

Meeting Date:

October 9, 2023

Location:

Ravenna St., near the intersection of Stow Rd.

Parcel Number

Parcels, 3010370, 303108, 3006324, 3002169,3002375 3001397,3004552 3006323

Request:

Compatibility Review of Canterbury Crossing, a 34-lot single family subdivision.

Applicant:

Chris Brown, Prestige Builder Group

Property Owners:

Kuchar Limited Liability Company, George Vizmeg

Zoning:

D2 – Rural Residential Conservation

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Incorporate comments on page 7. into preliminary subdivision design

Contents

- Site Plans, 7.14.23
- Wetland Study, 2022
- Review Letter – Assist City Engineer David Rapp, 8.7.23
- Density/Open Space Calcs, 8.6.23
- Public Comments



Existing Conditions, Hudson GIS

Project Background:

Prestige Builder Group has applied for Compatibility Review for Canterbury Crossing, a 34-lot single-family open space conservation subdivision. The 97.86-acre project area is comprised of eight parcels located near the corner of Ravenna St. and Stow Rd. The property is zoned District 2 – Rural Residential Conservation.

The Land Development Code calls for a three-step process for review of subdivisions as follows (1203.10)(d):

1. Compatibility review at a public meeting
2. Preliminary subdivision plan and conditional use approval at a public hearing
3. Final plat and improvement plans approval at a public hearing

This review is a high-level compatibility review of the proposed subdivision, with comments provided to guide the application for preliminary subdivision review.

Staff notes the request was discussed under the previous application 23-440 at the June 12, 2023 Planning Commission meeting ([Link to project file – staff report public comments, site plan](#)), which was withdrawn at the conclusion of the meeting.

This represents a new application review. The concept plan has been modified to relocate street access from Stow Road to Ravenna Street, creating a looped road. Additionally, the existing property at 2351 Ravenna Street (Parcel 3010371) is no longer included in the subdivision.

Compatibility Review – Section 1203.10

The Land Development Code states the following related to the conceptual plan review step:

1203.10(d)(1)(A): Procedures for approval of preliminary subdivision plans

A. Step 1: pre-application conceptual review. All persons intending to submit an application for preliminary subdivision approval shall attend a pre-application conceptual review meeting. In addition, the PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.

Staff has prepared review comments based on the concept plans compliance with applicable LDC standards to assist the applicant with the application for preliminary subdivision review.

Surrounding Development:

East: Existing single-family house lots are adjacent to the east including nine single family lots on the west side of Stow Road ranging in size of .91 acres to 2.78 acres and a 130-acre Farm east of Stow Road.

North: The Canterbury Place Subdivision is adjacent to the north. These single family lots range in size of .88 acres to 1.5 acres with one larger 8.58-acre lot along the northwest portion of the site.

South: The Norfolk Southern Railroad is adjacent to the south. Beyond that is a 35-acre undeveloped lot owned by Metroparks serving Summit County.

West: Large single-family lots and the Hudson Equestrian Center are located to the west. The house lots vary greatly in size; however, the nearest adjacent lots are typically two acres to seven acres in size.

Open Space Conservation Subdivisions – Section 1207.06

The purpose of the open space conservation subdivision option is to provide alternative zoning regulations that permit residential development to take a more compact form in order to preserve and maintain existing open areas and sensitive natural resources. The open space conservation subdivision regulations are designed to advance the following goals:

1. Preserve open space in amounts that are greater than that achievable with more conventional subdivision design in order to provide a more environmentally sensitive residential development by preserving the natural character of open fields, farmland, stands of trees, ponds, streams, native vegetation, and similar natural features;
2. Reduce the lot area, yard, and setback requirement of the base zoning district in order to permit the grouping or clustering of dwelling units; and
3. To allow a more flexible and economical residential layout and street design to provide a more efficient and aesthetic use of open space, and to save infrastructure costs.

