



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

DATE: January 3, 2018

TO: City of Hudson Planning Commission for January 8, 2017 Meeting

FROM: Greg Hannan, Community Development Director
Kris McMaster, City Planner

SUBJECT: Preliminary Review
Official Zoning Map Amendment
Permanent Parcel No. 3003108, 3004553, 3002169, 3002375, 3004552, 3001397,
3004555
District 2 to District 3

PC Case No: 2017-2332

Project Introduction

Application has been submitted for an amendment to the Official Zoning Map. The applicant has requested that the following parcels located north and south of Ravenna Street, west of Stow road, be revised from District 2 Rural Residential Conservation to District 3 Outer Village Residential Neighborhood.

Parcel	Acreage	Present use	Property Owner
3003108	4.25	Undeveloped	Mary A Sergi
3004553	42.81	Single family residential	
3002169	4.13	undeveloped	
3002375	4.18	undeveloped	
3004552	27.48	Agricultural field	
3001397	4.91	Undeveloped	
3004555	4.43	Undeveloped	
Total	92.19		

Surrounding development:

Direction	Zoning	Land Use
East	D2	Rural residential development along Stow Road
North	D3	Single family residential within Canterbury Place subdivision
West	D2	Rural residential development along Ravenna Street
South	D8	Norfolk southern rail line with Summit County Metroparks land further south

The following information is attached to this report.

1. City of Hudson Zoning Map Exhibit with subject parcel highlighted.
2. Submittal from applicant Brad Piroli, Pulte Homes, dated December 11, 2017
3. Comparison chart between Zoning District 2 and District 3

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.

Applicable Review Procedure (tentative)

1	Preliminary Review	January 8, 2018
2	Council First Reading and Referral to Planning Commission	January 16, 2018
3	Planning Commission Public Hearing and Recommendation	February 12, 2018
4	Council Public Hearing and Second Reading	March, 2018
5	Council Third Reading and Action	March/April, 2018

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.

Specific Development Plan

The applicant has submitted a site-specific development plan that proposes an open space conservation subdivision of 111 sublots within the 88 acre property. The sublots contain a typical width of 80 feet and a typical area of 10,400 sq ft. The letter submitted from Pulte Homes indicates the development would be targeted to active adults, defined by the applicant as individuals who are aged 50 or older without children in the Hudson City Schools. The applicant has stated an intent to provide single floor living options within the development. Staff understands the development would be targeted to active adults; however, staff understands younger residents and children would not be restricted from the development.

Staff notes the site-specific development plan is only a concept and a property owner may propose any use or development allowed within an applicable zoning district. Staff has provided an attached chart indicating the various uses and development standards between District 2 and District 3. Under District 3, several additional uses are permitted either by right or conditionally including townhomes and continuing care retirement communities.

Section 1204.01 Zoning Map Amendments

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

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 within the Low Density Residential

area.

Low Density residential areas are predominately defined by rural or agrarian character on the outer fringes of the community, away from the city core. Conversion of these areas into more intense development patterns should be prohibited, and any new development should protect the natural environment and embrace rural character.

The site is also identified as a candidate for Low Impact Development within the comprehensive plan:

Low Impact Development allows developers the flexibility to cluster residential development in certain portions of a site and leave contiguous areas of stream buffers, wetlands, tree stands, and other assets undisturbed. Should sites that are currently undeveloped but located within residential areas develop over time, they should be candidates for such design.

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 and subject to change. The submitted plan proposes an Open Space Conservation subdivision which requires a minimum of 50% of the gross acreage to be set aside as open space and clustering of the development on smaller lots. The proposed lot dimensions are in compliance with the Open Space Conservation standards of Section 1207.06 for District 3. Submittal of concept building footprints would aid in review of building and garage orientation 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.

The majority of the site is shown as the second lowest of five levels in the Undeveloped Composite of the Index of Ecological Integrity, with portions along the boundary of the site within the second highest category. The open space areas depicted on the concept plan are generally at the higher level ecological areas.

The concept plan does propose to impact approximately 0.25 acres of wetland south of Ravenna Street. These impacts should be depicted on the concept plan. Additionally, the submitted wetland delineation should be submitted to the Army Corp of Engineers so the defined boundaries can be confirmed.

5. The City shall have the ability to provide adequate services, facilities, or programs that might be required if the application were approved.

Staff anticipates the city would have the ability to provide applicable services to the site; however, utility extensions would need to be completed by the applicant for the proposed development. The applicant has proposed to extend the sanitary system 1,300 feet from South Hayden Parkway and to extend the water line 2,200 feet from Stow Road.

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 applicant has stated the proposed development would be targeted at active seniors. The Comprehensive Plan does support the development of age targeted housing units that allow seniors to age in place and remain in the community. The submission indicates the development would target active adult buyers with first floor living. The submission does not further describe amenities, services, or unit types that will target active adults. See the applicant's letter of December 11, 2017 for further explanation.

