



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

DATE: June 5, 2017

TO: City of Hudson Planning Commission for June 12, 2017 Meeting

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

SUBJECT: Preliminary Review
Official Zoning Map Amendment
Permanent Parcel No. 3009781
District 1 to District 3

PC Case No: 2017-09

Project Introduction

Application has been submitted for an amendment to the Official Zoning Map. The applicant has requested that Parcel No. 3009781, located east of Stow Road north of the Ohio Turnpike be changed from District 1 – Suburban Residential Neighborhood to District 3 – Outer Village Residential Neighborhood. The parcel is owned by Benbery LLC and contains 12.11 acres. The parcel is presently being farmed. The map amendment is being pursued for a townhome development at a higher density than is permitted in District 1. Although townhomes are permitted in both Districts 1 and 3, the direct effect of the map amendment will be that townhomes could be developed at a density of 5 units per acre rather than two units per acre.

Lands west, north, and east of the property are zoned District 1. Lands south are zoned District 3. Single family detached residential is located north and east of the property. Hudson High School is west of the property. The Ohio Turnpike and Hudson Springs Park are south of the property.

The following information is attached to this report.

1. Map of zoning map amendment dated April 26, 2017
2. Letter from applicant Adrien Elliot dated March 27, 2017
3. Site Specific Development Plan dated February 24, 2017
4. Letter from City Planner Greg Hannan dated January 31, 2017
5. Table comparing land uses and standards between Districts 1 and 3

Applicable Approval Procedure

As a private-party-initiated zoning map amendment application, this case is subject to the procedure set forth in Section 1203.03(c)(2). The application is before the PC for step one of the below process. The schedule is probable.

	Step	Meeting Date
1	Preliminary Review	June 12
2	Council First Reading and Referral to Planning Commission	July 18
3	Planning Commission Public Hearing and Recommendation	August 14
4	Council Public Hearing and Second Reading	September 19
5	Council Third Reading and Action	October

The purpose of the preliminary review is for the applicant to introduce the amendment to PC and for PC to comment on it informally. Comments will guide the applicant as to how to proceed.

Section 1204.01 Zoning Map Amendments

Zoning map amendments are subject to six standards as follows. We provide brief comment for each standard in italics.

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. *The “Residential Areas Framework Plan” in the Comprehensive Plan adopted in January 2016 identified the subject parcel and the adjacent parcels north and east of it for Medium Density Residential. This land use is described as follows:*

Hudson’s moderate density residential areas compose the majority of the City’s residential areas and are suburban in character. These areas are suitable for infill development within incomplete subdivisions.

We note that this land use is typical of both Districts 1 and 3. A variety of housing options and infill development are encouraged in the Comprehensive Plan.

2. The site-specific development plan complies with all applicable standards for review of planned developments as set forth in Section 1204.02. *This provision does not apply as a Planned Development is not being requested.*
3. The site-specific development plan complies with all applicable requirements set forth in Section 1207, “Zoning Development and Site Plan Standards,” of this Code, except to the extent modifications, variances, or waivers have been expressly allowed. *The site specific development plan is necessarily very conceptual at this point. Mr. Hannan pointed out several areas of nonconformance in his letter dated January 31, 2017 as follows:*

- a. *Net density. The plan proposes 52 dwelling units. The following table illustrates the number of units possible.*

	<i>District 1</i>	<i>District 3</i>
<i>Current definition of Net Density</i>	<i>16</i>	<i>41</i>
<i>Proposed definition of Net Density</i>	<i>23</i>	<i>58</i>

The number of dwelling units proposed is not possible without an amendment to the definition of net density as proposed (see the following related case).

- b. *Dead end length. The City recently adopted changes to the LDC that extended the length of dead ends to 900 feet. The center of the circular turn-around at the east end of the project is 900 feet from the center line of Stow Road. The City has not determined if the driveway extension beyond the turn-around conforms with this standard.*
- c. *Building orientation. There are several building orientation issues including garages may not be in front of the main part of the buildings and an entrance to a dwelling must face Stow Road*

The site-specific development plan can be revised to conform with these standards.

