

Meeting Date:

July 14, 2025

Location:

86 Owen Brown St.

Parcel Numbers

3201121; 3201120

Request:

Concept Site Plan -  
Townhomes

Applicant:

Rhonda Singer,  
Fairmount Properties

Property Owner:

RLM Investments II  
LLC

Zoning:

D5- Village Core  
District

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to the  
recommendation on  
page 9.

**Contents**

- Site Plans, 6.16.25
- Title Commitment
- Current Deed
- Asst. City Engineer review dated 7.9.25
- Fire Marshal Review dated 7.8.25
- Public Comments
- Site Photos, 7.8.25



City of Hudson GIS

**Project Background:** Fairmount Properties is proposing a townhome development at 86 Owen Brown Street. The property has frontage along Clinton Street, Morse Road and Owen Brown Street. It is comprised of two parcels totaling 1.31 acres. The property is zoned District 5: Village Core District.

The proposed improvements would include:

- 21 condominium townhome units
- Dedication of approximately 1,700 square feet of right of way to accommodate the extension of on-street parking along Clinton Street
- A wet detention stormwater basin

Townhomes are a permitted use by right in D5 with the following definition: *(111) "Dwelling, townhome" shall mean a single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.*

The applicant has submitted for concept site plan review/approval at this time, with the intention of then pursuing a major site plan application. The concept site plan process is more thoroughly described on the following page.

Staff notes the applicant studied the options for Planned Developments, Subdivisions, and site plan applications. Each follow different review schedules and code determinations. The anticipated site plan application establishes a single parcel with the units functioning under condominium ownership.

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

**Adjacent Development:** The property is adjacent to single family residential to the north and northeast (District 4), townhomes to the southeast (District 5), vacant city owned property to the west (District 5), and commercial retail to the south (District 5).

## Chapter 1204 – Concept Plan Process

### ✔ Site Plans 1204.04

The applicant has requested a concept plan review prior to a formal Major Site Plan submittal. The concept plan review process is described as follows:

*(b) At the option of the applicant and prior to final site plan review by the Planning Commission, or by City Council when the application is for a major development that is called up by Council, the applicant may request in writing to obtain concept plan review and approval. The Planning Commission, or City Council, shall review the submittals as required for concept plan review in Appendix A of this Code and evaluate them to determine their preliminary compliance with the standards set forth in divisions (a)(1) through (a)(6) of this section, subject to final site plan review and approval.*

*(c) The purpose of the concept plan approval procedure is: (1) to afford the applicant an opportunity to receive guidance of the Planning Commission, or Council when the application is for a major development that is called up by Council, on the major features of the site design for the development plan prior to the submission of engineering details for the project; and (2) to obtain a decision on the concept plan by the Planning Commission or City Council, conditioned upon review and satisfaction of the requirements for final site plan review by the Planning Commission or City Council. Approval of a concept plan does not constitute a final decision on the site plan application since the plan may require revisions based upon a review of the submissions for final site plan approval by the Planning Commission or City Council.*

The above code section acknowledges the Planning Commission shall determine preliminary compliance with standards (a)(1) through (a)(6) of this section, subject to final Major Site Plan approval. Staff has documented compliance with each of these six standards in the following section.

## Chapter 1204 – Site Plan Review Standards

### ✔ Site Plans 1204.04

*All reviewing agencies, the City Manager, the Planning Commission, and the City Council shall review site plan applications, and all submitted plans and reports, and evaluate them to determine their compliance with the following standards:*

- 1. The development shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.*

**Staff Comments:** Staff notes the following:

- The proposal would specifically align with the following purpose and intent statement of the LDC, Section 1201.03: *Encourage innovative residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by*

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

*conservation and more efficient use of open space ancillary to such dwellings;*

- Staff notes the following purpose and intent statement of the LDC: *Preserve and protect the architecture, history, and small-town character of the historic village core;*. The buildings should be designed to be compatible with the existing character of Clinton Street and Owen Brown.
  - Multiple architectural styles should be implemented.
  - Corner units should be enhanced with additional fenestration and details.
  - Street fronting units should be designed with wide stoops or porches.
- The Comprehensive Plan Future Land Use Map Plan classifies this parcel as the “Downtown” land use. The use is described as follows:



#### **Downtown**

The historic and commercial center for Hudson and an area for compact and pedestrian-scale retail, services, mixed-use, and public uses. Typically, buildings are and should remain on zero lot lines with parking to the side and rear, with shared parking encouraged. New development should reflect appearance, form, pattern, and design of the historic district, and to the extent possible, preserve and protect natural landscape qualities and historic and cultural elements. Pedestrian connections within, and to and from the district should be a high priority.