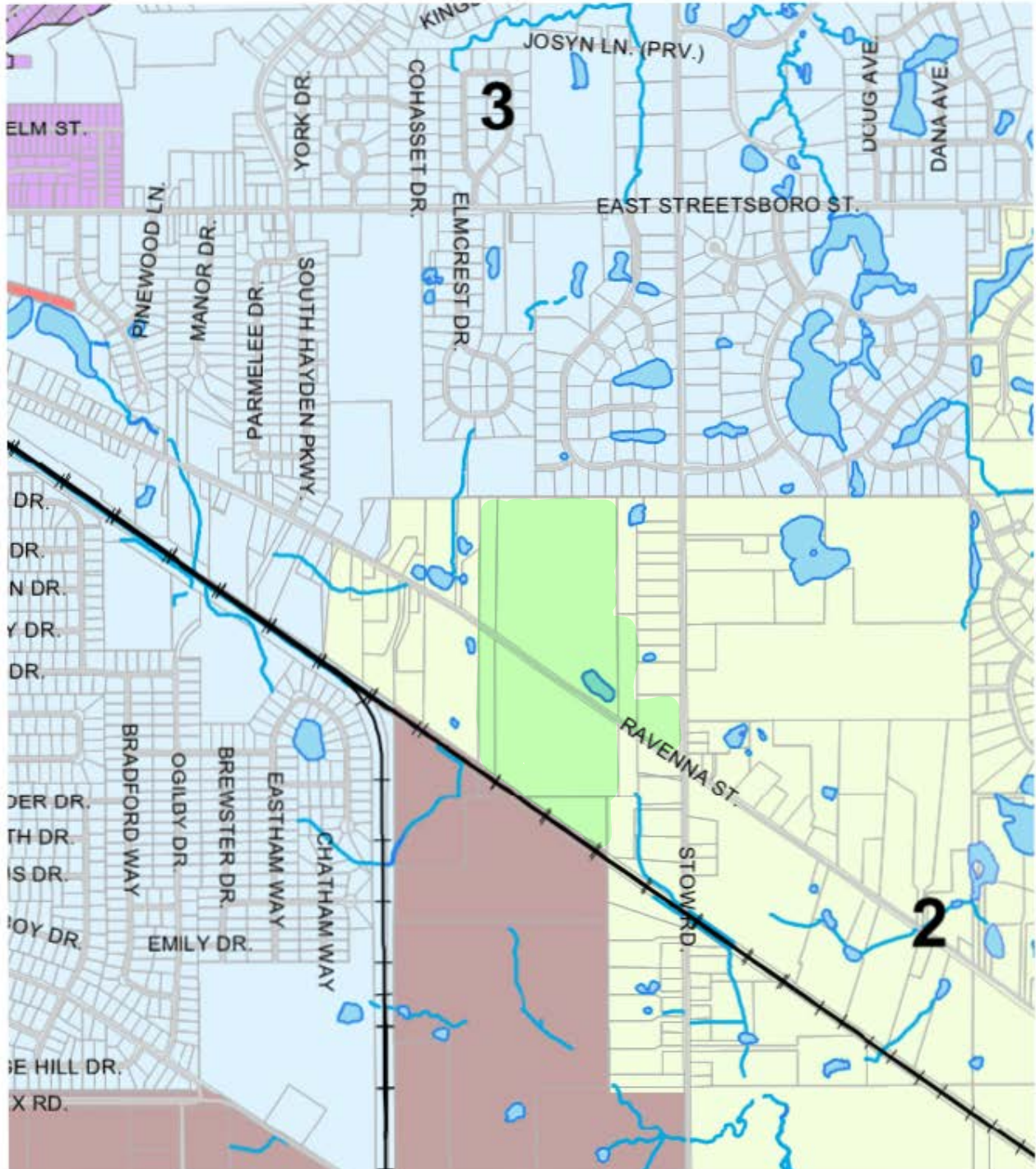
Staff does note the current District 2 zoning does allow for open space conservation zoning districts and a minimum lot width of 100 feet; however, at a reduced density.

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

PC Case 2017-2332

LDC Map Amendment D2 to D3





387 Medina Road, Suite 1700 :: Medina, OH 44256 :: 330-239-1587 :: 330-239-4790 fax

December 11, 2017

Community Development
Mr. Mark Richardson
Mr. Greg Hannan
Members of the Planning Commission
115 Executive Parkway, Suite 400
Hudson, Ohio 44236

Re: Rezoning Request for Approximately 102 acres in the City of Hudson, Ohio

Dear Mr. Richardson, Mr. Hannan, and Planning Commission Members,

Over the last seven (7) years Pulte Homes of Ohio, LLC (“Pulte”) has sold and closed over one hundred (100) homes in the City of Hudson which includes thirty-one (31) homes at Middleton Park Estates, and seventy-one (71) homes at River Oaks. Both communities have been extremely successful and Pulte is proud of the product it delivered to its consumer. Upon completion River Oaks, Pulte will have constructed and sold two hundred twenty-four (224) homes and invested over eighty (\$80) million dollars in Hudson.

