

Meeting Date:  
August 14, 2023

Location:  
W. Streetsboro  
St., near the  
intersection of  
Nicholson Drive

Parcel Numbers  
3004604,  
3005112,  
3009782-91,  
3009792-98

Request:  
Compatibility Review  
of The Cottages at  
Pine Ridge, a 13-lot  
single family  
subdivision.

Applicant:  
Chris Brown, Prestige  
Builder Group

Property Owners:  
Prestige Builder  
Group, Robert  
Niemocienski

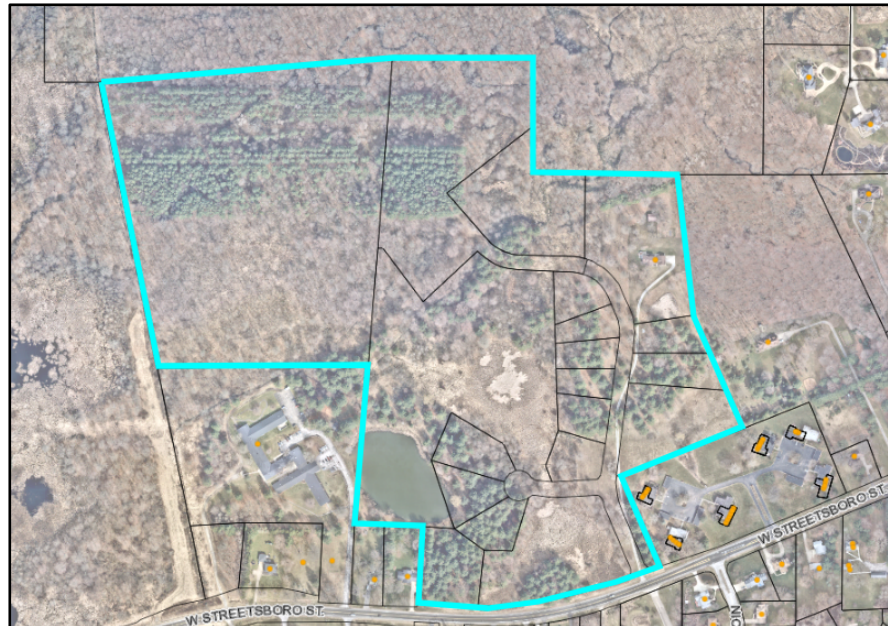
Zoning:  
D2 – Rural Residential  
Conservation

Case Manager:  
Nick Sugar, City  
Planner

Staff Recommendation  
Incorporate comments  
on page 7. into  
preliminary  
subdivision design

**Contents**

- Site Plans, 7.24.23
- Wetland Study, July 2023
- Review Letter – Assist City Engineer David Rapp, 8.8.23
- Public Comments



Existing Conditions, Hudson GIS

**Project Background:**

Prestige Builder Group has applied for Compatibility Review for The Cottages at Pine Ridge, a 13-lot single-family open space conservation subdivision. The 71.78-acre project area is comprised of twenty parcels located along W. Streetsboro Street. The property is zoned District 2 – Rural Residential Conservation.

The existing parcels were platted in 2009 as “The Reserve of River Oaks, Phase 1A”, an open space conservation subdivision. This lot configuration is no longer moving forward and the applicant is requesting a replat with a modified layout. As part of the request, the applicant is seeking to vacate the currently recorded plat.

An existing house located at 535 W. Streetsboro Street, part of the existing Reserve at River Oaks Plat is included in the proposed replat. Two sublots would also be created along and accessed from W. Streetsboro Street. The applicant has designed these lots to meet the base D2 standards, and therefore, would be platted separately under a minor subdivision process.

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.

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### 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: A 16.11 acre single-family home property is adjacent to the east.

North: The Laurel Lake Retirement Community is adjacent to the north.

South: Hudson Village West Condominium Development is adjacent to the south. Beyond that, the Woods of Williamsburg subdivision, a vacant church, and large single-family lots are located on the south side of W. Streetsboro Street. Typical house lots in the Woods of Williamsburg are 0.45 acres in size. The larger house lots located on W. Streetsboro Street range from 0.46 acres to 2.5 acres in size.

West: Hudson Elms Skilled Nursing and Rehabilitation center and large single-family lots are located to the west. The house lots vary in size from 0.9 acres to 6 acres.