Open Space Conservation Subdivisions (OSCS) are a conditional use in Zoning District 2. The following regulations apply:

1. The site shall contain a minimum area of 10 acres.
2. Minimum lot dimensional requirements:
 - a. lot area: 10,000 square ft

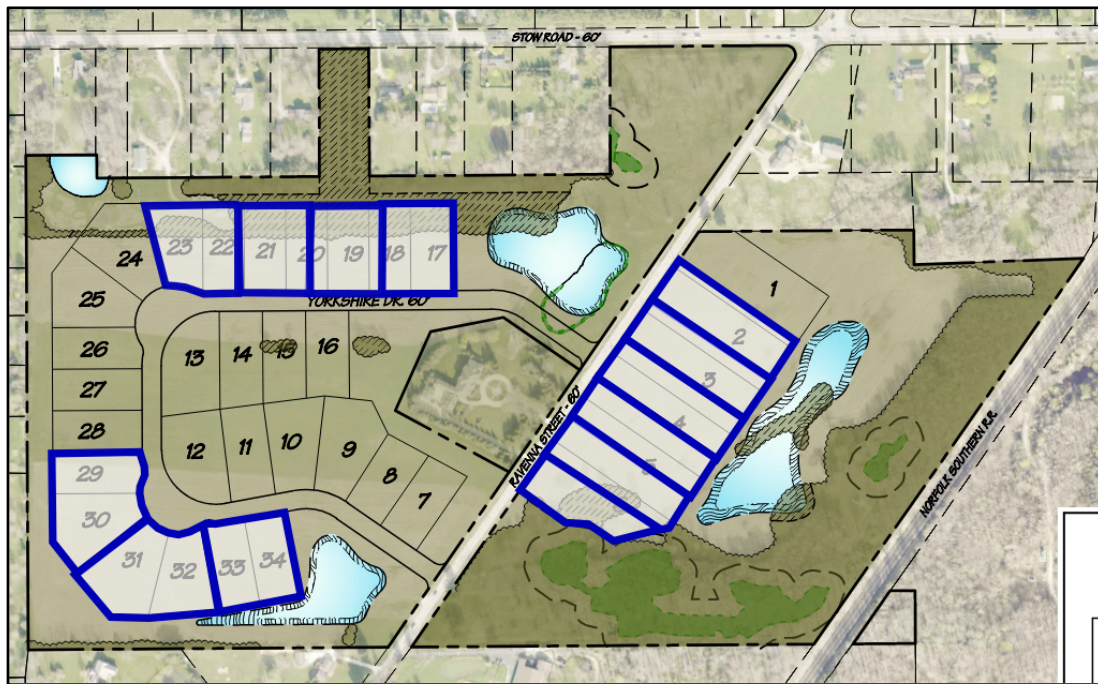
Hudson Planning Commission	COMPATIBILITY REVIEW – CANTERBURY CROSSING
Case No. 2023-676	October 9, 2023

- b. lot width (measured along the building front setback line): 100 ft
- c. lot width (corner lots): 80 ft
- 3. Minimum setbacks
 - a. front yard setback: 20 ft
 - b. side yard setback: 10 ft
 - c. rear yard setback: 25 ft
- 4. Perimeter setback: Buildings shall be setback at least 100 ft from the perimeter property line.
- 5. OSCS fronting an arterial street shall establish a landscaped bufferyard with a minimum width of 100 feet.
- 6. Base density: The overall density shall be based on the specific density prescribed by the underlying District 2 maximum density of one unit per 2.5 acres.
- 7. A minimum of 50% of the gross acreage be retained as open space conservation.
- 8. OSCSs are intended to result in environmentally sensitive and innovative design. Open space conservation subdivisions shall comply with the following standards:
 - a) Compliance with all other applicable use and development standards, including adequate public facility and performance standards, as set forth in this Code.
 - b) Preservation of significant natural resources, natural areas and features, native vegetation, riparian corridors, wetlands, significant wildlife habitats, open lands, or agricultural property through maintenance of large, contiguous blocks of land and other techniques.
 - c) Provision of additional amenities such as parks, trails, common areas, and access to public recreational areas and open space.
 - d) Protection of adjacent residential development through landscaping, screening, fencing, buffering, and similar measures. See Section 1207.04(e) for required type of landscaped bufferyards between open space conservation subdivisions and other land uses.
 - e) Adequate utility services must be available to the property.

