



Revised Preliminary Plan
Valley Estates
Liverpool Township



Meeting:	August 5, 2020	Site Area:	33.85 acres
App. No.:	068-2020-RPP	Sublots:	26 sublots
Applicant:	Valley Investments 2 LTD.	Zoning:	RR Rural Residential
Engineer:	Rolling & Hocevar, Inc.	Utilities:	Central Water & Sewer
Parcel Nos.:	025-01C-10-082, 025-01C-17-012, 025-01C-17-086	School Dist.:	Buckeye Local
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The site is located east of Station Road between Center Road (SR 303) and West Law Road (see Map 1 below). The remaining land in the subdivision is proposed to be reconfigured to create 26 sublots in two phases on the 33.85-acre site, all of which will be served by central water and sewer. All streets are public.

Recommendation: **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	RR Rural Residential	Agriculture Single family homes, Valley Estates Phase 5
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 following elements, which reconfigure the previously proposed Preliminary Plan, are proposed on the 33.85-acre site: ¹

- 26 sublots (Sublot 128-153) served by central water and sewer.
 - 10 sublots in Phase 7 (Sublots 128-137)
 - 16 sublots in Phase 8 (Sublots 138-153)
- Two new public permanent cul-de-sac streets (60 foot right-of-ways):
 - Masons Way
 - Mateo’s Trail

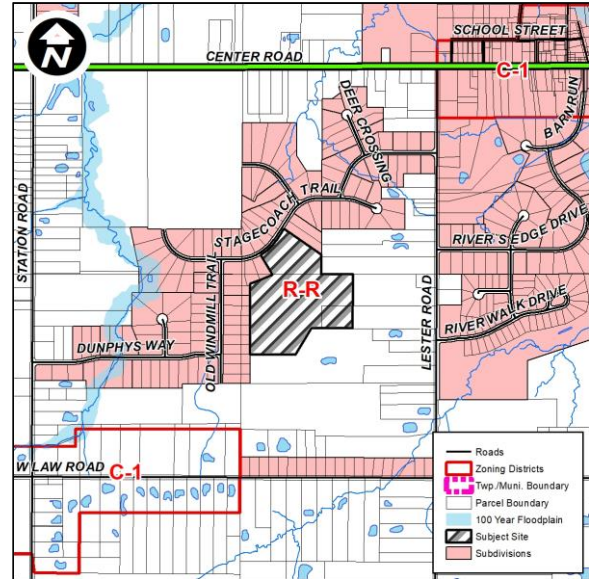
History: The most recent Preliminary Plan was approved by the Planning Commission in August 2018. The most recent Final Plat, Phase 6, was approved by the Planning Commission in August of 2019. See Table 1 below for complete history. When completed the subdivision will contain 198.65 acres and 153 sublots.

¹ For the purposes of this staff review the following Revised Preliminary Plan document was utilized: *Valley Estates Subdivision Phases 7 and 8; Revised Preliminary Plan*. Rolling and Hocevar, Inc. Project No. 22074: 6/30/2020. One sheet. Date stamped by DPS staff on July 6, 2020.

Access: All of the streets within the proposed subdivision are public and are proposed to have 60-foot ROWs. Street stubs are provided to adjoining properties by Heavenly View, Old Windmill, and Stagecoach Trails.

Access to the current site is provided to Lester Road (via Stagecoach Trail and Country View Drive) and Station Road (via Dunphy’s Way and Old Windmill Trail).

Site Conditions: The site is currently undeveloped and relatively flat. There is a pond on the western portion of the site. The Preliminary Plan indicates a small wetland located on Sublots 129 and 130. GIS data indicates that two wells are located on the site.



Map 1: Location Map

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)

According to § 217 “[n]o residence or occupied building shall be erected within 150 feet from any oil or gas well, storage tanks, and/or separator units, abandoned or not abandoned.”

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

Sanitary Engineer, Jeremy Sinko, 7/16/2020. **APPROVED.** Detailed engineering plans at the time of construction must meet the current Rules and Regulations for water and sanitary sewer per the Sanitary Engineers Office.