Hudson is amongst the most desirable communities in Northeast, Ohio and Pulte desires to continue its growth in the city. Pulte has spent a considerable amount of time reviewing the Comprehensive Land Plan, the Planning and Zoning Code, meeting with city officials, and speaking with landowners in order to find its next new community.

As you are aware, there are only a few viable properties which may be developed for residential housing before Hudson enters the “mature” housing market stage where demolitions and renovations will serve as a replacement for new construction. As such, Pulte believes each of the remaining opportunities shall be carefully reviewed to maximize its potential to offer the residents of Hudson a variety of housing types. Our proposal as outlined below is one of partnership, preservation, and protection of the land. It will offer Hudson’s active adult residents the opportunity to move down from their two story colonial to first floor living which is extremely scarce within the city.

To that end, Pulte hereby proposes and requests the city of Hudson Planning Commission to approve the rezoning of approximately 102 acres known as PPN 3003108, 3004553, 3002169, 3001397, 3004552, 3004555, 3002375 located at 2276 Ravenna Street, Hudson, Ohio (the “Sergi Property”) from District 2: Rural Residential Conservation to District 3: Outer Village Residential Neighborhood. Upon rezoning, Pulte would apply for an Open Space Conservation subdivision as generally depicted in **Exhibit A**, attached hereto and made a part of this letter. Please note that this a conceptual plan only is subject to change.



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I look forward to discussing this project in more detail on January 11, 2017. If you have any questions or comments, or if you would like to meet with me prior to the scheduled meeting, please do not hesitate to contact me at 440-849-3476 or via email at Brad.Piroli@pulte.com.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Brad Piroli".

Brad Piroli
Vice President of Land
Pulte Homes of Ohio, LLC

City of Hudson Resident





387 Medina Road, Suite 1700 :: Medina, OH 44256 :: 330-239-1587 :: 330-239-4790 fax

Exhibit A

Proposed Development Plan



ZONING INFORMATION:									
EXISTING:	DISTRICT 2 & DISTRICT 8								
PROPOSED:	DISTRICT 3: OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD (OPEN SPACE CONSERVATION SUBDIVISION)								
OPEN SPACE CONSERVATION SUBDIVISION									
	GROSS LAND AREA TO EXTG. R/W	WETLAND AREA	PROPOSED R/W	NET LAND AREA	SUBLOTS			OPEN SPACE	
					ALLOWABLE DENSITY	PROPOSED DENSITY	AREA	REQUIRED 50% GROSS LAND	PROVIDED
					2.5 DWELLING UNITS PER ACRE 73.8 x 2.5 =			92 x 0.5 =	
DISTRICT 3	92 Ac.	8.0 Ac.	10.2 Ac.	73.8 Ac.	184	112	34 Ac.	46 Ac.	47.6 Ac.
LEGEND					NOTES:				
ITEM		DESCRIPTION							
EXISTING	PROPOSED								
---	---R/W---	RIGHT-OF-WAY			1. SANITARY SEWER TO BE EXTENDED ALONG RAVENNA STREET (EASTERLY FROM S. HAYDEN PKWY.)				
---C/L---	---C/L---	CENTERLINE OF R/W			2. WATER MAIN TO BE EXTENDED FROM CITY OF AKRON'S 16" WATER MAIN IN STOW ROAD TO SERVICE PROJECT.				
---944---	---944---	CONTOUR LINE			3. MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 60% OF THE GROSS AREA FOR EACH LOT.				
	 (FILL)	WETLANDS			4. THE GENERIC HOUSE BOX WITH FRONT LOAD GARAGE DRIVE SHOWN ARE FOR REFERENCE PURPOSES ONLY TO HELP BETTER DEPICT THE PROPOSED IMPROVEMENTS AND ARE NOT MEANT TO REPRESENT THE FOOTPRINT OF THE HOUSES THAT WILL ULTIMATELY BE BUILT.				
	-----	WETLAND BUFFER			PROJECT LANDS:				
					OWNER MARY A. SERGI INSTRUMENT NO.'s: 54081678 & 55585204 PARCEL NO.'s: 30-01397, 30-02168, 30-02375, 30-03108, 30-04562, 30-04563 & 30-04565				

SONOMA RIDGE PRELIMINARY PLAN

RAVENNA STREET & STOW ROAD
NOW IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