While the description suggests the use should be business or mixed-use, staff recommends the proposed townhome use as appropriate based on the surrounding residential uses. The use would effectively transition the single-family homes along Owen Brown Street with the existing townhomes and commercial uses along Clinton Street. The establishment of street front buildings with entrances facing the street along all three frontages significantly enhances the smalltown character over the current site configuration. Staff notes the current site includes parking lots fronting Clinton Street, no pedestrian access points along Morse Road, and a metal sided building with limited architectural detailing.

Objective 1.3.1 states: *Progress development that supports existing downtown businesses by increasing foot traffic while minimizing vehicular traffic impacts. Maintain the existing character and charm of downtown.*

The proposed street front townhomes support this action item with a stronger streetscape, anticipated low traffic generation, and supporting the character and charm of downtown.

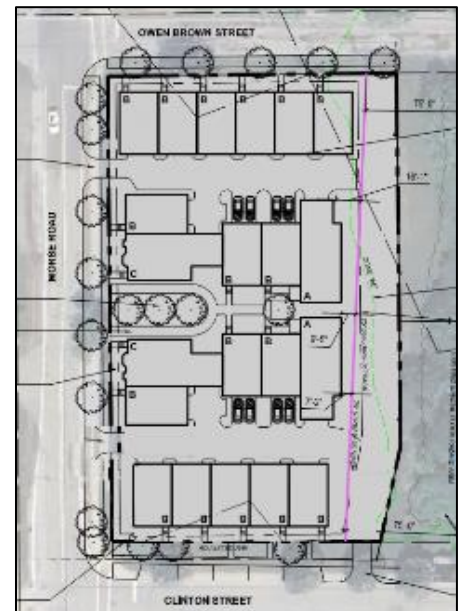
2. *The development complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," except to the extent modifications, variances, or waivers have been expressly allowed.*

Staff Comments: Staff notes the following:

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

- **Lots:** The two lots comprising the project area would need to be consolidated prior to the issuance of any zoning permits. Staff understands the development would be a condominium-based development on a single underlying parcel.
- **Impervious Surface:** The proposal would result in 72.2% impervious surface, which would comply with the maximum allowance of 75% for townhomes.
- **Tree Protection:** Minimal tree clearing is proposed as the existing site is developed and comprised primarily of buildings, parking, and lawn.
- **Wetland/Stream Corridor Protection:** Brandywine Creek is located on the adjacent parcel to the east of the property. Wetlands are also anticipated; however, a current wetland delineation will be required at time of formal application. The stream has a 75 ft setback and wetlands a 50 ft setback in which *no person shall engage in 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 as may be expressly allowed in this Code.*

The applicant is proposing a wet detention pond and a driveway within the stream corridor setback. Wet ponds are permitted within a stream corridor setback provided native plantings are utilized. While the setback area is currently comprised of parking and mowed lawn, staff suggests the site layout be effectively mirrored (see figure), resulting in all access points being located along Morse and reducing impacts adjacent to the stream and wetland setbacks.

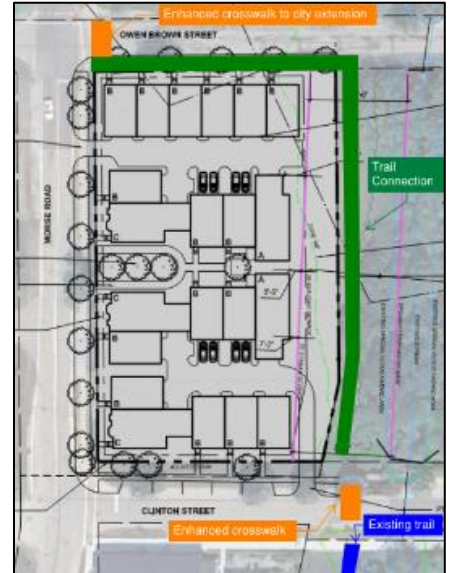


- **Landscaping/Bufferyards:** A Bufferyard (B) of 10 feet is required where adjacent to single family residential. Staff recommends plantings be primarily concentrated in the northeast corner of the property to provide buffering tithe single family homes along Owen Brown. Additional plantings should be installed to help re-establish a vegetated stream corridor.



Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

- **Open Space:** Open Space dedication is applicable. Staff notes the Veterans Trail multipurpose path is planned to run through this location and continue the existing path within the adjacent library property to the south. This extension could be constructed by the applicant on the adjacent city owned property to the east to fulfill the required open space dedication (See figure). Staff recommends a work agreement be established to facilitate the trail extension.



- **Stormwater Management:** The Engineering Department has reviewed the preliminary stormwater plan and has provided the attached preliminary review letter.
- **Utilities:** Staff notes HPP has identified an electric pole along Owen Brown Street that would need to be relocated. Additionally, the property is served by Hudson Water and Summit County Sewer. The applicant has held preliminary discussions with Summit County to confirm there would be enough sewer capacity for the site.
- **Emergency Services:** Hudson Fire has reviewed the proposal and states *Compliant fire apparatus access road must extend to within 150 feet of all portions of all buildings*. The applicant is working with Hudson Fire to provide additional fire separation (fire wall) and sprinkler protection to these units as an alternative means of compliance. These measures were utilized in the adjacent townhome development to the east.
- **Traffic:** A trip generation study will be required at time of application. The project has appropriately avoided proposing curb cuts along Owen Brown Street.
- **Parking:** Each unit would be designed with a two-car garage to meet minimum parking requirements. Additional public off street spaces along Clinton Street would be dedicated. Parallel stalls along Morse Road should be considered. Owen Brown street should not incorporate parallel stalls so the streetscape matches the adjacent neighborhood.
- **Exterior Lighting:** An exterior lighting plan will be required at time of formal application depicting all exterior fixtures and lighting levels. All exterior fixtures shall be shielded to eliminate glare.

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

3. *The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.*

Staff Comments:

- A current wetland delineation will be required at time of formal application.
- Applicant to submit written correspondence from Summit County DSSS verifying their acceptance of the additional sewer capacity and that this capacity would not affect the adjacent city owned property to the west.

4. *The proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site to the maximum extent feasible and shall incorporate measures to minimize soil erosion during all construction phases.*

Staff Comment: The proposal would require limited land disturbance as the property is currently developed. As previously stated, impacts to the adjacent stream corridor setback should be minimized and additional plantings should be incorporated to restore the area. No construction staging should occur along the eastern property line.

5. *The development must protect and enhance historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process.*

Staff Comment: Staff notes, while the site is not located within the historic district, it is in close proximity. The proposed development should be designed with consideration to the adjacent historic structures.

**Additional Review Comments (Section 1205.08; Appendix D – Architectural Design Standards)**

- **Density:** Townhomes are permitted with a maximum net density of twenty units per acre. The applicant will provide a formal calculation on a surveyed, engineered site plan at time of application. Staff has prepared the following preliminary calculation based on the concept site plan:

	<b>Acres (approx. within D5 Zoning)</b>
Gross land area:	1.3195
Proposed ROW (to accommodate on-street parking)	0.0394
Easements	TBD
Public Open Space dedication	TBD
Land under water and floodplains	.14 acres (approx.)
Net Area	1.1
Max Townhome Units (Net area x 20)	22
Total unit Count	21

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

Staff notes the following gross density for comparison to other non-single family developments in the area.