Staff Comments:

- 1. The proposed lots would exceed the required minimum dimensional requirements.
- 2. Arterial Setback: Ravenna Street is a city-defined collector road, therefore, the 100 ft landscape bufferyard would not be applicable.
- 3. Density/Compatibility: The preliminary subdivision plan shall document in detail the proposed density based on the LDC net density definition. The site survey required as part of the preliminary plan application will need to document any easements applicable to the existing property. Due to the strong separation caused by the through collector street (Ravenna Street), the density should be distributed so that both areas north and south of Ravenna Street more closely align with the base maximum density requirement (one unit per 2.5 acres) rather than just applying the maximum density across the entire site. (see attachment – Density Calculations Exhibit).

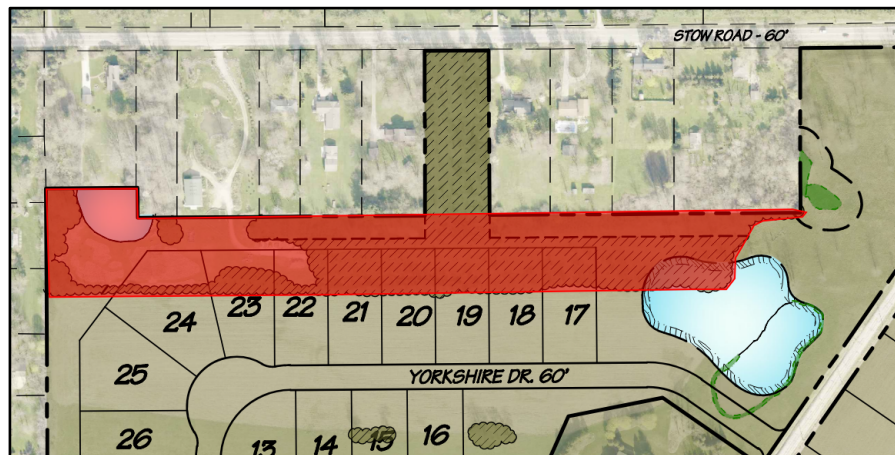
The applicant should reduce the overall number of units at the northern acreage and create a more compatible transition to the surrounding larger acreage lots to the north and south. This could be achieved by readjusting the lot lines as depicted in the accompanying figure. Staff notes an additional unit could be moved to the southern acreage by reducing the overall widths of the lots. The applicant could also study reducing the lot widths and sizes along the interior loop of the northern acreage



4. Open Space: The applicant has indicated 56%, or 52.64 acres, of the total project site would be dedicated open space; however, staff notes a disproportionate percentage when comparing the northern and southern acreage. The northern acreage would dedicate 46% open space while the southern acreage would dedicate 70% open space. The applicant should revise the layout to achieve a minimum 50% open space across both sides of Ravenna Street.
5. Perimeter Setback: The required 100 ft perimeter setback is included in the site plan, however, staff notes it would extend approximately 20 ft into the private parcels along the northern acreage. There is also a stormwater line located at the rear property line of these parcels, adjacent to the perimeter setback. Suggest extending the open space to include all areas within the 100 ft buffer to:
 - a. Further balance open space between the northern and southern acreage
 - b. Increase compatibility with surrounding homes
 - c. Locate the stormwater infrastructure more appropriately within designated open space
6. Natural Features: Staff has identified a potential drainage way at the northwest portion of the site that was not identified on the submitted wetland delineation. The drainage way does not appear to be classified as a stream per the LDC as it does not have any riparian ecosystem; however, the applicant’s wetland consultant should comment on this area and how it related to applicable standards of the LDC, Ohio EPA, and the US Army Corp of Engineers.
 - a. “Stream” shall mean a system including permanent or seasonally flowing water, a defined channel, flood plain, and riparian ecosystem. Streams have no defined size range, but generally are considered smaller than rivers.

