Preliminary Plan

Forest Lake Estates

Liverpool Township

Meeting:	June 1, 2022	**Sublots:**	32 Sublots
App. No.:	048-2022-PP	**Zoning:**	R-R Rural Residential District
Applicant:	Aaron Dolata		CDZ Controlled Density
Surveyor:	Rolling & Hocevar		Zoning, Overlay District
Developer:	Real Metro Properties LLC	**Utilities:**	Central Water and Sewer
Parcels:	025-01D-32-002	**School Dist.:**	Buckeye Local
Site Area:	40.61 acres	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 40-acre site is located south of Sleepy Hollow Road, east of Muntz Road and west of Marks Road. The Preliminary Plan proposes 32 sublots between .37 and .58 acres located in Liverpool Township.

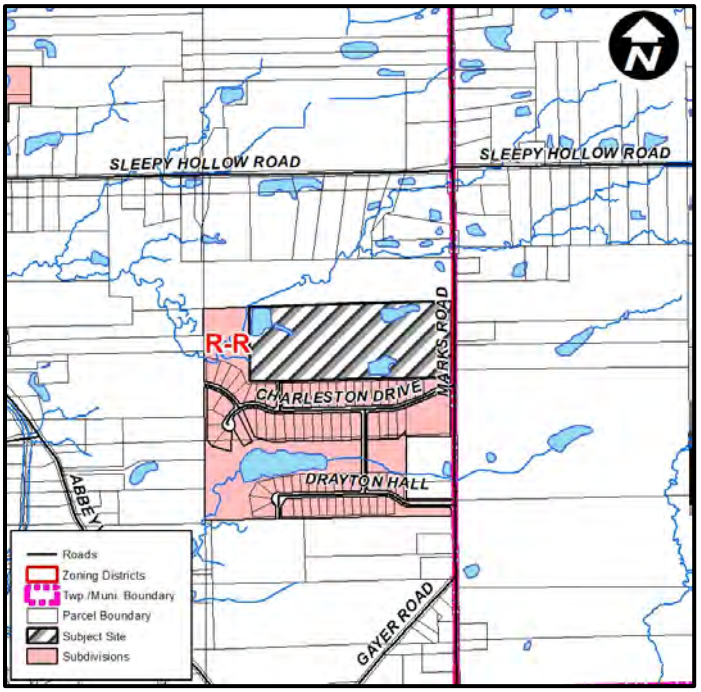
RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential District	Agricultural
East	R-R Rural Residential District	Residential
South	R-R Rural Residential District	Subdivision
West	R-R Rural Residential District	Agricultural

Proposal: The applicant proposes the following on the 40-acre site:

- 32 sublots;
- Two cul-de-sacs with a new street connecting to an existing stub street in the Bennett Lake Farm Subdivision located to the south;
- 20 acres of open space;
- Concrete turn-around with mailbox kiosk;
- Three existing ponds;
- Proposed lot split of 2.20 acres;
- Central sewer and water; and the
- Net density is 1.2 lots/acre.



Access: Access to the site is provided by Marks Road connecting to Charleston Drive and Dock Street leading to two cul-de-sacs.

Site Conditions: The majority of the planned site includes open fields with three existing ponds and structures located on the eastern side.

Liverpool Township Zoning Resolution: According to the Liverpool Township Zoning Resolution, the purpose of R-R Rural Residential 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.

The Controlled Density Zoning (CDZ) Overlay District regulations are promulgated to promote the preservation and protection of the rural atmosphere of the Township while providing for anticipated residential development. To accomplish that purpose CDZ encourages the permanent preservation of relatively large tracts of land (consisting of, but not limited to, open natural areas, woodlands, greenway systems, wildlife habitats, flood plains, agricultural lands, wetlands, and waterways) of the Rural Residential District. These provisions and requirements are established as alternatives to a number of the residential lot requirements found elsewhere in the Resolution. Reductions permitted in these requirements are in exchange for the permanent preservation of open space and other natural features that can benefit not only the residents of the development but the general population of the Township. CDZ is structured to be consistent with the principles and intentions of the Liverpool Township Development Policy Plan and the Liverpool Township Zoning Resolution. Under no circumstances will its implementation supersede any relevant provisions in either document.

The proposed subdivision appears to comply with Liverpool Township Zoning Regulations.