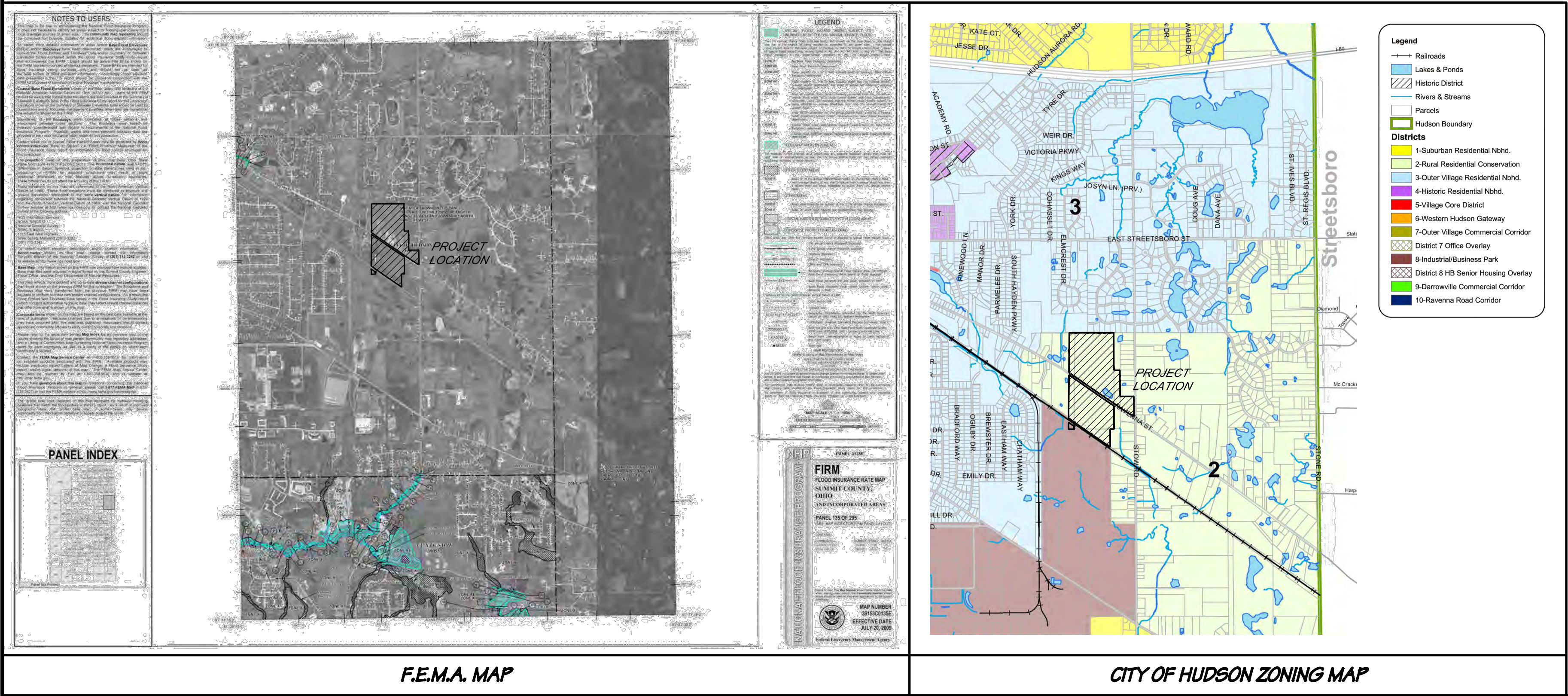
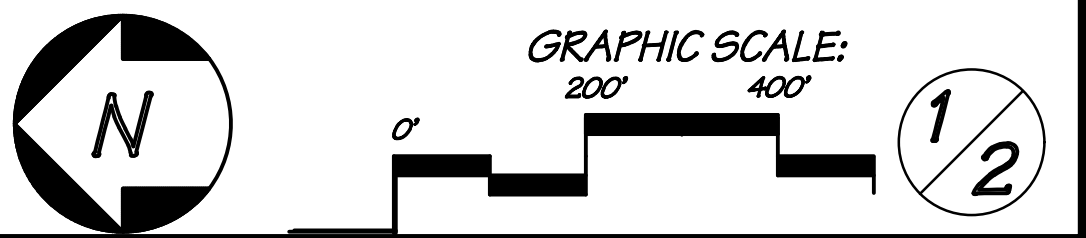
Developer:
PULTE HOMES OF OHIO
387 MEDINA ROAD, SUITE 1700
MEDINA, OHIO 44256