Additionally, staff notes changes in the current wetland study to the previous wetland study performed in 2018. The applicant’s wetland consultant should comment on these changes at time of Preliminary Subdivision review. The applicant should also receive a confirmation of the wetland areas in the form of a jurisdictional letter/determination from the Army Corp of Engineers at time of the Preliminary Subdivision review. Staff notes the City’s Index of Ecological Integrity depicts higher levels of ecological value along the Ravenna Street frontage at the northern acreage. The map generally coincides with the existing pond located along this frontage.

7. Tree Protection: The preliminary subdivision plan will require a tree and vegetation plan to identify existing trees of six-inch caliper or larger. Staff has the following preliminary comments prepared in consultation with field observations of the City Arborist:
- The outer perimeter of the subdivision should have the limits of disturbance inset from the property line to preserve existing vegetation along the perimeter of the development.
 - The acreage south of Ravenna Street contains an island of trees worth preserving, especially on the eastern side of the tree island where a mature oak tree is present.
 - The parcel layout and grading design should look to preserve existing larger trees on the property with tree protection zones established at the drip line. Several of these areas are noted north and east of the existing house at 2351 Ravenna Street.
 - The preliminary grading plan indicates a large area of existing trees would be removed and replanted (see figure below). Staff recommends this area be further studied as part of the preliminary subdivision application to inset the clearing limits for the preservation of trees and vegetation along the perimeter.



8. Amenities/Trails: Staff recommends a multipurpose trail be designed along the Ravenna Street and Stow Road frontages and should be dedicated open space. Lower impact walking trails could branch from this trail and circle the larger stormwater ponds along Ravenna Street. Question if some other common area amenity, such as a central pavilion or gathering area for the residents could be incorporated near the stormwater ponds. The Planning Commission and the Park Board will review appropriateness of public open space dedication as part of the preliminary plan application.
9. Utilities: Staff notes utilities, including sanitary and water would need to be extended to serve the site. The applicant has indicated Summit County sewer and City of Akron water would serve the site. Section 1040.081 of the Streets, Utilities, and Public Services Code requires new subdivisions to extend and utilize City of Hudson water.

Conditional Use Standards – Section 1206.02

Open Space Conservation Subdivisions are subject to the following conditional use criteria:

- (1) *The use is consistent with the policies and intent of the Comprehensive Plan.*
- (2) *The use is physically and operationally compatible with the surrounding neighborhood. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:*
 - A. *Location on a site of activities that generate potential adverse impacts such as noise and glare;*
 - B. *Hours of operation and deliveries;*

Hudson Planning Commission	COMPATIBILITY REVIEW – CANTERBURY CROSSING
Case No. 2023-676	October 9, 2023

- C. Location of loading and delivery zones;*
- D. Light intensity and hours of full illumination;*
- E. Placement and illumination of outdoor vending machines;*
- F. Loitering;*
- G. Litter control;*
- H. Placement of trash receptacles;*
- I. On-site parking configuration and facilities;*
- J. On-site circulation;*
- K. Privacy concerns of adjacent uses*

- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading, drainage, performance, and other standards for the district in which it will be located.*
- (4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.*
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*
- (6) The use will be adequately served by public facilities and services.*
- (7) The use provides adequate off-street parking on the same property as the use.*
- (8) The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.*
- (9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer.*

Staff Comments: Preliminary comments related to the concept plan compliance with the conditional use standards are as follows:

1. Staff notes the Comprehensive Plan identifies this acreage as a candidate for low impact cluster development.
2. The proposed building footprints shall be revised to meet the architectural design standard stating a wing shall not extend forward of the main mass.
3. Establishing all areas within 100 ft of the subdivision perimeter to be dedicated open space would create significant benefit to increasing compatibility and enhancing protection of existing vegetation.
4. The proposed looped drive design is preferred as average daily traffic along Ravenna Street is much less than Stow Road (1,750 vehicles per day vs. 9,500 vehicles per day). The proposed design would ease the difficulty of residents proceeding north onto Stow Road and reduce potential impacts to existing residents on Stow Road.

