



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: November 8, 2017

TO: City of Hudson Planning Commission for November 13, 2017 Meeting

FROM: Greg Hannan, City Planner

SUBJECT: Public Hearing
Zoning Map Amendment
Permanent Parcel # 3003023, 3003021, 3000574, 3003024, 3003025, 3003164,
3010153, and a portion of 3000571
District 2- Rural Residential Conservation to District 6 - Western Hudson Gateway

PC Case No: 2017-2314

Project Introduction

City Council has initiated a proposed zoning map amendment of the below referenced parcels from District 2- Rural Residential Conservation to District 6 - Western Hudson Gateway. The subject property contains the following individual parcels:

Parcel No.	Acreage
3000574	29.48
3000571	155.00
3010153	8.99
3003164	4.59
3003024	20.66
3003025	1.05
3003023	1.03
3003021	5.24
Total	226.04

The subject property is adjacent to the Ohio Turnpike right of way to the south, the Norfolk Southern rail line to the east, Hines Hill Road and undeveloped land to the north, and vacant, commercially zoned land to the west (within Village of Boston Heights).

The site was utilized as a youth detention center from 1890s to the 1950s by the City of Cleveland and from the 1950s to 2007 by Cuyahoga County. The City of Hudson acquired the land in 2009 from Cuyahoga County. At the time of purchase 221 acres north of Hines Hill Road was transferred to the Metroparks serving Summit County for development of future

parkland. The metroparks acreage as well as 72 acres of the subject property were placed within a conservation easement.

The following information is attached to this report.

1. City of Hudson Zoning District Map
2. Applicable pages from 2015 Comprehensive Plan
3. Layout depicting Western Reserve Land Conservancy conservation easement boundary.
4. Draft Ordinance No. 17-167.

Applicable Approval Procedure

As a City Council initiated zoning map amendment application, this case is subject to the procedure set forth in Section 1203.03(c)(2). The applicant is before the PC for step two of the below process.

Step	Dates	Notes
Step #1 City Council	October 17, 2017	City Council conducted a first reading of the application and referred the case back to PC for a public hearing and recommendation.
Step #2 Planning Commission	November 13, 2017	Planning Commission conducts a public hearing. Recommendation is forwarded to Council.
Step #3 City Council	December, 2017	City Council conducts public hearing.
Step #4 City Council	January, 2018	City Council takes final action.

Section 1204.01 Zoning Map Amendments

Zoning map amendments are subject to the following six standards set forth within Section 1204.01 of the Land Development Code (LDC).

1. The site-specific development plan, which the proposed amendment to this Code would allow, is compatible and consistent with the policies and intent of the Comprehensive Plan and with existing growth and development patterns in the city;
2. The site-specific development plan complies with all applicable standards for review of planned developments as set forth in Section 1204.02 below;
3. The site-specific development plan complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," of this Code, except to the extent modifications, variances, or waivers have been expressly allowed;
4. The site-specific development plan would not have the potential to reduce the level of ecological integrity from the existing level to a lesser level as shown on any of the individual metrics or the undeveloped composite set forth in Appendix B to this Code;
5. The City shall have the ability to provide adequate services, facilities, or programs that might be required if the application were approved; and
6. The amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected.

Comment: Staff notes much of the above standards relate to the submittal of a site specific development plan which is not required for a City Council initiated request. Staff does note the following:

1. Comprehensive Plan: The 2015 Comprehensive Plan notes the following related to the subject property:
 - a. Pg 23: Identify the highest, best, and most appropriate use of the YDC site.
 - b. Pg 24 Land Use Map: The subject property is noted as flex category. This category notes the lands will be utilized for a combination of the City's administrative and operational needs as well as community attitudes and market forces.
 - c. Pg 27: Plan acknowledges the conservation easements limit the amount of developable acreage. Additionally, given its somewhat isolated location, the site could accommodate varied or numerous uses.
2. The City has the ability to provide public services to the site.
3. The map amendment would not have the potential to reduce the level of ecological integrity due to the significant acreage within a conservation easement.
4. The property is being considered for a map amendment to allow the subject property to be marketed for future commercial development in an effort to place vacant property to productive and appropriate use.
5. Establishment of District 6 Western /Hudson Gateway for the subject property will be compatible with the abutting acreage located to the south of the turnpike right of way.

Required PC Action, Chapter 1203.03(c)(2)(A)

PC shall proceed with formal consideration at a public hearing regarding the proposed map amendment. The Planning Commission shall make specific recommendations for final action to City Council. City Council shall then conduct a public hearing and take final action. An amendment before City Council for consideration shall take effect only if passed or approved by not less than five members of City Council.

