



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

DATE: March 9, 2016

TO: City of Hudson Planning Commission for March 14, 2016 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use
Estate at Canterbury Model Home
6558 Chestwick Lane

ZONING: District 2 – Rural Residential Conservation

PC Case No: 2016-04

Project Introduction

Application has been received for conditional use approval for a model home at 6558 Chestwick Lane in the Estates at Canterbury Subdivision. Prestige Homes previously operated a model home within the subdivision at 6578 Chestwick Lane (PC Case 2013-14) from 2010 until 2015 when the home was sold. Model homes are dwellings representative of other dwellings offered for sale or to be built in an area of residential development within the city. These dwellings may also be used as temporary real estate sales offices. Model homes are conditionally permitted in District 2 provided they meet the applicable requirements of Section 1206.02, Conditional Uses. The Planning Commission must take final action on conditional uses.

The following information is attached to this report.

1. Cover letter submitted by Prestige Homes dated January 13, 2016.
2. City of Hudson GIS aerial view depicting the site and vicinity.
3. Site plan prepared by Howard R. Selee and Associates, Inc., dated October 21, 2103.

Applicable Conditional Use Regulations, Section 1206

The intended use meets applicable general standards for conditional uses. Model homes are also subject to compliance with the following additional standards.

- (A) Such use shall be temporary.
- (B) A paved parking area for visitors shall be provided.
- (C) No business other than new home sales or leasing shall be conducted.
- (D) The number of employees on-site at the model home shall not exceed three personnel.
- (E) Model home shall not be open for business before 9 am or later than 8 pm

Section 1207 Zoning Development and Site Plan Standards

Parking: The submitted application states the model home would be staffed with two to three employees and open from noon to 5 pm daily. Staff and visitors would utilize the driveway for parking with on-street parking utilized for overflow.

Findings

Staff finds the application conforms to all applicable Land Development Code Standards.

Required PC Action, Chapter 1203.02(d)

The Planning Commission is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed conditional use applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The 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.

Conditional Use Recommendation

Approve the application for Conditional Use Approval of Case No. 2014-21 for the model home at 6558 Chestwick Lane in the Estates of Canterbury Subdivision. The applicant must comply with the model home conditions contained in Section 1206.02(c)(18)(A-E) of the Land Development Code.

PRESTIGE HOMES

UNDENIABLY DIFFERENT, DISTINCTIVELY PRESTIGE

17 W Streetsboro Street ▪ Hudson Ohio 44236
Phone: 330-650-2033 ▪ Fax 330-650-5128
Website: www.prestigebuilder.com
Email: chrisbrown@prestigehomesohio.com

January 13, 2016

Dear Members of the City of Hudson Planning Commission,

We currently have a home in our Estates at Canterbury subdivision located at 6558 Chestwick Lane on subplot #15. According to Section 1205.05(c)1(C) of the Land Development Code for the City of Hudson, a model home is permitted in District 2 as a conditional use subject to meeting all applicable requirements. Because we believe that having a model home in The Estates at Canterbury is vital given the current economic conditions of the housing market, we would like to request the ability to utilize this home at the address above as a model home.

