



CITY OF HUDSON

115 Executive Parkway . Suite 400 . Hudson, OH . 44236 . (330) 650-1799 . www.hudson.oh.us

COMMUNITY DEVELOPMENT

(330) 342-1790

mrichardson@hudson.oh.us

DATE: May 8, 2013: Staff Report issued
TO: City of Hudson Planning Commission for
May 13, 2013 Planning Commission Meeting
FROM: Mark Richardson, Director Department of Community Development
SUBJECT: Public Hearing and Recommendation
Zoning Map Amendment
1975 Norton Road
District 1 to District 8

PC Case No: 2012-020

Project Introduction

Application has been received from Ken Kuryla and KGK Gardening and Design (KGK) for a zoning map amendment to change part of 1975 Norton Road from District 1 - Suburban Residential Neighborhood to District 8 – Industrial/Business Park. The parcel is owned by Ken and Joyce Kuryla. The proposal is to rezone the north half of the parcel to office/industrial leaving the south half residential. The area to be rezoned (site) is presently vacant. The Kuryla's home is on the south half of the parcel. Mr. Kuryla also operates his landscaping business out of an accessory building east of his home. An 820-foot long road from Norton Road provides access to the house. Mr. and Mrs. Kuryla also own a 5.77 acre parcel at 1983 Norton Road immediately to the east of the access road on which a home is located. KGK intends to develop an office and event venue on the north half of the parcel. The office building would be the first phase to be developed. These uses are not permitted in District 1, the present zoning. They are permitted in District 8, the proposed zoning. West, north and east of the site is zoned District 8. East and west of part of the parcel south of the site is zoned District 1. To the west of the site are the Hudson South Commercial Park uses fronting Georgetown Road. To the north and east is Little Tykes. To the south is Mr. Kuryla's landscaping operation and single family detached residential. The homes south and west of the site are on large lots that are not in subdivisions. The homes southeast of the site are in Weston Place Subdivision.

Please find attached to this report the following:

1. The Site-Specific Development Plan received March 12, 2013
2. Applicant's narrative date October 1, 2012
3. Legislative memo prepared for the May 1, 2013 Council meeting
4. Draft Ordinance 13-56 that would adopt the zoning map amendment
5. Staff report from the November 5, 2012 PC meeting
6. Minutes from the November 5, 2012 PC meeting

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation with a vision to the future and professionalism in volunteer and public service.

www.hudson.oh.us

7. Letter from Mark Richardson dated September 26, 2012
8. Aerial photograph showing the vicinity of the property dated November 7, 2012
9. Aerial photographs showing the existing and proposed zoning dated October 23, 2012
10. Land Use Concept Map from the 1995 Comprehensive Plan
11. Zoning Map in use at or near the time the village and township were merged
12. Portion of Hudson South Commercial Park showing termination of Georgetown Road

Applicable Approval Procedure

As a private-party initiated zoning map amendment application, this case is subject to the procedure set forth at Section 1203.03(c)(2). The case is at Step 4 of a five step process, the PC public hearing and recommendation. The preliminary review occurred at the November 5, 2012 PC meeting (Step 1); a revised site specific development plan was submitted March 12, 2013 (Step 2), and Council conducted its first reading and referred the matter to PC at its May 1, 2013 meeting (Step 3). Council will conduct its own public hearing and take final action after PC's recommendation is rendered (Step 5).

Zoning Map Amendment and Site Specific Development Plan Review Standards

Staff prepared a thorough discussion of the zoning map amendment and site specific development plan review standards in the staff report for the November 5, 2012 PC meeting which is attached to this report. We summarize the conclusions here:

1. The proposed zoning district boundary is in conformance with the Comprehensive Plan. The proposed border is also at or near the border in existence at the time the township and village merged.
2. The proposed uses are subject to special conditions relative to the size of the use as discussed on Page 2 of Mr. Richardson's letter of September 26, 2012. Staff has determined that the project must be a Planned Development for a restaurant to conform to these conditions.
3. The site-specific development plan is not required to contain all of the detail necessary to assess compliance with all of the City's Zoning Development and Site Plan Standards. The site-specific development plan however demonstrates to staff that it is possible to meet those standards.
4. The site plan will have to meet all applicable requirements for storm water management, tree preservation, storm water pollution prevention and others designed to protect the ecological integrity of this site.
5. The project must be served by public utilities.
6. The applicant by this project is advancing current trends in sustainability, local food production, and farm to table restaurants. As for planning concepts, the proposed zoning boundary will restore the zoning in place at the time of merger and put in place the zoning contemplated in the Comprehensive Plan.
7. Access to the site will be via Georgetown Road, not by a driveway extension through the property fronting Norton Road. This raises three issues: emergency access, the existing reservation strip at the end of Georgetown Road, and the possible future extension of Georgetown Road all of which will be dealt with future applications for this project.

Hudson Fire Department did not raise accessibility issues except that fire apparatus must have access to within 150 feet of all portions of the exterior walls of the buildings; the access must meet applicable standards. A “two-foot reservation strip terminates Georgetown Road. Staff recommends that the reservation strip should be maintained, but Council must approve an access easement over the reservation strip before the applicant can access the property from Georgetown Road. A utility easement over the reservation strip will also be necessary if utilities are to be extended from Georgetown Road. The extension of Georgetown Road is not contemplated nor required at this time. It might be possible to connect Georgetown to Longfellow Lane in Weston Place Subdivision or to Norton Road at Bayside Lake Boulevard in Stow through one of the residential parcels to the south of the site. The present layout would allow this with changes to the driveways and parking.

8. Staff recommends that the City require a lot split. The lot split and other procedures would be part of the site plan approval process.

Findings: Section 1204.01 Zoning Map Amendments

Staff finds that the proposal is worthy of consideration as the request will return the site to its former zoning as proposed in the Comprehensive Plan. The attractiveness of the site for residential use is remote given the surrounding industrial and office land uses. The southern half of the site remains attractive for residential uses given the residential uses to the east and west.

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

City Council shall initiate action by completing a first reading of the applicant’s final site-specific development plan and application, in ordinance form. The City Council shall then refer the final site-specific development plan and application back to the PC for the PC’s formal consideration at a public hearing, with the PC making specific recommendations to the City Council, together with the text and map amendments pertaining thereto, within one hundred and twenty (120) days from receipt of the City Council’s referral.

Recommendation

Planning Commission recommends that City Council approve Ordinance No. 13-56, An Ordinance Amending Part Twelve of the Ordinances of Hudson to Amend the Official Zoning District Map to Rezone Part of 1975 Norton Road from District 1 –Suburban Residential Neighborhood Zone to District 8 – Industrial/Business Park Zone.