Recommendation

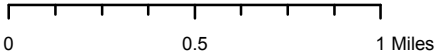
Pending testimony offered at the public hearing, staff recommends that Planning Commission recommend Council approve the requested map amendment of Parcel Permanent Parcel # 3003023, 3003021, 3000574, 3003024, 3003025, 3003164, 3010153, and a portion of 3000571 from District 2- Rural Residential Conservation to District 6 - Western Hudson Gateway.

If Planning Commission agrees with this recommendation it may use the following as the basis for its recommendation to Council:

Based on the evidence and representations to the Commission at a public hearing of the Planning Commission held at its regular meeting on November 13, 2017, the Planning Commission in Case No. 2017-2314 recommends that City Council approve draft Ordinance No. 17-167 AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON, OHIO TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HINES HILL ROAD (SUMMIT COUNTY PERMANENT TAX PARCEL NUMBERS 3003023, 3003021, 3000574, 3003024, 3003025, 3003164, 3010153, AND A PORTION OF 3000571 FROM DISTRICT 2 - RURAL RESIDENTIAL CONSERVATION TO DISTRICT 6 - WESTERN HUDSON GATEWAY.

City of Hudson
Community Development Map
Zoning Districts

- Legend**
- Railroads
 - Lakes & Ponds
 - Historic District
 - Rivers & Streams
 - Parcels
 - Hudson Boundary
- Districts**
- 1-Suburban Residential Nbhd.
 - 2-Rural Residential Conservation
 - 3-Outer Village Residential Nbhd.
 - 4-Historic Residential Nbhd.
 - 5-Village Core District
 - 6-Western Hudson Gateway
 - 7-Outer Village Commercial Corridor
 - District 7 Office Overlay
 - 8-Industrial/Business Park
 - District 8 HB Senior Housing Overlay
 - 9-Darrowville Commercial Corridor
 - 10-Ravenna Road Corridor