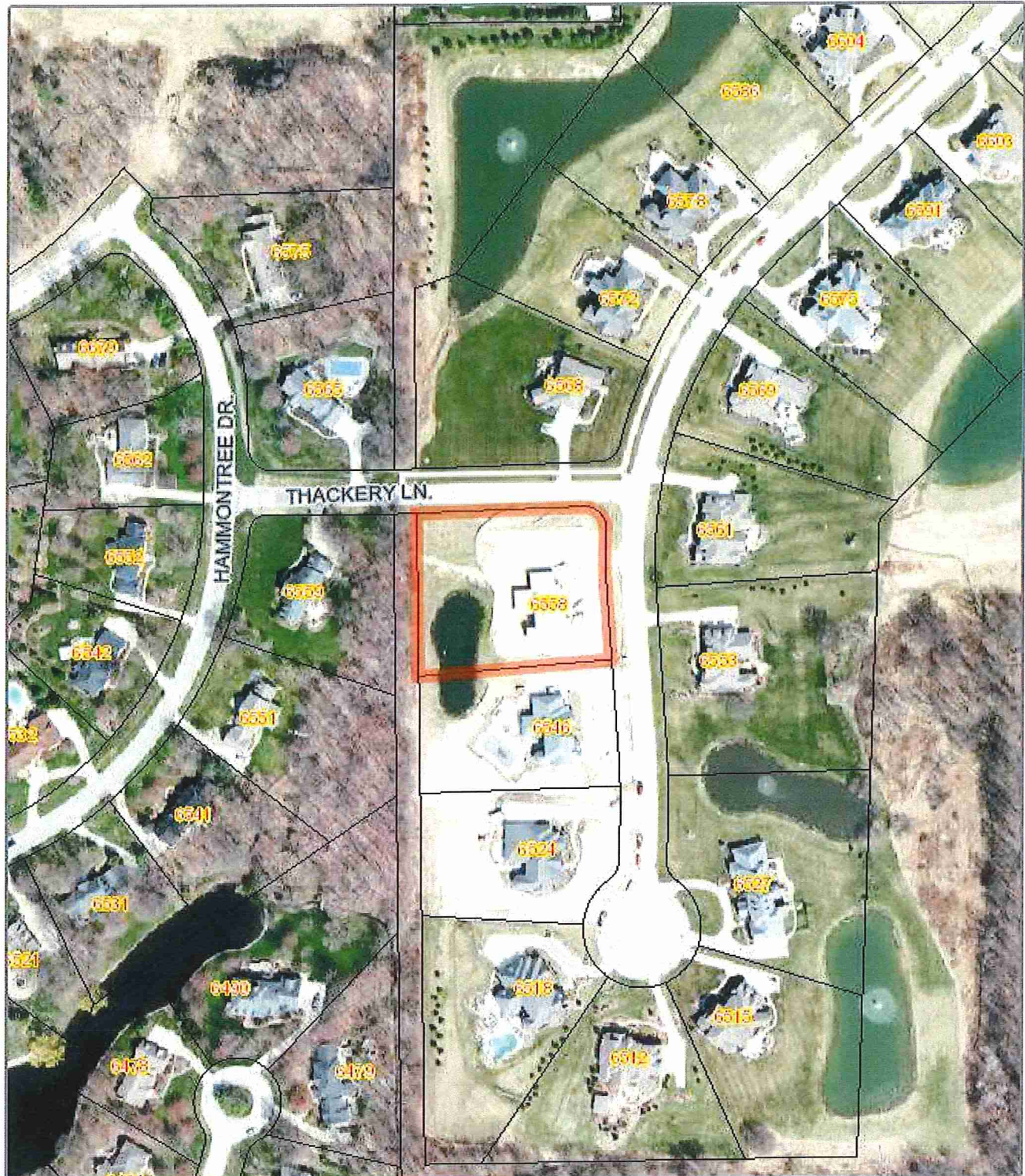
Once approved we would intend to have the home open daily from the hours of 12:00 p.m to 5:00 p.m. and staffed with two to three people working in the model. The staff and visitors will be able to park in the driveway with overflow parking in the street opposite the fire hydrants.

We sincerely appreciate your time and consideration concerning this issue. Please contact Jon Russell or Sue Uline at our office at 330-650-2033 ext. 319 or 305 respectively if you have any questions or should you require any additional information.

Sincerely,

Sue Uline
Prestige Homes
Secretary/ Treasurer

City of Hudson, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 200 feet
 3/4/2016

SITE IMPROVEMENT PLAN

KNOWN AS BEING SUBJECT NO. 15 IN THE ESTATES AT
CAPTIVITY ON THE 1/4 SECTION OF SUMMIT COUNTY
RECORDS AND KNOWN AS BEING PART OF ORIGINAL
HUDSON TOWNSHIP LOT 50, NOW SITUATED IN THE CITY
OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO.



PREPARED BY: J. R. SELEE & ASSOCIATES, INC.
171 N. STEPHENSON ST.
HUDSON, OHIO 44132
P.O. BOX 400000

DATE OF NO. 15
SUBMITTAL: 3-11-2014
APPROVED: 3-11-2014

NOTES:

- 1. INDICATES EXISTING ELEVATION IN FEET.
- 2. INDICATES PROPOSED GRADE.
- 3. INDICATES EXISTING CONTOUR LINE.
- 4. INDICATES DIRECTION OF SURFACE WATER AFTER RAIN OR SNOW.
- 5. MINIMUM FILL MUST BE 18 INCHES IN 18 FEET.
- 6. MAINTAIN POSITIVE VIEWS DRAINAGE TO SWALE, VARD DRAIN, NATURAL WATERCOURSE OR STREET DRAINAGE.
- 7. MINIMUM SCOUR OF 18 INCHES FROM BOTTOM OF STREET TO BOTTOM OF DRAINAGE.
- 8. MAINTAIN POSITIVE VIEWS DRAINAGE TO SWALE, VARD DRAIN, NATURAL WATERCOURSE OR STREET DRAINAGE.
- 9. UNDERGROUND UTILITIES SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPES, SIZE AND ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 10. VARIATION IN ELEVATION SHALL BE 18 INCHES FROM BOTTOM OF STREET TO BOTTOM OF DRAINAGE.
- 11. THE SITE SHALL COMPLY WITH SPECIFICATIONS FOR NORMAL LOT PROTECTION AND EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION STAGE.
- 12. THERE SHALL BE NO DISTURBANCE BY ANY DITCH OR TRENCH OR MATERIALS TO OCCUR BEYOND THE LOT BOUNDARY.
- 13. NO TREES ON LOT 15 SHALL BE PLANTED PER CITY OF HUDSON TREE REQUIREMENT.
- 14. SLUMP PUMP MAY BE REQUIRED FOR FOOTER DRAIN.
- 15. STORM PUMP MAY BE REQUIRED FOR FOOTER DRAIN.