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. *The site is shown as the second lowest of five levels in the Undeveloped Composite of the Index of Ecological Integrity, suggesting that the site is already compromised. Development plans must protect existing wetlands and their setbacks and other environmental assets.*

5. The City shall have the ability to provide adequate services, facilities, or programs that might be required if the application were approved. *There is no reason to believe that public services cannot be provided to this site.*
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. *The Comprehensive Plan encourages and the Land Development Code supports a variety of housing types. See the applicant's letter of March 27 for further explanation.*

Should the City be inclined to approve with the map amendment, staff will suggest that the parcels southwest of the subject parcel be included in the map amendment. These are parcels owned by the City and the Ohio Turnpike Commission for an electrical substation and access to the turnpike respectively.

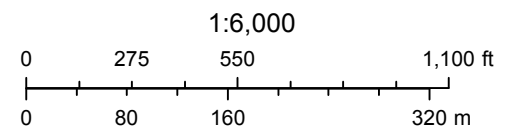
Required PC Action, Chapter 1203.03(c)(2)(A)

No action on the part of PC is required now except to provide comments or suggestions on the proposal as it sees fit. The applicant may incorporate such comments or suggestions in a revised site specific development plan. The next step will be Council's first reading and referral to PC for a formal public hearing and recommendation.

Zoning Map Amendment - Parcel No. 3009781



April 26, 2017



Monday, March 27, 2017

Mr. Gregg Hannan
City Planner
City of Hudson
115 Executive Parkway, Suite 400
Hudson, Ohio 44236

Dear Mr. Hannan,

We are requesting parcel #3009781 be considered for a Zoning Map Amendment change from District 1 to District 3, Outer Village Residential Neighborhood Overlay. The parcel fronts on Stow Road, along the Ohio Turnpike and is approximately 12.53 acres in size. The parcel is contiguous to the District 3 overlay.

The property is flanked along the south line by the Turnpike, high-tension wires and a power sub-station. Additionally, there is a gas well with a tank battery on the property. The north side of the property butts up to Stonebridge Ct., Dillman Drive and Hayward Road. These streets were all designed with cul de sacs as opposed to stubbed streets meant for expansion of single-family homes, thereby making it impossible to expand the neighborhood onto parcel #3009781.

The current District 1 zoning allows for single-family homes and townhomes as a conditional use with a maximum density of 2 units per acre. Our amendment request is based on the following:

- Due to the numerous negative attributes of the site single family is not desirable from the consumer point of view. Higher density zoning is typically used to buffer single-family zoning from undesirable characteristics such as highways and power lines. Density creates visual and sound buffers.
- Under the current zoning the project size would be approximately 20-24 homes. Builders in our market are not interested in this size of project due to the "cost of entry" – specifically the creation of home plans and marketing (model homes, etc.) costs. We contacted several builders, Pulte, Ryan, Petros, Drees + Prestige – all turned us down. One smaller builder indicated an interest but we believe he does not have the financial wherewithal to complete the project. Additionally, these builders all raised concerns about single-family product on the site considering the negative elements previously mentioned.

- The demographics of Hudson point to a market void in the housing stock. The population of Hudson is 22,474 of which 2,813 (12.6%) are over the age of 65 years. Assuming 2 persons per household there are 1,415 senior households currently in Hudson. The senior market segment is the fastest growing segment in the U.S. A conservative penetration rate for this specific market would be 3% annually, equating to an absorption rate of 42 housing units per year.
- Currently there is very little product in Hudson for seniors to choose. This fact keeps (seniors) in their single-family homes thereby limiting the opportunity for younger families to buy into the existing housing stock. Products such as the new units on Atterbury are not desirable to that age group due to the multi-floor living. There is limited condo type resale product on the market, Fairways + Cutler Park (due to the age of the product typically requiring renovations, which is a task many seniors do not care to undertake). The lack of product also equates to "pent up demand" in this market segment. It is difficult to quantify an exact number to that demand level but after speaking with several Realtors in the Hudson market they confirmed they have older clients looking to downsize.
- Ranch style maintenance free living is the main product of choice for seniors. Allowing the density to increase from 2 units per acre to 5 units per acre reduces overall costs (land, horizontal infrastructure and vertical construction) per home enabling the end product to be in a reasonable range of \$180,000 to \$250,000 or a rental rate of \$1800 to \$2500 per month.

We believe this product type in this location is the best use of the land and provides a housing solution for Hudson seniors that prefer to stay in their community as they age.

We are unable to meet this market niche without the Zoning Map amendment change.