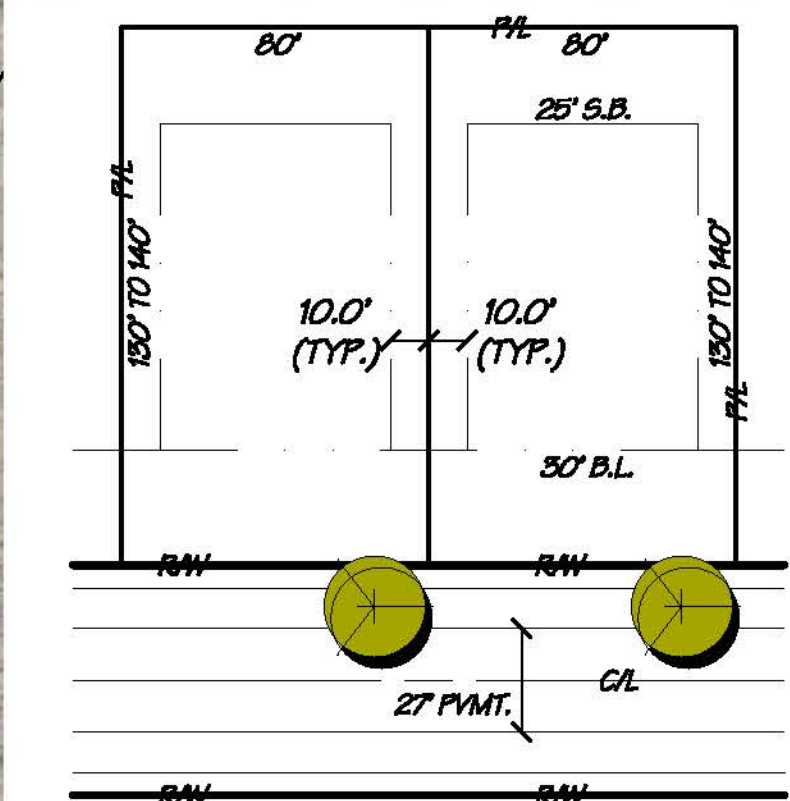
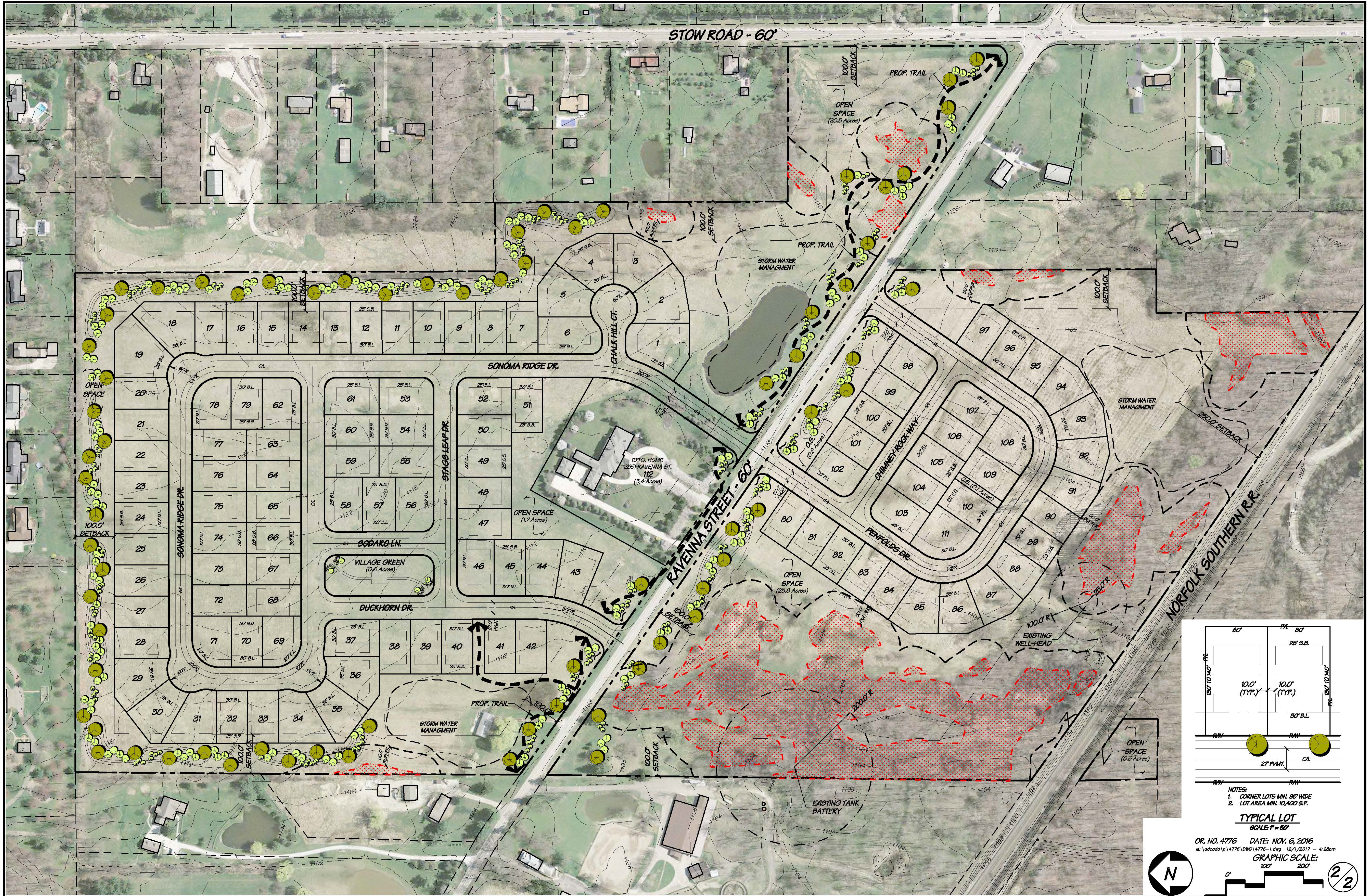
Wetland Information Prepared By:
DAVEY RESOURCE GROUP
1500 N. MANTUA STREET
KENT, OHIO 44240

