, 2019	<b>Units:</b>	23
<b>App. No.:</b>	065-2019-PP	<b>Variance:</b>	Section (§) 604(C)(3) Access Points
<b>Applicant:</b>	The Hat Creek Co. Inc.	<b>Zoning:</b>	R-R Rural Residential
<b>Engineer:</b>	Cunningham & Assoc., Inc.	<b>Utilities:</b>	Central Water & Sewer
<b>Parcel Nos:</b>	025-01D-06-038	<b>School Dist.:</b>	Buckeye Local
<b>Site Area:</b>	34.3184 acres	<b>Reviewer:</b>	Sonja Pagniano

### EXECUTIVE SUMMARY

The site is located on the east side of Columbia Road and south of Greenbriar Run. The proposal includes 23 sublots on public streets served by central water and sewer systems. The 23 sublots are proposed to connect to an existing 30 sublot subdivision. Three of the lots in the other subdivision front on Columbia Road. This leaves 50 sublots in total with a single access.

**Recommendation: APPROVAL WITH MODIFICATIONS**

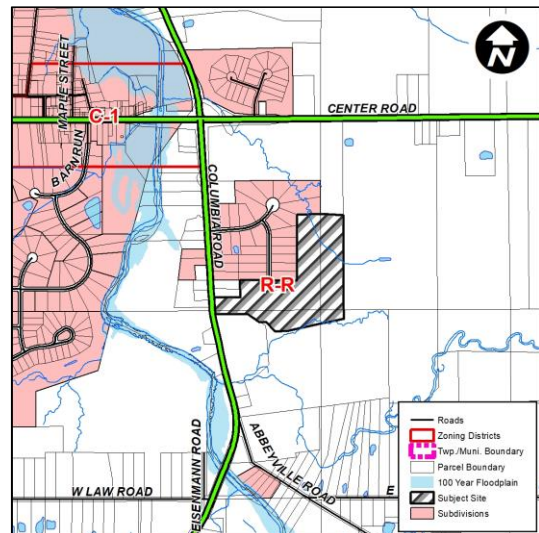
### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-1 Commercial R-R Rural Residential	Retail, service, & administrative establishments Fronts on Columbia & Center Roads One-Family and Two-Family Dwellings & Agriculture
East	R-R Rural Residential	One-Family and Two-Family Dwellings & Agriculture
South	R-R Rural Residential	One-Family and Two-Family Dwellings & Agriculture
West	R-R Rural Residential	One-Family and Two-Family Dwellings & Agriculture

**Proposal:** The applicant proposes the following on the 34.3184-acre site: <sup>1</sup>

- 23 sublots extending to Greenbriar Run
- Creating two public streets (“A” through “B”) (with (60-foot right-of-ways (ROW)):
  - Street “A” to terminate in a street stub with a temporary turnaround
  - One permanent cul-de-sac street (Street “B”)
- Central water and sewer
- Two storm water ponds

**History:** The Concept Plan for the subdivision was held on July 17, 2019.



**Map 1: Location Map**

<sup>1</sup> For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Plan for Wolff Run Subdivision*. Cunningham & Associates, Inc. Project No. 18-135. 8/5/2019. Revised 9/03/2019. File Name: 18135-SP3. One sheet date stamped by DPS staff 8/5/2019.

**Access:** Access to the site is by the proposed extension of Street Greenbriar Run to Columbia Road. Street “A” terminates in a temporary turnaround. Street “B” terminates in a permanent cul-de-sac.

**Site Conditions:** The site is primarily used for agriculture (cropland). The southeastern edge of the site is wooded (deciduous forest). The site has gently rolling topography throughout. GIS data indicates oil and gas wells on the site (see GIS map).

**Zoning:** The subject property is zoned R-R Rural Residential.

Liverpool Township Zoning § 301.1 states, “the purpose of this 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, it is the intention of this district to provide for low density residential development at a density of one (1) acre per dwelling unit. To ensure that existing and planned sewer and water facilities are most efficiently utilized, the one (1) acre per dwelling unit density will not be permitted outside the planned service areas as indicated in the Liverpool Township Development Policy Plan.”