District 2 Zoning Standards – Section 1205.05

1205.05(a) District 2 pursue statement:

Purpose. This district is established to protect and preserve the most rural areas of the City in which agriculture, woodlands, wetlands, other sensitive environmental areas, and low-density residential development are the predominant land use patterns. Overall existing residential density is less than one dwelling unit per five acres, consisting primarily of single-family detached estate homes. There remains large amounts of open space and potential development areas. The regulations contained in this district will permit continued, low-density residential development, but will encourage new residential development that incorporates rural residential conservation designs and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as wetlands, floodplains, or aquifer recharge areas. Other permitted uses include agriculture, park and recreational uses, institutional uses, and public uses.

Staff provides the following preliminary comments related to the conceptual plans compliance with applicable district standards

- Staff notes the district standards encourage all residential developments of five or more lots in District 2 to utilize the open space conservation subdivision provisions.
- The proposed homes would meet the orientation requirements including:
 - Main entrance shall face the street
 - Front wall of the principal structure shall be parallel to the street
 - Doors of attached garages shall not face the street
- The driveway design should be revised so all lots with a frontage of 150 feet or less have no more than one driveway curb cut.
- Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. The concept plan depicts a sidewalk along one side of the interior drive and along Ravenna Street. Staff recommends a multipurpose trail along Ravenna Street per the previous comment

City Departments

Engineering

Assistant City Engineer David Rapp has submitted a preliminary review letter dated

8.7.23 Mr. Rapp has the following general comments regarding stormwater:

- Water from the pond near subplot 34 will need to flow towards Ravenna Street, then west.
- Existing flow to the west will remain in the Brandywine Tributary and a small portion will remain flowing south to the Mudbrook Tributary.
- Cutoff swales shall be installed around the perimeter.
- Stormwater calculations should hold the stricter requirements of 25 year post-storm compared to the 1 year pre-storm compared to a 2 year storm. The 50 year post and 50 year pre-storm along with the 100 year post and 100 year pre-storm shall be used in the calculations.
- The developer will be required to provide a 100 year flow path and analysis to show where the water will go downstream.
- The developer must provide all drainage calculations and methods to convey stormwater to the downstream discharge point.

Hudson Planning Commission	COMPATIBILITY REVIEW – CANTERBURY CROSSING
Case No. 2023-676	October 9, 2023

Required PC Action, Section 1203.10(d)(1)(A)

The PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.

Recommendation

Staff recommends the following be incorporated into the upcoming preliminary site plan design:

1. **Density/Compatibility:** Revise the layout so that the areas north and south of Ravenna Street more closely align with the maximum density requirement (one unit per 2.5 acres). Incorporate better transitions of lot sizes between the northern acreage and surrounding east/west development.
2. **Open Space:** Revise the layout to achieve a minimum 50% open space across both sides of Ravenna Street. Establish all areas within the 100 ft of the subdivision perimeter to be dedicated open space.
6. **Building Orientation:** The proposed building footprints shall be revised to meet the architectural design standards. Revise driveway designs so all lots with a frontage of 150 feet or less have no more than one driveway curb cut.
4. **Pedestrian Amenities:** Incorporate a multipurpose trail along Ravenna Street and Stow Road. Study the design of lower impact walking trails and additional subdivision amenities throughout the property.
5. **Natural Features/Tree Protection**
 - a. The outer perimeter of the subdivision to have the limits of disturbance inset from the property line to preserve existing vegetation.
 - b. Preserve the island of trees located on the acreage south of Ravenna Street, where a mature oak is present.
 - c. Overall parcel layout and grading design to preserve existing larger trees on the property with tree protection zones established at the drip line.
 - d. Further study the area located at the rear yards of the adjacent Stow Road properties for preservation.
 - e. Professional determination of the potential drainage way at the northwest portion of the site.
 - f. Professional determination of the change in wetland boundaries between the 2018 and 2022 studies.
6. **Utilities:** Hudson water shall be extended to serve the site.