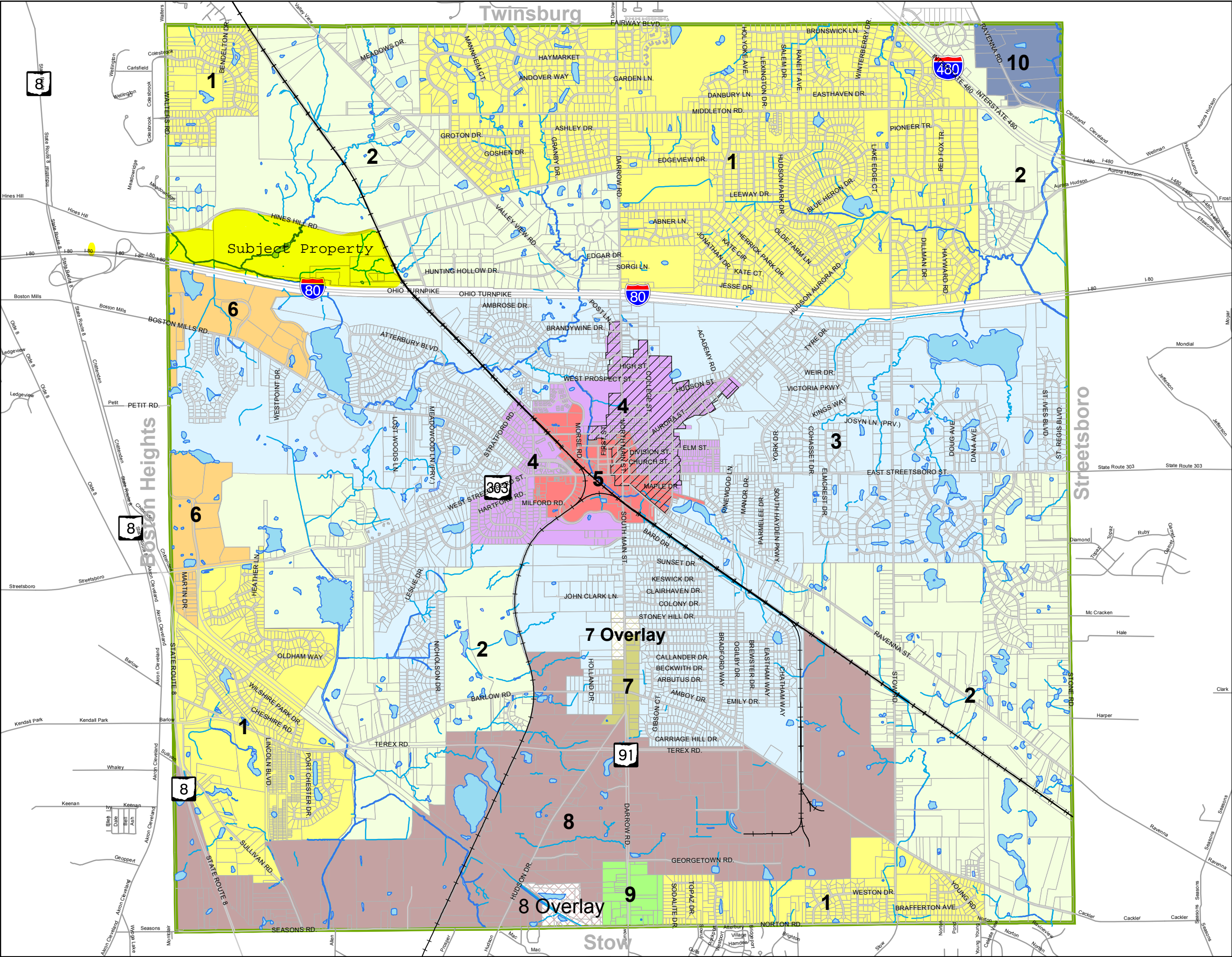


Disclaimer:
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City of Hudson, Ohio
Department of Community Development
GIS Division

Map Compiled: January 2017



LAND USE & DEVELOPMENT PLAN

Land use and development patterns have significant implications on the appearance, character, form, and function of the community. Over the past decades, Hudson's built environment has been meticulously managed and the community's attractive and historic physical character is its most defining feature.

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. At its core, it represents a continuation of, and not a departure from, Hudson's past planning efforts in 1995 and 2004. However, these efforts have been updated and adapted in this Plan to accommodate changing market and demographic trends and the evolving views of the community.

The Land Use & Development Plan is composed of three main parts:

- The **Land Use Plan**, detailing community-wide land use;
- The **Residential Areas Framework Plan**, detailing policies and recommendations for residential areas, character areas, housing types and tenures, and the existing Growth Management Allocation System;
- The **Commercial & Employment Areas Framework Plan**, detailing policies and recommendations for the City's major commercial and employment areas, including Downtown Hudson, commercial corridors, office areas, business parks, and industrial areas.

GOAL 2 RECOMMENDATIONS

Support a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, and carefully manage new growth and investment to ensure preservation of the community's historic character and small-town charm.

- Support the creation and maintenance of stable residential neighborhoods, ranging from medium or large lot single family homes to small lot single family detached homes, duplexes, town-homes, condominiums, and apartments.
- Enhance Downtown Hudson as the physical, civic, cultural, and social heart of the community and an exciting mixed-use environment.

- Concentrate commercial corridor uses at key nodes along Route 303 and 91.
- Support the creation and maintenance of offices, industrial areas, and business parks of varying sizes that can accommodate a diverse array of industries, support well-paying jobs, and generate new tax revenue.
- Support the creation and maintenance of an integrated network of parks and open spaces that preserve Hudson's rural heritage, protect the natural environment and health of the community, and allow for recreational opportunities.
- Prioritize development in areas of Hudson that are already served by infrastructure and services before investing in less developed areas.

- Discourage the premature or unnecessary conversion of farmland or rural residential areas.
- Support the mission of the Western Reserve Land Conservancy and the usage of conservation easements to prevent development of environmentally sensitive and rural areas.
- Direct new residential and non-residential development to areas planned for such uses within the Land Use Plan, so that future land use patterns maximize the use and efficiency of public services, existing and planned infrastructure, and protect and reinforce existing land uses.
- Continue to ensure new development reflects the scale of existing development within Hudson.