Liverpool Township Zoning § 217(A)(5) states “no residence or occupied building shall be erected within one hundred fifty (150) feet from any oil or gas well, storage tanks, and/or separator units, abandoned or not abandoned.”

**Comprehensive Plan:** The proposed subdivision is consistent with the current comprehensive plan. The Future Land Use Map contained in the 2006 Update of the Liverpool Township Revised Comprehensive Development Policy Plan (Plan) recommends the subject site for residential development.

The following Goals and Objectives from the Plan are relevant to the proposed subdivision:

- **Goal 1:** To preserve and protect the quality of the natural environment in the Township.
- **Objective C:** The location and design of new development shall be such as to preserve or enhance natural water courses and not adversely affect water run-off and quality.
- **Objective D:** Preserve open space in conjunction with future development.
- **Goal 2:** To promote the rural atmosphere of the Township while providing for balanced growth.
- **Objective A:** Encourage the rural look of the Township in conjunction with future development. In furtherance of this objective the Plan recommends “... the use of the special zoning districts where the preservation of open space and natural features will reasonably apply, and development is discouraged in areas prone to flooding.”
- **Goal 8:** To improve transportation infrastructure and traffic circulation throughout the Township.
- **Objective D:** Encourage extensions of residential subdivision streets into undeveloped adjacent tracts of land.

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

**Liverpool Township Zoning**, David Boettner, 9/4/2019, **APPROVED AS DRAWN**. *To all involved, Liverpool Township accepts this version of the Wolff Run Subdivision as drawn with former s/l 3 now no longer a part of the subdivision and would vote to "Approve" as drawn.*

**Highway Engineer (HE)**, Matt Martin, 8/21/2019, **CONDITIONAL APPROVAL**

1. *Existing Greenbriar Run temporary cul-de-sac to be removed, yards restored, and driveways extended per current CE standards.*
2. *Show phase line if applicable.*
3. *Show mailbox kiosk location.*
4. *Show any township setbacks for the existing separator and tanks.*
5. *Drainage Maintenance Fund(s) to be established.*
6. *Culvert crossing for SL 16-17 to be constructed with subdivision improvements.*
7. *Stormwater Management Ponds to be included in easements.*

**Tax Map**, Beth Mika, 8/21/2019, **APPROVED**

1. *Please contact the Tax Map Office with the preferred new road names, so we can verify availability and reserve the name for this subdivision. Currently we have Wolff Run Lane, reserved for this subdivision, we do not have a 2<sup>nd</sup> road name reserved.*
2. *The Sublot numbers that are being created per this plat, should be listed in the title.*
3. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
4. *Subject to all Tax Map Dept. comments from previous Planning Department reviews.*
5. *Subject to Medina County Engineer Land Conveyance Standard found at: <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

**Sanitary Engineer (SE)**, Jeremy Sinko, 8/9/2019, **APPROVED**. *Detailed engineering plans at the time of construction must meet the current rules and regulation for water and sanitary sewers per the SE's Office.*

**Ohio Department of Transportation (ODOT)**, Jared D. Feller, 8/9/2019, **NO OBJECTIONS**. *ODOT has no objections regarding the Preliminary Plan and Variance Request for the Wolff Run Subdivision. Reason 2 listed in variance request letter is correct, the stopping sight distance on SR 252 is not adequate along the frontage of Sublot 3 and internal access is preferred. It is likely that a Traffic Analysis would be required to determine if turn lanes are needed on SR 252 prior to a future subdivision connecting to the South Rim and Wolff Run Subdivisions. Please let me know if there are any questions.*

**Health Department**, Steve Mazak, 8/8/2019, **NO FURTHER COMMENTS**. *The Wolff Run Subdivision will be serviced by sanitary sewer and public water. Therefore, our department has no further comments.*