Respectfully submitted,



Adrien Elliott

SITE INFORMATION:

PARCEL No.: 3029791
 PARCEL AREA: 12.03 AC (G.S.)
 ZONING: DISTRICT 1
 DENSITY: 2 DWELLING UNITS PER ACRE (12.03x2=24)
 MIN. OPEN SPACE: 25% (3.01 AC)
 MIN. LOT WIDTH: 100'
 MIN. LOT SIZE: 20,000 SF
 SETBACKS: FRONT: 50' (100' FRONTING ARTERIAL ROADS)
 SIDE: 15' (50' CORNER LOT)
 REAR: 50'
 MAX. BUILDING HEIGHT: 35'

DESIGN CRITERIA:

MIN. 120' TANGENT AT INTERSECTIONS
 CUL-DE-SAC: MAX. 600'; MIN. 40' PAVEMENT, MIN. 60' ROW
 MIN. CL RADIUS: 200'
 MIN. 100' TANGENT BETWEEN REVERSE CURVES
 MIN. CURB RADIUS LOCAL/LOCAL: 20'
 MIN. CURB RADIUS LOCAL/COLLECTOR: 25'

PROPOSED ZONING: DISTRICT 1

DENSITY: SINGLE-FAMILY DETACHED & DUPLEXES: 2.5 DWELLING UNITS PER ACRE (12.03x2.5=30)
 SINGLE-FAMILY ATTACHED: 4 DWELLING UNITS PER ACRE (12.03x4=48)
 TOWNHOMES: 5 DWELLING UNITS PER ACRE (12.03x5=60)
 MIN. OPEN SPACE: 25% (3.01 AC)
 MIN. LOT WIDTH: 48' SINGLE-FAMILY ATTACHED, 24' TOWNHOMES, 150' ALL OTHER
 MIN. LOT SIZE: 16,000 SF EXCEPT TOWNHOMES, 2,500 SF TOWNHOMES
 SETBACKS: FRONT: 50' (100' FRONTING ARTERIAL ROADS)
 SIDE: 15' (50' CORNER LOT)
 REAR: 50'
 MAX. BUILDING HEIGHT: 35'; SINGLE-FAMILY DETACHED, ATTACHED, DUPLEXES
 40'; ALL OTHER
 MAX. UNITS PER STRUCTURE: 4 ATTACHED UNITS
 MIN. BUILDING SEPARATION: 20'

GAS, WELL AND TANKS SETBACKS:

GAS WELLS: 25' SETBACK IF PLUGGED, 100' SETBACK IF NOT PLUGGED
 TANKS: 200' SETBACK

DESIGN INFORMATION:

PROPERTY LINES:	GIS	☐	UTILITIES:	RESEARCHED	AVAILABLE
	BOUNDARY	☐		Y / N / D / N	Y / N / D / N
	GIS	☐		Y / N / D / N	Y / N / D / N
CONTOURS:	GIS	☐		Y / N / D / N	Y / N / D / N
	FIELD TOPO	☐		Y / N / D / N	Y / N / D / N
GAS/OIL WELL RESEARCH:	NOT DONE	☐			
	DOVR	☐			
	FIELD TOPO	☐			
FIRE DEPARTMENT REVIEW:	YES	☐			
	NO	☐			
ENVIRONMENTAL DELINEATIONS:	GIS	☐			
	FIELD TOPO	☐			

HUDSON-STOW

CITY OF HUDSON,
 COUNTY OF SUMMIT, STATE OF OHIO
CONCEPT PLAN



HUDSON-STOW
CONCEPT PLAN

TCC Engineering, LLC
 1310 SHAWAN COLEMAN ROAD, SUITE 207
 SHAWAN, OHIO 44871
 PH: 419.234.1111 FAX: 419.234.1112

PROJECT NO.
 1800
 DATE
 02-24-2017

1
 1

DATE: January 31, 2017

TO: Adrien Elliott, Red Door Living

FROM: Greg Hannan, City Planner, Community Development

CC: Mark Richardson, Community Development Director

SUBJECT: Stow Road Townhome Development – Preliminary Review

Based on review of the plans received January 30, 2017 staff offers the following preliminary comments related to compliance with the Land Development Code (LDC).