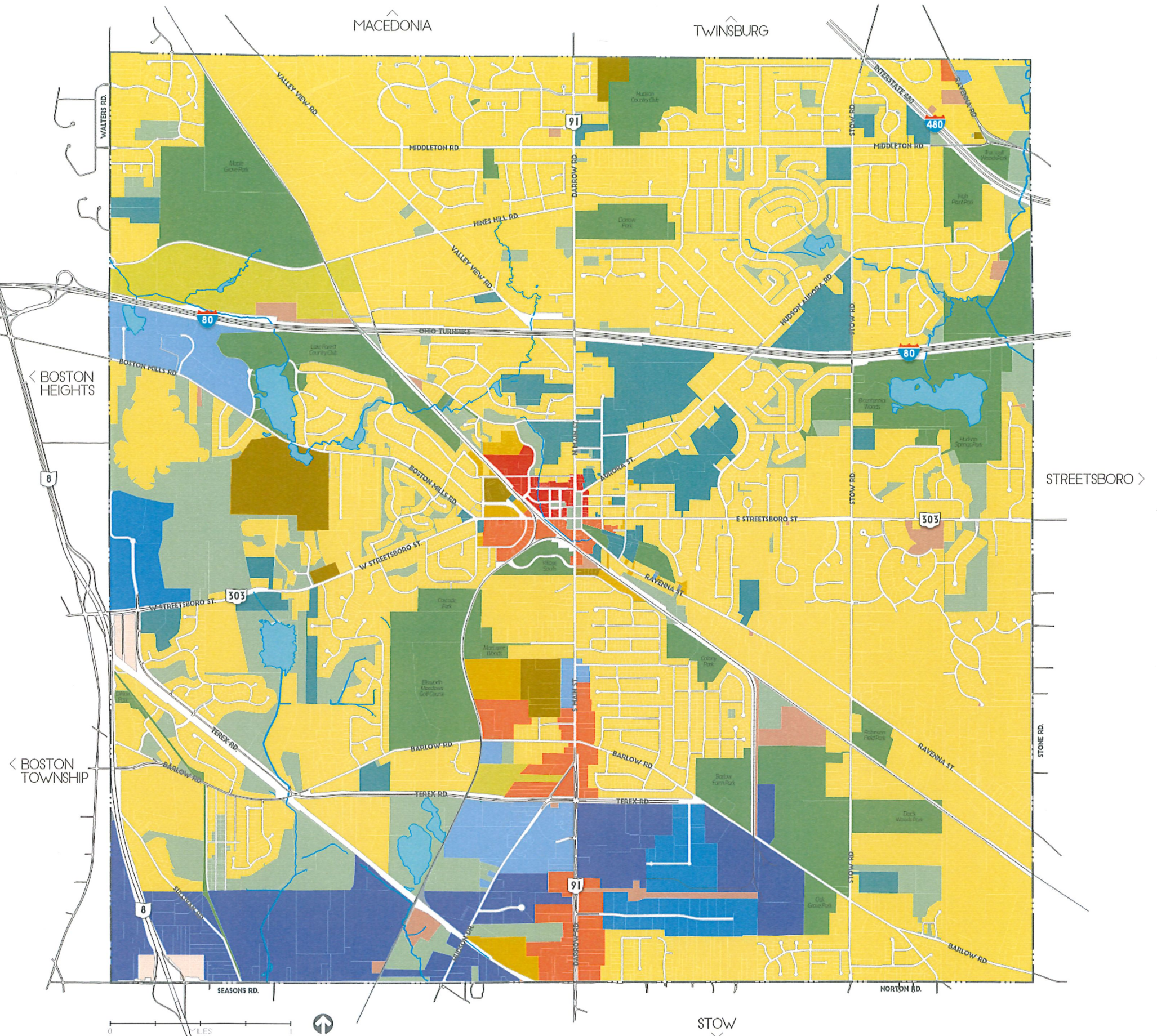
- Continue to rigorously evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.
- Continue to ensure that new developments utilize quality building materials, appropriately sensitive environmental strategies, and employ an architectural design that is in keeping with the existing character of the community and the Land Development Code.
- Identify the highest, best, and most appropriate use for the YDC site.

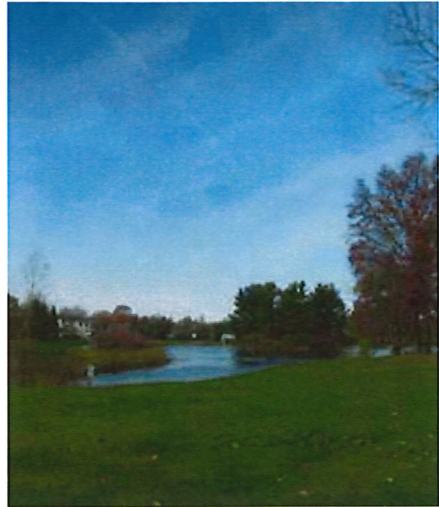
LAND USE PLAN

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. It supports a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, while preserving Hudson's historic character and small-town charm. Downtown Hudson remains the heart of the city, with commercial and office uses clustered along main corridors. Stable and peaceful single family detached neighborhoods are the "building block" of the community, with an adequate mixture of smaller and denser residential units to help diversify the stock. Employment areas in the south accommodate a diverse array of businesses and support well-paying jobs.