Approved by the City of Hudson
3-11-2014

APPROVALS:

DATE: 11/1/13
BY: J. R. SELEE
DIRECTOR: J. R. SELEE
Landscape Architect: J. R. SELEE

CITY OF HUDSON

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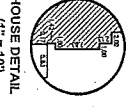
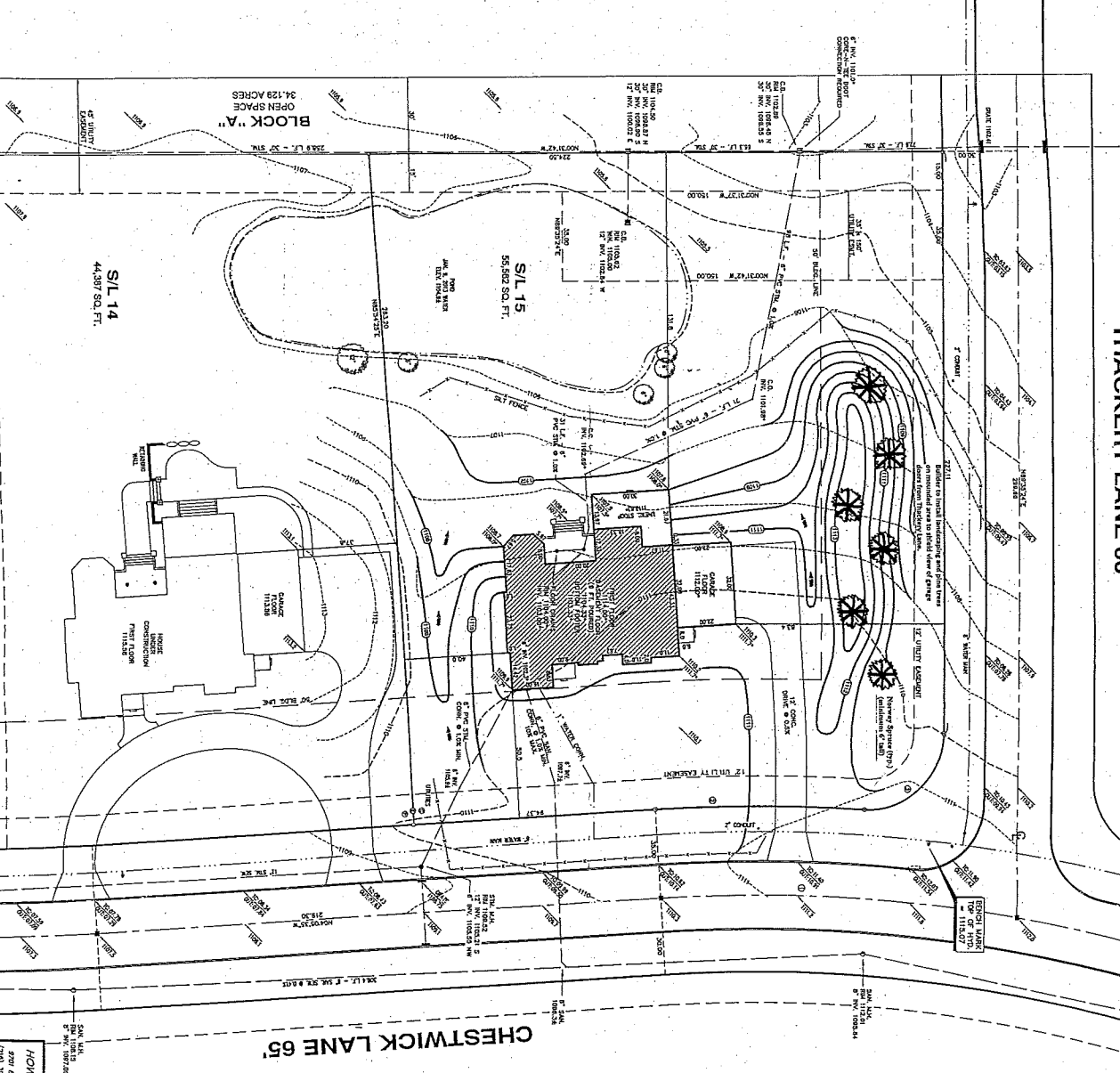
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THACKERY LANE 60'



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HOWARD R. SELEE & ASSOCIATES, INC.
3701 BROOKVIEW ROAD, SUITE 217, CLEVELAND, OH 44122
(216) 397-0200 FAX: 1000-5-52