Assumptions and Observations:

1. The subject parcel is within District 1. The current zoning permits townhomes as a conditional use with a maximum density of two units per acre. Staff understands the applicant is considering a zoning map amendment request to revise the zoning of the subject parcel to District 3 as townhomes are permitted as a conditional use with a density of 5 units per acre.
2. The proposed development consists of a 60 unit townhome development.
3. The development would be accessed by private driveways rather than public streets.
4. The proposed project would be subject to a map amendment request, site plan review, and conditional use approval.

Section 1205 District Regulations:

Zoning: The proposed density of the townhome use anticipates a map amendment request to change the parcel zoning from District 1 to District 3. We have reviewed the proposed under District 3 regulations.

Use: Townhomes are permitted in District 3 as a Conditional Use. The proposal would be subject to a public hearing and review per the conditional use standards of Section 1206. Staff anticipates the conditional use discussion will include review of potential traffic impacts and discussion of appropriate buffering to adjacent uses.

Townhomes would need to comply with the following definition –

Dwelling, townhome shall mean a single-family dwelling in a row of at least three (3) 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.

Density: Townhomes within District 3 are permitted a maximum net density of 5 units per acre. The allowance is based on a net standard per the below definition.

Density, net shall mean the measure of dwelling units permitted per acre of land area contained in the development, excluding streets, easements, public open space, land under water, and certified wetlands and floodplains. Wetland and other sensitive area setbacks and private open space shall not be excluded in calculating net density.

	Acres (approx.)
Gross land area:	12.11
Streets (N/A - private drive)	0.0
Easements (power line easement minus 15 ft abutting the south property line as it is within the setback and not developable)	3.3
Public Open Space dedication	TBD
Land under water (captured in wetlands area)	0.0
Certified Wetlands (approximate)	0.5
Net Area	8.31
Max Townhome Units (Net area x 5)	41

Setbacks: The following minimum setbacks are required:

1. Front (west): 50 feet
2. Side (North and South): 50 feet
3. Rear (east): 50 feet
4. Between Buildings: 20 feet
5. Arterial setback from Stow Road: 100 feet

Orientation:

1. The units adjacent to Stow Road shall be oriented to the street.
2. Doors of attached garages shall not face the street. Staff interprets this standard to apply to the private drive and the public street.
3. Architectural Design Standards indicate the garage shall be entered from the side or rear and that the garage mass shall not project forward of the main mass.

Section 1207 Development Regulations:

Wetlands: A wetland delineation must be completed for the property.

Maximum street/drive length of 900 feet is permitted: Staff anticipates the plan could be revised to allow for one drive in the middle of the proposal with units on both sides of the drive.

Landscaping Bufferyard B (10 feet) would be required to the north and east; however, additional bufferyard may be requested as part of the conditional use review. Staff encourages the limits of disturbance to be set at the existing treeline so the approximately 50 foot deep natural wooded area can serve as a bufferyard.

Utilities: the development is required to access public utilities. Staff notes a regional City of Akron water main runs along the east side of Stow Road. City of Akron should be contacted to confirm the ability to access this line. Summit County DOES Sanitary is present along the rear property line of 7231 Stow Road; however, sanitary sewer is not present along Stow Road. Summit County should be contacted to determine how to provide sanitary sewer access to the site.

Parking: Two parking spaces are required per unit.

Traffic: Traffic impact will be reviewed by the Engineering Department. Staff anticipates a trip generation report will be required for the development if not a complete Traffic Impact Study.

Open space: 25% of the development must be set aside as private open space. Staff would recommend the 25% private open space standard be concentrated along the north and east property lines to provide some enhanced buffering to the adjacent development.

Public Open Space: The proposed 60 unit development would require dedication of 3.5 acres of public open space dedication or a cash in lieu contribution.

Gas well and battery: the submitted concept plan depicts the applicable setbacks. The existing tank battery would need to be relocated or three of the buildings adjusted to comply with the required 200 foot setback.

Map Amendment: The comments provided above are based on review of the proposed project for compliance with the District 3 Standards. For consideration of such a project, a map amendment would need to be submitted and reviewed for compliance with the following standards:

1. The site-specific development plan 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;
3. The site-specific development plan complies with all applicable requirements set forth in Chapter 1207, Zoning Development and Site Plan Standards
4. The site-specific development plan would not have the potential to reduce the level of ecological integrity;
5. The City shall have the ability to provide adequate services, facilities, or programs; 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.

Staff Comment: Based on the above map amendment criteria and the multiple District LDC standards which the concept plan does not comply with, staff suggests the applicant consider further refining the plan prior to submittal.