Prepared By:
DONALD G. BOHNING & ASSOC., INC.
7979 HUB PARKWAY
VALLEY VIEW, OHIO, 44125
PHONE (216) 642-1130

OR. NO. 4776 DATE: NOV. 6, 2016

M: \adcadd\p\4776\DWG\4776-1.dwg 12/1/2017 - 3.33pm





NOTES:
1. CORNER LOTS MIN. 95' WIDE
2. LOT AREA MIN. 10,400 S.F.

TYPICAL LOT
SCALE 1"=80'

OR. NO. 4776 DATE: NOV. 6, 2016
M:\adocadd\p\4776\DWG\4776-1.dwg 12/1/2017 - 4:28pm

GRAPHIC SCALE:
100' 200'



Appendix 1: Zoning Code Map Amendment

Legal Description of Sergi Property

Beginning at the northeast corner of said Township, Lot #38; thence westerly to the north line of said Township Lot #38 about 1,901.5 feet to the northeast corner of lands formerly owned by Phineas Parsons and now or formerly owned by Rose Steggall, which point is the true point of beginning; Thence southerly along the east line of said Steggall lands about 2,640 feet to the south line of said Township Lot #38; Thence East in the south line of said Township Lot #39, 165 feet; Thence Northerly parallel with said east line of said Steggall lands about 2,640 feet to the North line of said Township Lot #38; Thence westerly in the north line of said Township Lot #38, 165 feet to the northeast corner of said Steggall lands and the place of beginning and containing 9.99 acres be the same more or less, but subject to all legal highways excepting therefrom all of said lands situated north of the Hudson Ravenna Roads, and further excepting therefrom the right-of-way of the Cleveland and Pittsburg Railroad Company now being used as a railroad.

Property Tax ID: 30-01397
Property Address: 2276 Ravenna Street
Hudson, OH

Description approved by Tax Map
Approval good for 60 days from
10/19/08
11-19-08

Situated in the Township of Hudson, County of Summit and State of Ohio and known as being part of Lot 38 and 39 in the said township and is further described as follows:
Beginning at an iron rod found in a monument box at the northeast corner of Lot 38 in the centerline of Stow Road CR 106;

Thence along the north line of Lot 38 N 55° 26' 20" W a distance of 619.50 feet to an iron pipe found;

Thence parallel to the centerline of Stow Road and east line of Lot 38 S 00° 18' 40" a distance of 2047.22 feet to a point in the centerline of Ravenna Road VR 102 and the true place of beginning for this parcel of land; this true place of beginning is also situated at the northwest corner of lands now or formerly owned by C.A. & A.M. Salzano and recorded in Summit County Deed Book 1257, Page 123;

Thence continuing along the west line of the said C.A. & A.M. Salzano and parallel to the centerline of Stow Road and east line of Lot 38 S 00° 18' 40" W a distance of 704.84 feet to an iron pipe set at the southwest corner of Salzano and passing over an iron pipe set at a distance of 36.65 feet;

Thence N 89° 37' 45" W a distance of 109.66 feet to an iron pipe found at the northwest corner of a 1.06 acre parcel of land now or formerly owned by B.A. Hale;

Thence along the west line of the said 1.06 acre parcel of land S 01° 24' E a distance of 130.24 feet to an iron pipe found in the north line of the Penn Central Railroad right of way;

Thence along the north line of the Penn Central Railroad N 54° 15' W a distance of 1771.01 feet to an iron pipe set in the east line of lands now or formerly owned by H.Jr. & R.E. Jacob and recorded in Summit County Deed Book 1955, Page 133;

Thence along the east line of the said H. Jr. and R.E. Jacob N 08° 30' E a distance of 1291.03 feet to a no. 4 re-bar found in the centerline of Ravenna Road and passing over an iron pipe set at a distance of 16.64 feet from said re-bar;

Thence along the centerline of Ravenna Road S 54° 37' 10" E a distance of 1378.03 feet to the true place of beginning and containing a total of 32.414 acres of land there being 4.222 acres in Lot 20 and 27.602 acres in Lot 38, be the same more or less but subject to all legal highways as surveyed in October, 1982, by Don Tronahiu registered surveyor no. 8443 of Stockman and Associates Inc.