MAP KEY

- Single Family Detached**
Single Family Detached homes are stand-alone housing units with one unit per parcel and are the predominant land use within Hudson.
- Single Family Attached**
Single Family Attached homes include townhomes, rowhomes, or duplexes, and should be mostly located within or near Downtown Hudson, major corridors, and commercial areas.
- Multi-Family**
Multi-Family residences include apartments, condominiums, and senior housing. They should be located within or near Downtown Hudson, major corridors, and commercial areas, and should be in keeping with the quality and appearance of Hudson's neighborhoods.
- Core Mixed-Use**
The Core Mixed-Use area comprises Downtown Hudson and consists of a blend of uses within a vibrant and walkable environment.
- Commercial**
Commercial uses include a range of uses that provide for the day-to-day retail and service needs, including restaurants, retail shops, entertainment venues, grocery stores, and service uses. Office uses are also supported within the commercial designation, where appropriate.
- Interchange Commercial**
The Interchange Commercial designation accommodates commercial uses near Route 8 interchanges at Route 303 and Seasons Road. These areas are oriented towards a more regional and automotive audience than other commercial areas of the community.
- Office**
Office uses are composed of professional offices and medical uses. It is also appropriate for office uses to be found within areas designated as Commercial and Business Park Flex on the Land Use Map.
- Business Park Flex**
The Business Park Flex designation accommodates many of Hudson's business parks that permit a blend of light industrial and office uses within a subdivision-like or campus-like setting.
- Industrial**
Industrial uses include higher-intensity land uses such as processing, manufacturing, storage, or distribution of goods.
- Parks and Recreation**
Parks and Recreation areas include grounds used for active recreation, including parks, athletic fields, trails, playgrounds, and golf courses.
- Open Space**
Open Spaces are natural areas that are set aside for conservation purposes, are not conducive to development due to flooding or topographical issues, and/or provide passive green space within a subdivision or development.
- Public/Semi-Public**
The Public/Semi-Public land use is composed of institutions and community facilities that define Hudson's overall quality of life.
- Utilities / Rail**
Utilities and railroad rights-of-way and facilities provide critical infrastructure throughout the city.
- Flex**
The Flex designation is a special land use category reserved for two properties owned by the City of Hudson whose future use will be dictated by a combination of the City's administrative and operational needs as well as community attitudes and market forces.





OPEN SPACE

Open Spaces are natural areas that are set aside for conservation purposes, are not conducive to development due to flooding or topographical issues, and/or provide passive green space within a subdivision or development. Open spaces are found throughout the community.



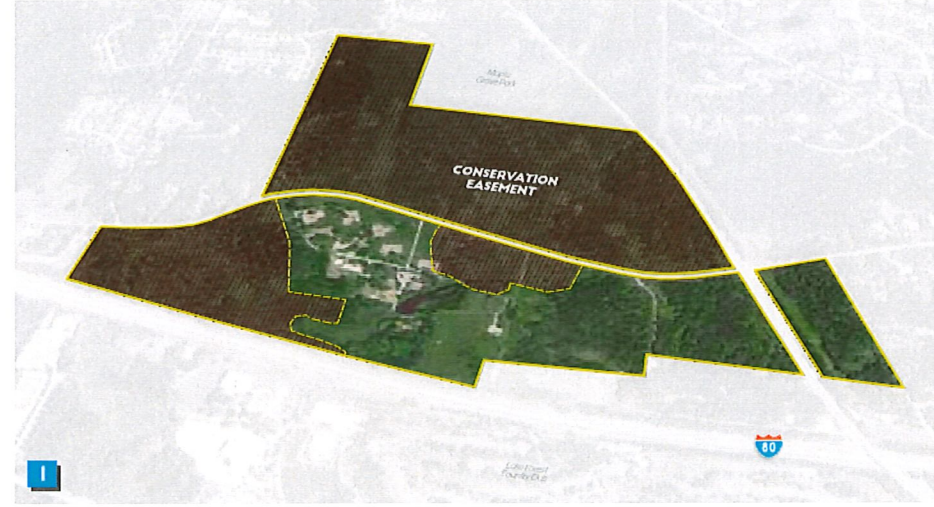
PUBLIC/SEMI-PUBLIC

The Public/Semi-Public land use is composed of institutions and community facilities that define Hudson's overall quality of life. This use includes both public facilities, such as government facilities and public schools, as well as private facilities such as private schools and religious institutions. Cemeteries are also included within this designation. Public/semi-public land uses and related policies are discussed in more detail in **Chapter 9: Community Facilities & Services Plan**.