Comparison Between District 1 (existing) and District 3 (proposed)

Regulation	District 1	District 3
Uses by right		
Family day care homes, 1-6 children	X	X
Residential group homes, up to 5 people	X	X
Single-family detached	X	X
General ag: 4+ ac, no animals		X
Planned developments	X	X
Public park or recreation area	X	X
Public recreation facilities < 10,000 sf	X	
Public recreation facilities		X
Public safety and emergency services	X	X
Essential public utility/service installation	X	X
Conditional Uses		
Assisted Living		X
Duplexes		X
Model homes	X	X
Open space conservation subdivisions	X	X
Residential group homes, 6-8 people	X	X
Single-family attached	X	X
Townhomes	X	X
General agricultural operations	X	X
Bed and breakfast inn	X	X
Gold courses, private	X	X
Private membership recreational facility	X	X
Cemeteries	X	X
Continuing Care Retirement Facilities		X
Golf courses, public	X	X
Institutional Residential		X
Places of religious worship	X	X
Cultural facilities		X
Public recreation facilities > 10,000 sf	X	
Schools, public and private	X	X
Oil and gas exploration on lots > 20 acs	X	X
Shared driveways for dwellings	X	X

Development Standards		
Maximum Net Density	2 Dwelling units per acre	- SFD, duplexes: 2.5 dwelling units per ac - SFA: 4 dwelling units per acre - Townhomes: 5 dwelling units per ac
Open Space	25% of gross land area for private open space	25% of gross land area for private open space
Minimum Lot Size		
Residential lots fronting arterials	1 acre	1 acre
All other residential uses	20,000 sf	16,000 sf except townhomes
Townhomes	20,000 sf	2,500 sf
Non-residential uses	1.5 acres	2 acres
Minimum lot width		
Lots fronting arterials	200 feet	-
All other lots	100 feet	-
All uses except SFA, TH	-	150 ft
Single family attached	-	48 ft
Townhomes	-	24 ft
Min. front yard setbacks (averaging required)		
Non-residential uses	100 feet	75 feet
Residential uses	50 feet	50 feet
All uses on lots fronting arterials	100 feet	100 feet
Min. side yard setbacks		
Principal residential structures	15 feet	15 feet
Principal non-residential structures	30 feet	30 feet
Side-facing attached garage	25 feet	25 feet
All other accessory uses	15 feet	15 feet
Corner lots	50 feet for side not front	50 feet for side not front
Min. rear yard setbacks		
Principal structure	50 feet	50 feet
Accessory garage	15 feet	15 feet
Other accessory structures	15 feet	15 feet
Maximum number of units per structure	-	SFA: 4 units per structure Townhomes: 6 units
Maximum structure height	35 feet	SFD, SFA, Duplexes: 35 ft All other uses: 40 ft
Distance between buildings	-	SFD, SFA, TH: 20 ft

Building siting, orientation (except front yards > 130 ft)		
Principal residential structure (SFD, duplexes)	- Main entrance to face street - Front wall parallel to street	- Main entrance to face street - Front wall parallel to street
Principal residential structure (SFA, townhomes)	- Main entrance to face street - Front wall parallel to street	1 unit must face the street 1 building parallel to street
Principal residential structures on corner lots	- Face one of the streets, not corner - One side shall be designated as front	- Face one of the streets, not corner - One side shall be designated as front
Private garages	- Doors of attached garages shall not face the street - Detached garages only in the rear yard - SFD shall provide for two cars within an enclosed garage	- Doors of attached garages shall not face the street - Detached garages only in the rear yard - SFD, SFA shall provide for two cars within an enclosed garage
Non-residential development	- Main entrance to face street - Front wall parallel to street - Main body closest to street - Accessory garage door not visible from primary direction of approach	- Main entrance to face street - Front wall parallel to street - Main body closest to street
Bufferyard for lots abutting historic landmark	Bufferyard C	Bufferyard C
Driveway curb cuts		
Lots less than 150 feet	No more than 1	No more than 1
Lots greater than 150 ft	No more than 2	No more than 2
Location of parking	Side or rear of principal building	Side or rear of principal building
Pedestrian/bicycle pathways and linkages	- Provision for non-vehicular circulation required - Trails contribute to requirement - Interconnection required	- Provision for non-vehicular circulation required - Trails contribute to requirement - Sidewalks on both sides - Interconnection required