Prior Deed Reference Volume _____, Page _____, Summit County Deed Records.

not 366-HU-6187-63-115,007

30-04552-HU-00009-0.
30-04555-HU-00009-0.

Situated in the Township of Hudson, County of Summit and State of Ohio, and known as being part of Lots 28, 38 and 39 in Hudson Township and further described as follows: Beginning at an iron pipe at the intersection of the centerline of Stow Road, C.H. 106, with the centerline of Ravenna Road, C.H. 102; thence North 0 degrees 26' E. 664.92 feet along said centerline of Stow Road and the East line of Lot 38; thence North 89 degrees 14' West 429.00 feet to an iron pipe, passing over an iron pipe at 30.00 feet; thence South 0 degrees 26' West parallel to the East line of Lot 38, 366.29 feet to said centerline of Ravenna Road, passing over an iron pipe 36.65 feet from said centerline; thence South 54 degrees 30' East 524.14 feet along said centerline of Ravenna Road to the beginning, *be the same more or less, but subject to all legal highways.

30-02375 ✓

A NEW SURVEY IS REQUIRED
FOR THIS TRANSFER

HU-00009-04-013-000

*EXCEPT that portion of said land as dedicated for Stow Road (C. H. 106) as recorded in Plat Book 73, pages 61 and 62, and re-recorded in Plat Book 74, Pages 19 and 20 of Summit County, Ohio Records.

Situated in the Township of Hudson, County of Summit and State of Ohio and being known as being a part of Original Lot 130 of Hudson Township and further bounded and described as follows:

Beginning at a Survey monument at the northeast corner of said Original Lot 130 of Hudson Township, said monument is also on the centerline of Stow Road (C.H. 106, 60 ft. r/w).
thence North 89° 26' 20" West 1738.34 ft. along the north line of Original Lot 130 to an iron pin found at the true place of beginning for the following described parcel of land;
thence South 00° 20' 30" West 1279.92 ft. to the centerline of Ravenna Road at which place there is an iron pin found and passing over an iron pin found on the northerly line of Ravenna Road;
thence North 54° 37' 10" West 201.52 ft along the centerline of Ravenna Road to an iron pin found;
thence North 00° 20' 30" East 1164.85 ft. to an iron pin found on the north line of Original Lot 130, and passing over an iron pin found on the northerly right of way line of Ravenna Road;
thence South 89° 26' 20" East 145.00 ft. along the north line of Ravenna Road to the true place of beginning, containing 4.63 acres of land more or less but subject to all legal highways or easements of record.

As surveyed by James N. Connor Registered Surveyor #4570
March 1986.

HU-0009-04-011 ✓

30-03108 ✓

Situated in the Township of Hudson, County of Summit
State of Ohio and known as being part of Lot 38 in the
said Township and is further described as follows:

Beginning at an iron rod found in a monument box at the
northeast corner of Lot 38 in the centerline of Stow Road
CH 106;
Thence along the north line of Lot 38 N 89° 26' 20" W a
distance of 610.50 feet to an iron pipe found which is the
true place of beginning for this parcel of land;
Thence parallel to the east line of Lot 38 and centerline
of Stow Road S 00° 18' 40" W a distance of 2067.23 feet
to a point in the centerline of Ravenna Road and passing
over an iron pipe found at a distance of 37.8 feet from
said point; said point bears N 54° 37' 10" W a distance
of 745.91 feet as measured along the centerline of Ravenna
Road from its intersection with the centerline of Stow
Road; (a rod in a monument box was found N 59° 46' W a
distance of 2.03 feet from the centerline intersection)
Thence along the centerline of Ravenna Road TR 102 N 54°
37' 10" W a distance of 1378.83 feet to a no. 4 re-bar set
at the southeast corner of lands now or formerly owned by
J. C. Tillman as recorded in Deed Volume 5800, Page 620,
Summit County Record of Deeds; this re-bar bears S 54° 37'
10" E a distance of 354.13 feet as measured along the center-
line of Ravenna Road from an iron pipe found at an angle in
said centerline;
Thence along the east line of the said J. C. Tillman N 00°
20' 30" E a distance of 1279.92 feet to an iron pipe found
in the north line of Lot 38 at Tillman's northeast corner
and passing over an iron pipe set at a distance of 36.64
feet;
Thence along the north line of Lot 38 S 89° 26' 20" E a
distance of 1127.84 feet to the true place of beginning
and containing 43.347 acres of land be the same more or less
but subject to all legal highways as surveyed in September,
1981 by Don Trocchio registered surveyor no. 6445 of