Liverpool Township Development Policy Plan: The proposed subdivision is consistent with the 2015 Liverpool Township Development Policy Plan's Goal 2 which seeks to "promote the rural atmosphere of the Township while providing for balanced growth." The proposed subdivision appears to comply with the 2015 Liverpool Township Development Plan.

Agency Comments: *Italicized text* indicates agency comments.

Dave Boettner, Valley City Zoning Inspector: APPROVAL
330.483.3102
dboettner@liverpooltwp.org

Applicant has a date set with Liverpool Twp BZA for conditional use hearing. Will need HOA docs prior to that hearing.

Chris McDaniel, Valley City Fire Inspector
330.421.8005
cmcdaniel@valleycityfire.com

1. *300' maximum hydrant spacing with a 5" storz connection in all hydrants*
2. *100' cul-de-sacs from curb to curb*
3. *Uniform address placement on houses or mail boxes*
4. *Bench stepping al detention and retention basins or ponds*

Ben Romine, Medina County Sanitary Engineer: CONDITIONAL APPROVAL
330.764.9575
bromine@medinaco.org

The water main should connect from Dock St to Marks Rd through an easement in the open space between S/L 22 & S/L 23. The proposed sanitary easement for the 4" sanitary lateral for H.N. 2326 Marks Road shall be a private easement between the HOA and property owner of 2326 Marks Road. Detailed engineering plans at the time of construction must meet the current Rules and Regulations for water and sanitary sewer per the Medina County Sanitary Engineer.

Matt Martin, Medina County Engineer's Office: CONDITIONAL APPROVAL
330.723.9561
mmartin@medinaco.org

1. *Frontage improvements to be completed along Marks Road frontage of subdivision open space.*
2. *Sublots 4, 6, 11, 12, & 17 have limited building envelopes with potential for future slope stability issues that will be inherited by the property owners.*
3. *Grading for the mounding shown along Marks Road to be included on the subdivision grading plan.*
4. *Maintain existing watersheds – to be evaluated with construction drawing review.*
5. *Provide/show overland flood routes with the subdivision design.*
6. *Provide rear yard drainage/conveyance.*
7. *Outlet structures of the 3 existing ponds to be evaluated for future use.*
8. *The outlet for the stormwater management basin located between sublots 25 & 26 is to be designed to not cause negative impacts to the lots in the Bennett Lake Farm Subdivision.*
9. *Drainage Maintenance Fund required.*
10. *Stormwater management basins to be included in easements that are cleared of trees and accessible from street.*

Mike Martin, Medina County Tax Maps
mamartin@medinaco.org
330.722.9798

1. *It is recommended that the final plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Forest Lake Estates has been added to the 'reserved subdivision name' list.*

3. *Remove existing parcel numbers and contours from final plat.*
4. *Road names have been added to the Reserved Road Name List or road names will need to be checked with the Tax Maps Office for approval before signatures.*
5. *Please contact Nikki Roche, 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: nikki.l.roche@usps.gov 216-443-4024

6. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department comments from previous Planning Department reviews.*

Department of Planning Services Staff Comments:

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section (§) C of the Subdivision Regulations:
   a. (2)c.8. For sites reserved for public use or common use of property owners…a draft of proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan.
      i. Agreements and provisions for any community associations, homeowner's association or owner's association with provision for association membership and responsibility.
   b. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   c. (2)d.4. 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.
   d. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
2. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution per §404(C)(4)b.1. The Township indicated the Preliminary Plan is approved.
3. The Medina County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans. §404(C)(4)b.2.
4. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings per §404(C)(4)b.3.

Department of Planning Services Recommendation: Staff recommends that the Medina County Planning Commission **Approve with Modifications** the Preliminary Plan for the Forest Lake Estates Subdivision subject to the following:

1. Satisfy required agency and DPS comments listed in the staff report above.
2. Submit the required data/information as listed above.