UTILITY/RAIL

Utilities and railroad rights-of-way provide critical infrastructure throughout the city. In addition to needed services, utility and rail rights-of-way also should also be leveraged to improve pedestrian mobility and enhance access to parks and open space. Utilities and Rail are discussed in more detail in **Chapter 7: Transportation & Mobility Plan** and **Chapter 9: Community Facilities & Services Plan**.

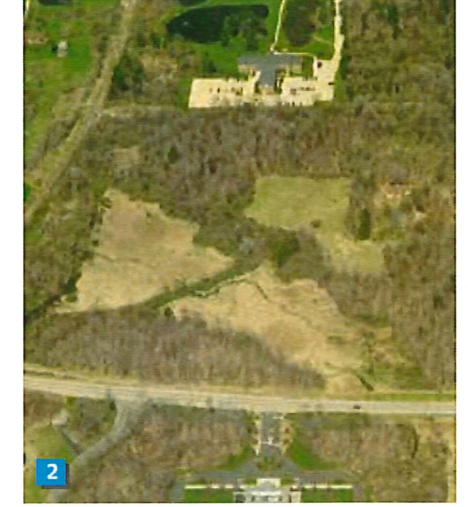


FLEX

The Flex designation is a special category reserved for two properties owned by the City of Hudson whose future use will be dictated by a combination of the City's administrative and operational needs as well as community attitudes and market forces. The designation allows for the City to maintain flexibility in their future usage, provided that their future usage is appropriate given the properties' surrounding uses. Those properties include:

- Youth Development Center (YDC) Site
- Koberna Property

These properties are discussed in greater detail in **Chapter 9: Community Facilities & Services Plan**.