### 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.

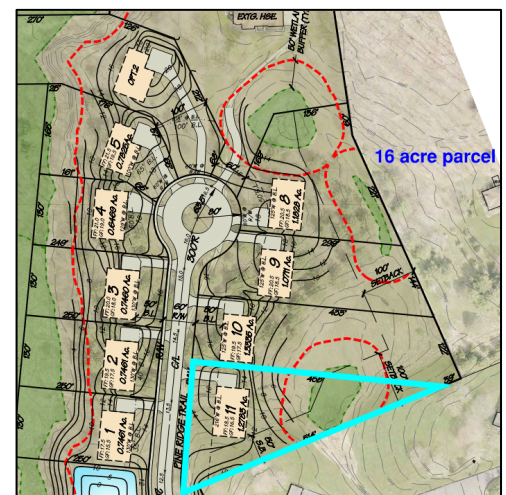
Open Space Conservation Subdivisions (OSCS) are a conditional use in Zoning District 2. The following regulations apply:

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

- 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. Bufferyard: OSCS shall accommodate Bufferyard C (25 ft) adjacent to single-family residential and townhomes.
- 7. 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.
- 8. A minimum of 50% of the gross acreage be retained as open space conservation.
- 9. 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 requirements for lot area, front yard setback, and rear yard setback.
- 2. Perimeter Setback: Sublot 11 would not meet the required 100 ft building setback to the adjacent property line of Hudson West.
- 3. Arterial Setback: W. Streetsboro Street is a city-defined arterial street; therefore, the 100 ft landscape bufferyard would be applicable. Staff recommends preservation of existing vegetation and wetland areas be prioritized over plantings along the frontage.
- 4. Bufferyard: The submitted plan does not depict how the required 25 ft bufferyard would be accommodated. Staff recommends these areas be located within open space parcels rather than sublots.
- 5. Density: The preliminary subdivision plan shall document



in detail the proposed density based on the LDC net density definition. The applicant has noted 36.49 acres of wetlands. Question if the several acres of floodplain located outside the wetlands was included per the Land Development Code definition of “Density, net”. The site survey required as part of the preliminary plan application will also need to document any easements applicable to the existing property.

6. **Compatibility:** Staff notes the large 16-acre lot (Parcel 3004721) would be adjacent to the east of the development. The proposal would create four adjacent sublots, which average approximately one acre in size. An additional subplot, (subplot #11) has been added to the east side of the street. This lot would be substandard as it does not meet the required 100 ft building setback from a perimeter property line. It also has an atypical shape that does not accommodate a rear lot line and contains a large wetland in the rear yard. Staff recommends removing this lot and to redistribute its area to sublots #8, #9, and #10 to improve compatibility and meet the minimum standards for Open Space Conservation Subdivisions.
7. **Open Space:** The applicant has indicated 68%, or 49 acres, of the total project site would be dedicated open space.
8. **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 identified the following areas in need of further study, in consultation with the City Arborist, as identified on the following figure:
  - a. **Area A:** Staff notes an alternate home location for subplot #6 has been identified at this location. This alternate location would require significant tree clearing and wetland impacts. Staff recommends siting this home near the cul-de-sac.
  - b. **Area B:** Question if this area could be preserved based on its location at the property boundary and within the 100’ setback to a structure.
  - c. **Area C:** Staff notes two homes would be proposed at this location; however, tree clearing has not been included in the submitted plan. Staff recommends tree clearing be kept at a minimum to accommodate the two proposed homes. Of note, the properties would be subject to a 100’ landscape setback.
  - d. **Area D:** Tree clearing is proposed at this location to construct a stormwater pond and street. Question if the proposed clearing could be reduced near W. Streetsboro Street.
9. **Natural Features:** The preliminary grading plan depicts grading within multiple wetland setback areas. The Land Development prohibits any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within stream corridors, wetlands, and their setbacks, except stormwater management wet basins within the setback area when native plantings are used. Staff notes the approximate wetland locations have been identified in the City’s Index of Ecological Integrity study.
10. **Amenities/Trails:** Staff acknowledges a large-scale amenity would not be feasible due to the



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surrounding environmentally sensitive areas or practical due to the limited number of homes in the development; however, the applicant will need to comply with this requirement by providing amenities. The Planning Commission and the Park Board will review appropriateness of public open space dedication as part of the preliminary plan application.