PROJECT DESCRIPTION:

THIS PROJECT, SITUATED IN THE TOWNSHIP OF LIVERPOOL, WILL BE DEVELOPED AS A CONTROLLED DENSITY ZONING (CDZ) SUBDIVISION, CONTAINING APPROXIMATELY 38.63 ACRES OF LAND LOCATED ON MARKS ROAD, SOUTH OF SLEEPY HOLLOW ROAD. 32 LOTS WILL BE CREATED FOR SINGLE-FAMILY RESIDENTIAL SERVED WITH CENTRAL WATER SERVICE AND SANITARY SEWER FACILITIES. THE NATURAL FEATURES FOR THE SITE CONSIST OF AGRICULTURAL FIELDS, WOODED RAVINES, (3) PONDS AND A SINGLE-FAMILY RESIDENTIAL HOME. CDZ GUIDELINES WILL HELP TO PRESERVE THE RURAL ATMOSPHERE OF THE TOWNSHIP BY PROTECTION OF SAID NATURAL FEATURES WHILE MINIMIZING THE OVERALL DEVELOPED AREA.

TOTAL OVERALL LAND AREA:	40.61 Ac.
PROPOSED LOT SPLIT:	2.20 Ac. (not part of subdivision)
NET SUBDIVISION LAND AREA:	38.41 Ac.
ALLOWABLE No. OF DWELLINGS:	38.41 ÷ 1.2 = 32
PROPOSED No. OF LOTS:	32
LAND IN DEDICATED R/W:	3.14 Ac.
REQUIRED OPEN SPACE:	38.41 Ac. X 40% = 15.36 Ac.
AREA IN OPEN SPACE:	20.74 Ac.
AREA IN SUBLOTS:	14.52 Ac.

AVG. LOT SIZE: 90' x 175

NET DENSITY: 1.2 AC. PER DWELLING UNIT

CENTRAL WATER (M.C.S.E.)

CENTRAL SANITARY (M.C.S.E.)

SITE IS LOCATED WITHIN THE WEST BRANCH ROCKY RIVER WATERSHED WHICH IS FURTHER PART OF THE LAKE ERIE WATERSHED.

NO GAS AND/OR OIL WELL LOCATED ON SUBJECT PARCEL BASED ON REVIEW OF O.D.N.R. DIVISION OF OIL AND GAS VIEWER WEBSITE.

CURRENT LAND USE: AGRICULTURAL

ZONING: R-R RESIDENTIAL (CDZ - Controlled Density Zoning)

Section 306.5 Density Requirements

A1. The total number of allowable dwellings within a CDZ subdivision shall be calculated by taking the total acreage to be developed divided by 2.25 for areas not serviced by central water and sewer and 1.2 for areas serviced by central water and sewer. The number calculated will be rounded to the lower whole number to determine the actual allowable number of dwellings.

Section 306.6 Lot Area And Frontage Requirements

An area of depth and length of land sufficient to comply with Section 306.7 Yard Requirements and Section 306.8 General Requirements.

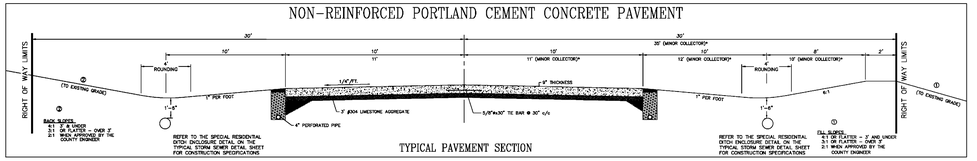
Section 306.7 Yard Requirements

A. Minimum setback from the right-of-way of a public or private street or edge of a common driveway - 70 feet. Staggered setbacks are encouraged.
B. Minimum side yard widths - 30 feet total with a 10-foot minimum at one side.
C. Minimum rear yard depth - 40 feet.
D. Accessory buildings shall meet the requirements of Section 301.4(E) and Section 306.8(H).
E. Corner lots shall meet the requirements of Section 208(E)(1).

Section 306.8 General Requirements

A. Minimum land area required for CDZ subdivision consideration:
1. The minimum land area allowable for this development type is fifteen (15) acres.
2. The minimum percentage of land that shall be designed as permanent open space shall not be less than 40% of the original site.
B. Periphery side and rear yard requirements:
1. The minimum side yard and rear yard requirements at the periphery of the Controlled Density Zoning subdivision shall be the same as Section 301.4.
C. Number of main accesses:
1. Public road right-of-ways may have one (1) main access point (not including driveways) to the Controlled Density Zoning development, unless the development exceeds fifty (50) dwelling units, whereby a second access point may be required.
D. Dwelling setback requirements from the public road right-of-way:
1. Housing units may not be situated within two hundred (200) feet of all public road right-of-way(s) existing at the time of the CDZ application.
E. Screen requirements:
1. All new dwellings and accessory buildings shall be screened from view from all public roadways existing at the time of application. This requirement shall be satisfied through the use of visual barriers consisting of:
a.) existing terrain and vegetation and/or
b.) new landscaping consisting of the construction of earth berms and the planting of vegetation per the specifications defined in Section 306.10.
F. Buffer requirements:
1. Buffer area (at least twenty-five (25) feet in width) within a CDZ development shall be maintained to minimize conflicts between residential use and adjacent agricultural use.

NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT



TYPICAL PAVEMENT SECTION

GENERAL DEVELOPMENT NOTES:

(1.) ANY IMPACT OR FILLING OF ANY WETLANDS IN THIS DEVELOPMENT IS REGULATED BY THE UNITED STATE ARMY CORPS OF ENGINEER AND/OR OHIO EPA. INDIVIDUAL HOMEOWNER/BUILDERS WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE U.S.A.C.E. & OHIO EPA FOR ANY SUCH IMPACTS.

(2.) DEVELOPER SHALL CLEAR ANY TREES WITHIN THE RIGHT-OF-WAY LIMITS AND EASEMENT AREAS FOR STORMWATER MANAGEMENT BASINS AS DIRECT BY MEDINA COUNTY ENGINEER'S DEPARTMENT.

(3.) INDIVIDUAL LOT IMPROVEMENT PLANS SHALL BE SUBMITTED TO MEDINA COUNTY ENGINEER'S OFFICE FOR APPROVAL. SUCH PLANS SHALL PROVIDE PROPER SEDIMENT AND EROSION CONTROL MEASURES TO ADEQUATELY HANDLE ALL STORMWATER RUN-OFF.

(4.) INDIVIDUAL LOT CONSTRUCTION AND GRADING OF THE PROPERTY SHALL NOT AFFECT THE NATURAL DRAINAGE PATTERNS; WATERSHEDS MUST BE MAINTAINED DURING THE CONSTRUCTION PHASE.

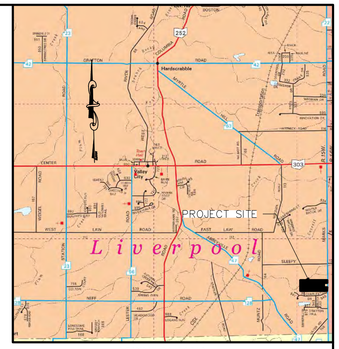
(5.) IF ANY FIELD DRAINAGE TILES ARE IMPACTED AT THE TIME OF SITE CONSTRUCTION AND/OR INDIVIDUAL HOME CONSTRUCTIONS, SUCH TILES SHALL BE REALIGNED AND DISCHARGED INTO NEARBY DRAINAGE WAYS OR FUTURE SIDE YARD DRAINAGE SWALES.

FEMA FLOOD HAZARD STATEMENT:

PROJECT SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD PER FEMA FIRM MAP NUMBER 39103C0135D, EFFECTIVE DATE AUGUST 4, 2008.

IMPROVEMENT LEGEND:

(A.) PROPOSED 22' WIDE - 9" THK. NON-REINFORCED CONCRETE PAVEMENT PER M.C.E. STANDARD.
(B.) PROPOSED CONC. TURN-AROUND / PARKING AREA W/ MAIL KIOSK BOX.
(C.) PROPOSED 4" SANITARY LATERAL FOR H.N. 2326 MARKS ROAD. (PER AGREEMENT WITH OWNER & DEVELOPER)
(D.) PROPOSED LANDSCAPE MOUND WITH CONIFERS & DECIDUOUS TREES. TO BE MAINTAINED BY H.O.A.
(E.) POND FILL AREA (APPROX. 450 S.F.)
(F.) EXISTING BUILDING TO BE REMOVED.
(G.) PROPOSED 10' WIDE RESERVATION STRIP. TO BE REMOVED ONCE FUTURE STREET IS DEDICATED.


PROJECT SITE
Liverpool
Hardscrabble
Sleepy Hollow
Marks
Wedekind
Wheatley
Wolf
Kaufman
Hoffman
Kinsey
Hartman
Hoover
Wagner
Kaufman
Kinsey
Hartman
Hoover
Wagner
Wolf
Wedekind
Wheatley
Marks
Sleepy Hollow
Hardscrabble
Liverpool