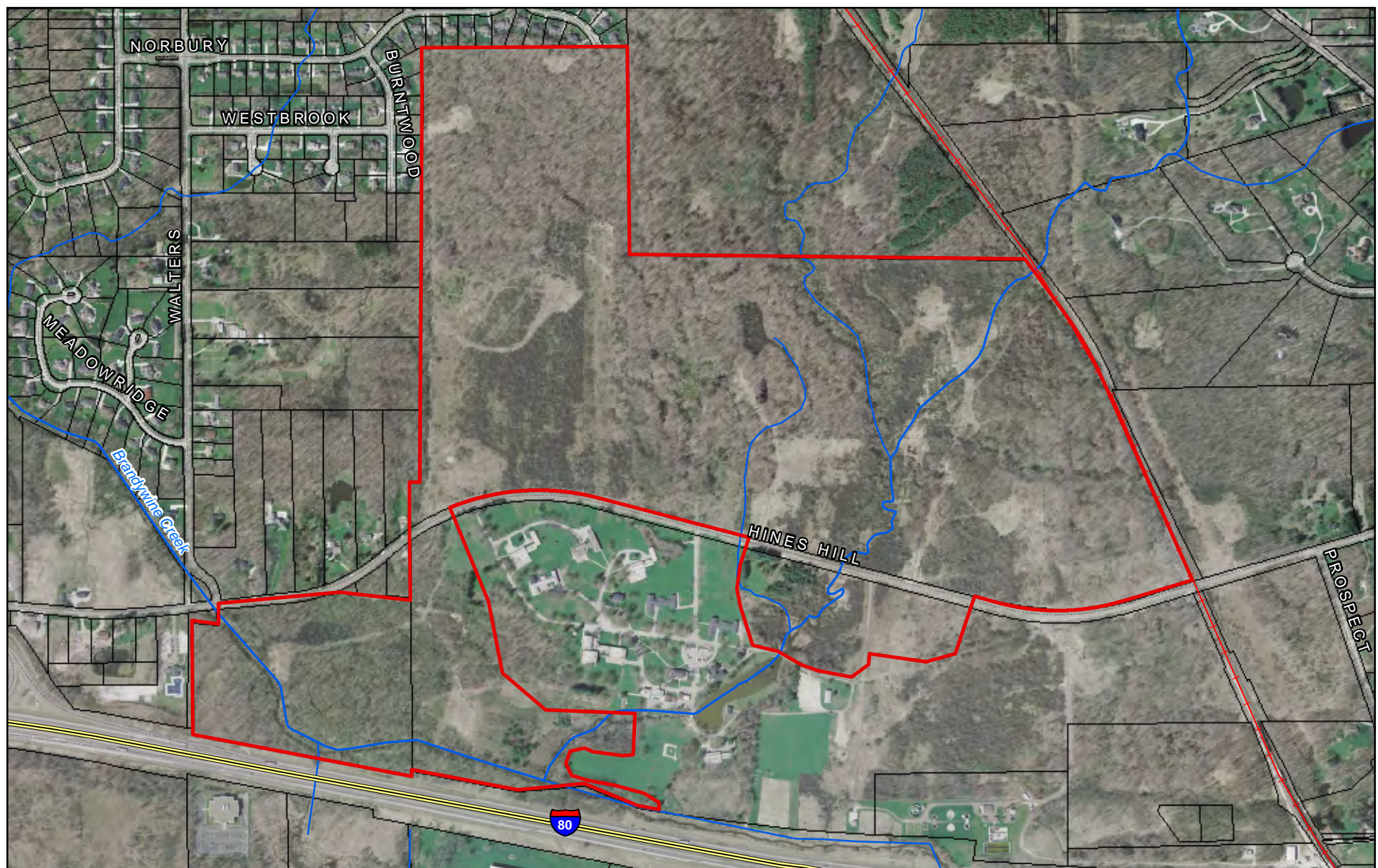


2 KOBERNA PROPERTY

Located near the prominent intersection of Route 9I and Terex Road, this property could accommodate civic, commercial, or office uses.

1 YOUTH DEVELOPMENT CENTER (YDC) SITE

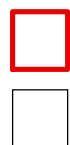
Located in the northwestern part of the city, a conservation easement limits development on much of the site. Given its somewhat remote location, the developable portion could accommodate varied or numerous uses.



500 0 500 1,000 Feet



Western Reserve Land Conservancy
OUR LAND. OUR LEGACY



Brandywine Creek Wetlands



Parcels - Summit Co.



Roads - Summit Co.