**Medina County Soil & Water Conservation District**, Eric Hange, 7/8/2019

- *The proposed stormwater management ponds should maintain a minimum 15 ft. buffer around the perimeter in order to perform maintenance.*
- *The storm water pond should have an emergency spillway located on undisturbed soil in order to assure its stability and reduce the risk of dam failure due to erosion.*
- *The majority of the proposed construction is taking place on soils that are primarily Mahoning (MgA) & (MgB). These soils are slow to drain and have a high-water table. Houses with basements may have limitations due to seasonal wetness.*
- *There is a steep slope mapped as Ellsworth (Elf) with a slope of 25-70%. The area is currently wooded. Down slope slippage of this soil is a concern in areas not protected by vegetation. Additional soils stability evaluation should be done prior to lot construction that takes place on the slope. Extra sediment control should be implemented due to the high degree of slope.*
- *There are small drainage courses on lots 6, 8, 9, and 11; these areas should not be disturbed due to the grade of this area and the potential for erosion to occur.*
- *A perennial stream does flow through this parcel. Any stream crossing should be kept at a minimum and any structures should have a recommended 50 ft. setback from the stream.*
- *Lots 15, 16, 17, and 18 have a substantial drainage course running through them with a watershed of over 100 acres. These lots require more attention when it comes to sediment control, preservation of the land, and future structures for these sites. Culverts, crossings, and grading of this area must be engineered to adequately provide the water with its path across these properties while also taking into account the potential negative effects that could occur to newly established lots as well as neighboring properties downstream.*
- *The proposed driveway on lot 3 should be engineered as to not block the drainage way that travels west across the lot.*
- *This property is former cropland and potentially has tile lines.*
- *It is likely agricultural field tiles exist on this parcel. Often these field tiles will help drain off-site properties. If this is the case and these tiles are removed or destroyed, landowners adjacent to this project may be adversely affected. Ensure the full extent of these tiles has been identified. If they do extend to adjacent properties, ensure proper measures are taken to alleviate potential off-site impacts.*

**Staff Comments:** Comments are shown in ***bold and italics***.

1. The following required data/information was not provided on or with the Preliminary Plan (Regulations section references are included):
  - a. Boundaries of proposed phases of the subdivision, if applicable (§) 404(C)(2)(c)(14). ***Provide phasing if applicable.***
  - b. Wetlands – The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision and shall submit such correspondence to the MCPC as a condition of Preliminary Plan approval (§) 404(C)(2)(c)(18). ***Provide correspondence with the U.S. Army Corp of Engineers.***
  - c. The “temporary turnaround” on the east side of Street “A” must be removed and replaced with a temporary cul-de-sac street which shall conform to the design requirements for a permanent turnaround as specified in the Engineering Code.

Per the Engineering Code, (§) 205 “Temporary turnarounds shall be required where stub streets end more than 200 feet from an intersection and shall conform to the design standards as shown in Appendix A, Figure 13. Temporary turnarounds as shown in Appendix A, figure 14, shall be permitted with the prior approval of the County Engineer and Township Trustees.” ***Provide documented approval from the County Engineer and Township Trustees for the Temporary, T-Type Turnaround.***

2. Satisfy agency comments or provide update regarding the comments listed with appropriate documentation.
3. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
4. The applicant **HAS** submitted evidence indicating that the proposed subdivision meets the standards and requirements of the Liverpool Township Zoning Resolution per § 404(C)(4)b.1.
5. The Sanitary Engineer has determined the subdivision will be adequately serviced by sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
6. The 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 per § 404(C)(4)b.3.

**Recommendation:** DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Wolff Run subdivision subject to the following:

1. Provide 3 hard copies of the newly submitted plan (revised 9/3/2019).
2. Satisfy the above listed comments from the commenting agencies.
3. Submit the required data/information as listed above on or with a Revised Preliminary Plan.

The applicant shall provide all requested documentation and three full size copies of the corrected Preliminary Plan (including a PDF copy of the layout) prior to Final Plat submission.

**Attachments:** GIS map  
Preliminary Plan

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