11. 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 Hudson water would serve the site.

### **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;*
  - 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 extend 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 Land Use Plan within the Comprehensive Plan identifies this acreage as a mix of single-family detached and open space based on the previously approved subdivision.

2. The garage orientation of sublots #4, #5, #6, #8 would need to be revised to be either side or rear loaded.
3. Traffic/Circulation:
  - a. A traffic impact study would be required for the Preliminary Subdivision submittal. A Traffic Signal Warrant Analysis shall be performed according to the State of Ohio Department of Transportation Manual of Uniform Traffic Control Devices, for all residential, commercial and industrial developments creating an intersection with any street designated as an arterial or collector street in the City of Hudson Comprehensive Plan.
  - b. In addition to the conditional use standard that “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”, the Land Development Code states “intersections for new streets along arterial and collector streets should be a minimum of 400 lineal feet from any intersection.” Staff notes the proposed Pine Ridge Trail would be approximately 300 ft from Nicholson Drive. Staff recommends this be studied and included in the traffic impact study to be submitted with the Preliminary Subdivision.
  - c. Section 1207.13(c)(2)(B) states a maximum cul de sac length of 900 feet (mid point of W. Streetsboro St to center point of cul de sac). The proposed is approximately 930 feet.
4. Staff notes the project area is located within the City’s wellhead protection area. This area prohibits certain uses including; golf courses, agricultural, retail, industrial, institutional, and private sewage systems. Single family dwellings are a permitted use in the wellhead protection area. Staff will verify compliance with all aspects of these requirements through the Preliminary Subdivision review.

**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.
- Building footprints of sublots #4, #5, #6, #8, and #9 would need to be revised to meet the following orientation requirements:
  - 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 lot configuration/orientation is also in conflict with the standards of Section 1208.05(d), which require lot lines to be at right angles to the street or radial to curved streets.

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- 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 W. Streetsboro Street. Staff notes a sidewalk is planned along W. Streetsboro Street as part of the City’s Sidewalk and Trail Master Plan. The design of this section is expected this year with construction in 2024. Staff will coordinate further with the applicant through the Preliminary Subdivision review.

**City Departments**

- Engineering** Assistant City Engineer David Rapp has submitted a preliminary review letter dated 8.7.23 Mr. Rapp has the following general findings:
- Cutoff swales shall be installed around the perimeter of the site to mitigate any drainage to adjacent properties and all engineering standards shall be followed to manage stormwater.
  - Stormwater calculations shall be set at the stricter storage requirements of 25-year post storm compared to the 1-year pre storm (25 to 1) instead of the standard 25 to 2.
  - The developer will be required to provide a 100-year flow path and analysis to show how and where the water will go downstream.
  - Traffic will be further studied during the preliminary subdivision review.

**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 addressed as part of the preliminary subdivision submittal:
1. Perimeter Setback: Revise layout so all lots are compliant with the required 100 ft perimeter building setback requirement.
  2. Arterial Setback: Staff recommends preservation of existing vegetation and wetland areas be prioritized over proposed plantings along the W. Streetsboro Street frontage.
  3. Bufferyard: Incorporate Bufferyard C to adjacent development and incorporate within open space parcels.
  4. Density: Submit detailed density calculations to verify compliance with the Land Development Code definition of “Net Density”.
  5. Compatibility: Remove non-compliant subplot #11 and redistribute the acreage to the other lots on the east side of the street to improve compatibility with the adjacent 17-acre residential lot.
  6. Tree Protection: Further study the areas identified as Areas A, B, C, and D in this staff report to minimize tree clearing.
  7. Wetland Protection: Revise grading to be located outside of wetland setbacks at sublots #1-5, #7-8, and #11. Grading impacts associated with stormwater basins shall be minimized with native plantings incorporated.
  8. Amenities: Integrate neighborhood or community amenities into the subdivision plan.
  9. Building orientation: Revise sublots #4, #5 and #6 and #8 to meet orientation requirements.
  10. Traffic:
    - a. Submit a traffic impact study including study of the Street intersection location relative to Nicholson Drive.
    - b. Revise the cul-de-sac length to a maximum of 900 feet.
  11. Parcel orientation and dimensional requirements: revise all sublots to be at right angles to the

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proposed ROW and adjust all concept house footprints to have the house parallel to the street.