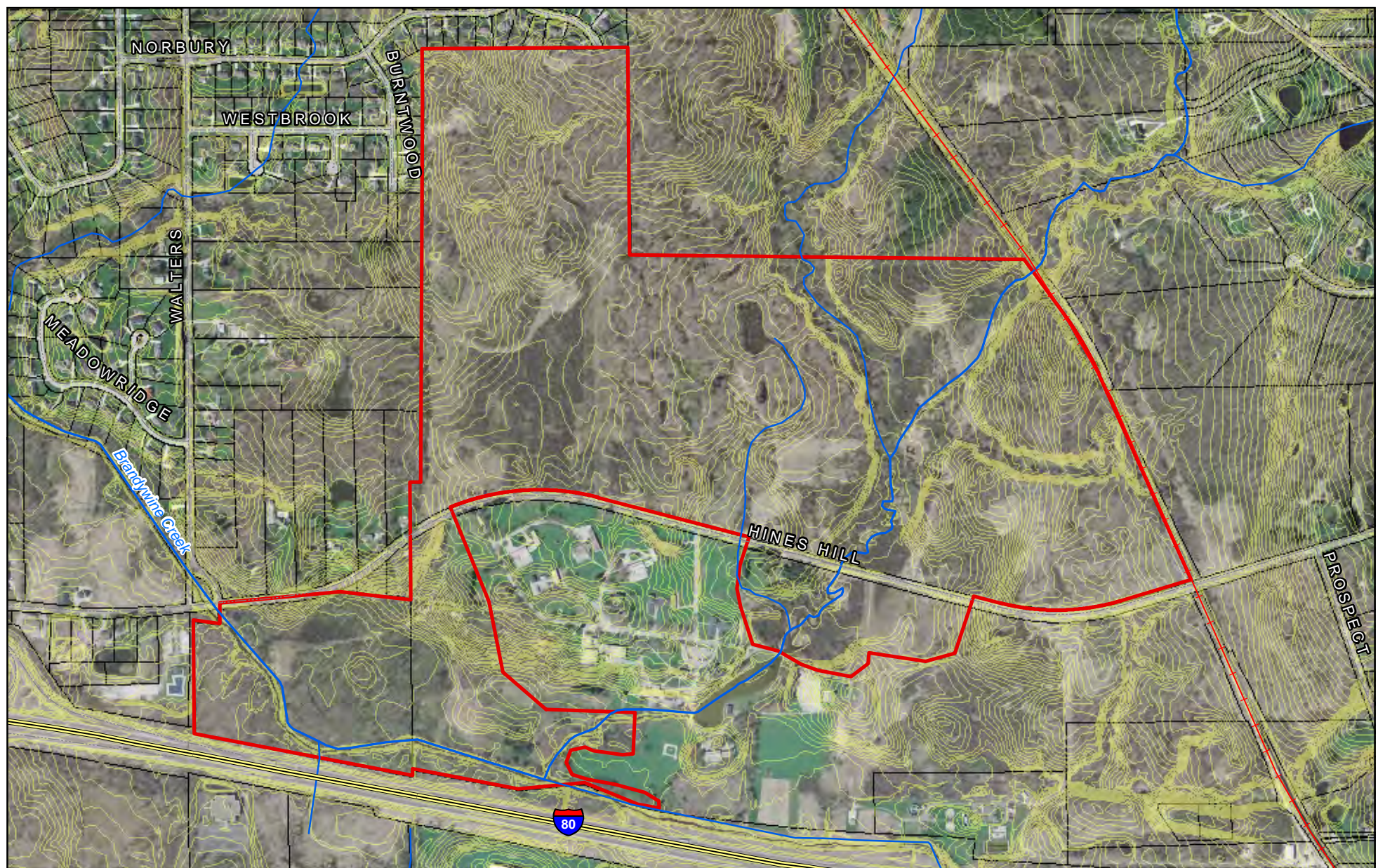
Rail Lines



NHD - Streams/Rivers

Figure 5: Aerial View

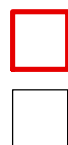
2006 Aerial Photo (OSIP)
Map Created 12/22/2010 eam



500 0 500 1,000
Feet



Western Reserve Land Conservancy
OUR LAND. OUR LEGACY



Brandywine Creek Wetlands

Parcels - Summit Co.



Roads - Summit Co.



Rail Lines



NHD - Streams/Rivers



2 ft. Contours - Summit Co.

Figure 6: Topography

AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON, OHIO TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HINES HILL ROAD (SUMMIT COUNTY PERMANENT TAX PARCEL NUMBERS 3003023, 3003021, 3000574, 3003024, 3003025, 3003164, 3010153, AND A PORTION OF 3000571) FROM DISTRICT 2 - RURAL RESIDENTIAL CONSERVATION TO DISTRICT 6 - WESTERN HUDSON GATEWAY.

WHEREAS, certain lands being Summit County Tax Parcel Numbers 3003023, 3003021, 3000574, 3003024, 3003025, 3003164, 3010153 and a portion of 3000571 are located on the south side of Hines Hill Road and west of the railroad tracks (hereinafter, the “Subject Properties”); and

WHEREAS, the Subject Properties collectively comprise approximately 226 acres which are currently zoned District 2 – Rural Residential Conservation; and

WHEREAS, the Subject Properties are part of a now-vacant larger area of land that was once home to the Cuyahoga County Youth Development Center (“YDC”); and

WHEREAS, it is a recommendation of the City’s 2015 Comprehensive Plan that the City “identify the highest, best, and most appropriate use for the YDC site;” and

WHEREAS, City staff recommends that the Subject Properties be rezoned from District 2 – Rural Residential Conservation to District 6 - Western Hudson Gateway, so that the Subject Properties can be marketed for future office and industrial development in effort to put vacant property to productive and appropriate use; and

WHEREAS, this Council has introduced the within Ordinance and referred it to the Planning Commission pursuant to its obligation under Codified Ordinance Section 1203.03 to follow the procedure therein; and

WHEREAS, the Planning Commission has submitted its recommendation to Council and Council has held its own public hearing on this Ordinance, and upon which Council determines that the proposed rezoning of the Subject Properties from District 2 – Rural Residential Conservation to District 6 – Western Hudson Gateway should be adopted as being consistent with the public health, safety and general welfare of the City of Hudson.

NOW, THEREFORE, BE IT ORDAINED by the Council of Hudson, Summit County, State of Ohio, that:

Section 1. Part Twelve of the Planning and Zoning Code of the City of Hudson, Ohio, is hereby amended to revise the Official Zoning District Map, incorporated within the Code, to

rezone the Subject Properties depicted in Exhibit A attached hereto from “District 2: Rural Residential Conservation” to “District 6: Western Hudson Gateway.”

Section 2. The Director of Community Development shall cause the Official Zoning District Map to be amended as set forth in Section 1.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

David A. Basil, Mayor

ATTEST:

Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance No. 17-167 was duly passed by the Council of said Municipality on _____, 2017.

Elizabeth Slagle, Clerk of Council

EXHIBIT A
to
Ordinance No. 17-____
Depiction of Subject Properties

Proposed Zoning Map Amendment



October 3, 2017