Development	Units	Acres	Units per Acre (Gross Density)
Hudson Commons	53	7.2	7.4
First and Main Townhomes	12	0.9	13.3
Surrey Park	66	4.9	13.5
Hudson Station	16	1.1	14.5
Current Proposal	21	1.32	15.9
Versailles	144	9	16.0

- **Setbacks:** The concept site plan complies with the following setback standards:
  - Minimum front yard setback: 5 ft
  - Minimum rear yard setback: 25 ft: Driveways may be located in the rear yard setback area
  - Minimum side yard setback: 8 ft
- **Property Development Standards:** The proposal would become compliant with the following development standards if the existing two parcels are consolidated:
  - Minimum lot width: 24 ft
  - Maximum building coverage 80% of total gross lot area
  - Maximum structure height: 35 ft
  - Minimum distance between residential buildings: 10 ft at their closest point.
- **Building Siting and Orientation:** Staff notes general compliance with the following building, siting, and orientation requirements. Interior buildings and garages would be obscured by perimeter units:
  - *The entrance to at least one dwelling unit within each building shall face the street.*
  - *The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.*
  - *On corner lots, the structure shall face one of the streets and not the corner.*
  - *Doors of attached garages shall not face the street.*
  - *An attached garage shall be sited so that its door is not visible from the primary direction of approach.*
  - *All new residential development shall connect the front entrance of the principal structure to the sidewalk with a private connecting walkway surfaced with either concrete, brick, or stone.*
- **Driveway Curb Cuts:** The LDC states the following:
  - Townhomes and duplexes shall have no more than one driveway curb cut per “lot”
  - Single-family attached and multi-family shall have no more than two driveway curb cuts per “development site”.
  - Non-residential uses shall have no more than one driveway curb cut per “lot”.

Staff notes the proposal would have two curb cuts; however, staff interprets the intent of the requirement to be that each individual townhome would not have more than one driveway curb cut. As this is a single lot site plan it would be more appropriate to allow two curb cuts. Though

Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

the Planning Commission would ultimately make this determination, staff recommends the two proposed curb cuts be deemed acceptable, meeting the intent of the code, and not require a variance submittal.

- **Sidewalks/Walkways:** The Land Development Code states, *To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or future sidewalks, bikeways, walkways, and any existing or planned trail systems along Brandywine Creek.* Staff notes sidewalks are depicted along the property frontages. Per the previous comment, the planned Veterans Trail extension should be included in the project scope.
- **Floodplain:** A portion of the end unit fronting Owen Brown Street and a driveway turnaround would be located within the 100-year floodplain (Zone AE). The City’s floodplain administrator has provided preliminary comments and recommends whatever is filled in the floodplain should be compensated and removed elsewhere onsite within the floodplain area. Therefore, the site’s floodplain area would be balanced. Staff notes the setback at Morse Road could be reduced by 3-4 feet if needed to address potential floodplain impacts.
- **Architectural Design:** The Architectural and Historic Board of Review would review the design of the buildings. Preliminary staff comments include:
  - Applicant to refer to the Architectural Design Standards Appendix D – Type Standards for Townhomes.
  - Design should be compatible with adjacent Clinton Street townhomes and residential development along Owen Brown Street.
  - Design should incorporate a high level of architectural detailing.
  - Design should include a variety of styles.
  - Design should break down the long expanse of the building fronting Owen Brown Street and Clinton Street with varied setbacks/recesses, mix of porch designs, and/or creating two three-unit buildings.

#### City Departments:

- ✓ **Engineering** Assistant City Engineer David Rapp has submitted the attached review letter dated July 9, 2025.
- ✓ **Fire Department** Fire Marshal Shawn Kasson has submitted the attached review letter dated July 8, 2025.
- ✓ **Hudson Public Power** Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and notes an electric pole that would need to be relocated along the Owen Brown Street frontage. Electric and telecommunication infrastructure would need to be relocated before actual construction of the parcel could begin. HPP would work closely with the applicant’s design team to ensure everything is built to City specifications



Hudson Planning Commission	CONCEPT SITE PLAN REVIEW - TOWNHOMES
Case No. 25-716	July 14, 2025

### **Required PC Action**

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

### **Recommendation**

Approve the Concept Site Plan Application based on preliminary compliance with the general review standards for site plans stipulated in Section 1204.04. Approval of the concept plan does not constitute a final decision on the site plan application. The applicant shall address the comments of the Planning Commission and those documented within the staff report for the formal submittal of a Major Site Plan application.