Liverpool Township, Zoning Inspector, Dave Boettner, 7/16/2020. **APPROVED.** *Meets zoning regulations in effect at time of [original plan approval].* Clarification provided by the author.

Highway Engineer, Matt Martin, 7/10/2020. **CONDITIONAL APPROVAL.**

1. *Show existing wells including any applicable Township setbacks & provide well status.*
2. *Show mailbox kiosk location.*
3. *Drainage Maintenance Fund required.*
4. *Maintain existing watersheds.*
5. *Specify outlet structure for existing pond located on subplot 153.*
6. *Provide rear yard drainage conveyance system.*

7. Provide overland flood routes as part of drainage design

Ohio Dept. of Transportation (ODOT), Jared Feller, 7/8/2020. *Since the Valley Estates Subdivision does not have direct access to a state highway, ODOT has not objections regarding the revised Preliminary Plan.*

Health Department, Stephen Brent, 7/8/2020. *This office has no objections to this proposal as sanitary sewer and water will be available.*

TC Energy, Johnathan Frazier, 7/7/2020. **CONDITIONAL APPROVAL.** *TC Energy’s facility is located just on the outskirts of the proposed plan. Any work to be done within TC Energy’s right-of-way, needs to be reviewed and approved. The plans will need to be submitted to US Crossings@tcenergy.com. The general guidelines provided should be reviewed and followed to expedite any plan reviews by TC Energy.*

MCPC Approval	Date
Concept Plan Phs. 4-6	Jan. 2004
Rev. Preliminary Plan	March 2004
Final Plat Ph. 4	July 2005
Rev. Preliminary Plan	Sept. 2005
Replat Ph. 4	March 2006
Preliminary Plan	March 2008
Preliminary Plan Ext.	May 2010
Preliminary Plan Ext.	March 2011
Preliminary Plan	June 2015
Rev. Preliminary Plan	March 2016
Administrative Approval	
Final Plat Ph. 5	Aug. 2016
Preliminary Plan Ext.	Aug. 2018
Final Plat Ph. 6	Aug. 2019

Table 1: Approval History

Tax Maps, Mike Martin, 7/7/2020. **APPROVED**

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Valley Estates has been added to the “reserved subdivision name” list.*
3. *New road names should be checked with the Map Office to check if that name has been uses. Note: Mateo’s Trail is OK but Mason’s Way is taken, must be a different name.*
4. *Remove existing parcel numbers form final plat.*
5. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: email - debra.m.biernot@usps.com; phone – 216-443-4024; e-fax - 651-365-9734*
6. *Subject to the Medina County Engineer Land Conveyence Standards found at: <http://engineer.medinaco.org/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Soil and Water Conservation District, Jim Dieter, 6/12/2015. **NO COMMENTS.**

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulations section references are included):
 - a. Ground elevations of the subdivision at two-foot contour intervals. § 404(C)(2)b.5. ***The contour interval data does not seem to cover the eastern portion of the proposed subdivision; provide the required data.***
 - b. Oil and/or gas wells, storage tanks and separator units; including the distances of these facilities from existing or proposed property lines, existing or proposed streets

- and existing or proposed habitable buildings. If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted. § 404(C)(2)b.9. **Show wells on the Revised Preliminary Plan or demonstrate documentation of their status.**
- c. Wetlands –The developer shall contact in writing the US Army Corp of Engineers (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 correspondence with the USACE.**
 - d. 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 if applicable.**
2. The Highway Engineer’s comments must be addressed prior to Final Plat submission.
 3. The proposed subdivision is consistent with the Liverpool Township Comprehensive Plan.
 4. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
 5. 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.
 6. The Medina County 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.
 7. 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 per § 404(C)(4)b.3.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Revised Preliminary Plan for Valley Estates. The Revised Preliminary Plan must be corrected as follows:

1. Satisfy the Highway Engineer’s comments listed above.
2. Satisfy all staff comments listed above.

The applicant must also submit three copies of the corrected Revised Preliminary Plan and a PDF of the layout to the Department of Planning Services for transmittal to the appropriate agencies prior to the Final Plat submittal.

Attachments: GIS Map
Revised Preliminary Plan