30-04553 ✓ 14-0009-04-011001 TRANS
CKO

situated in the Township of Hudson, County of Summit
and State of Ohio:

And known as being a part of O. L. 38 of said Township, more fully
described as follows: Beginning at the Northeast corner of said O. L.
38; thence N. 89° 26' 20" W., along the lot line, a distance of 429.00
feet to an iron pipe; thence S. 0° 18' 40" W., a distance of 1073.82
feet to the true place of beginning; thence S. 0° 18' 40" W., a
distance of 1119.39 feet to the center of Ravenna Road; thence N.
54° 32' 00" W., along said centerline, a distance of 221.99 feet to a
point; thence N. 0° 18' 40" E., a distance of 992.37 feet to an iron
pipe; thence S. 89° 26' 20" E. a distance of 181.50 feet to the place
of beginning and contains 4.3994 acres of land as surveyed by
Richard F. Paul, Registered Surveyor No. 4351 in December, 1971.

P.P.No. 360-11U-0009-04-000
30-02169 ✓ 013.000

TRANSFERRED IN COMPLIANCE WITH	
SEC. 219.202 REV. CODE	
\$ 29,500.00	\$ 110,000.00
TIM DAVIS	01/22/2009

Statement of Proposed Benefit and Reason for Change

1. **Purpose and Reason for Change:** When comparing the “purpose” of District 2 to District 3 as defined by the City of Hudson Planning and Zoning code, District 3 is defined as “being relatively closer to the Village Core and have greater accessibility and connection to the Village.” The Sergi Property bounded by District 3 zoning to the North, approximately 1,300 feet from District 3 to the west, and approximately 1.37 miles from the Village Core (State Route 91 and 303 intersection). The Sergi Property is located closer to the Village Core than fourteen (14) existing subdivisions in District 3, including: St. Andrews Commons, St. George Place, East Hudson Hills, Deer Hollow Estates, Estate at Canterbury on the Lakes, Carriage Hill Estates, Hudson Homes Sub, River Oaks, Westpoint, Williamsburg Colony and a portion of Crown Colony and the Woods of Williamsburg. Based upon this information Pulte believes the Sergi Property should be rezoned to become more consistent with the purpose of the Planning and Zoning Code.

Over the last twenty-five (25) years, builders and developers have targeted the city of Hudson because of its highly desirable, top ranked schools and community amenities. Until recent years, the city controlled the total number of new residential building permits through its growth allocation and management program. When these two items are combined, they led to an oversupply of two story colonials which targets the family buyer.

As the baby boomer generation within Hudson continues to age (many of whom purchased new housing in the last twenty-five (25) years under the growth allocation and management program), the city will need to find opportunities to offer new construction with first floor living options to **retain** these residents. Approximately 30% of the weekly traffic at Pulte’s River Oaks community is from active adults who live in Hudson and are who are looking for new construction with first floor living. Many have stated they are not willing to look outside of the city creating a strong demand for this product.

Pulte is hereby proposing this community to target the active adult buyer (defined as individuals who are aged 50 or older **without** children in the Hudson City School District). Pulte estimates the economic benefit will be approximately \$1,000,000 per year (at full build out). The Hudson School District would be the largest beneficiary with an estimated capture rate of 69% or \$690,000 per year.

2. **Comprehensive Plan:** As identified by the City of Hudson Comprehensive Plan dated January 2016, the Sergi Property is identified as a candidate for low impact development which would allow the flexibility to cluster residential and leave areas of streams, wetlands and other areas undisturbed. Pulte believes that proposed development plan attached as Exhibit A, meets the objectives of those recommended by the plan. The proposed development plan has forty-seven (47)

acres of open space, which includes a contiguous block of nineteen (19) acres and preservation of eight (8) acres of wetlands.

3. **Taxes and Economic Benefit:** If rezoned and approved as an open space conservation subdivision, the Sergi Property would generate an estimated \$1,000,000 per year of property taxes (at full build out) **without** an impact on Hudson City Schools. Per the five (5) year financial plan the taxes would be allocated so that the school district would receive 69%, the library 5%, and the city 6%. Additionally, it is anticipated that the Sergi property will create an additional \$50,000 per year of income tax (based upon an average house hold income of \$125,000 per year and a 2.0% income tax rate / credit of 1.65%).

Excluded from this analysis are any building and permit fees payable to the city of Hudson as well as economic benefit to local business community from the temporary construction activity.

4. **Preservation of Environmental Areas:** As depicted by the proposed development plan, the Sergi property includes approximately 8.25 acres of wetlands as confirmed by Davey Resource Group. The proposed development impacts less than 0.5 acres of these wetlands and preserves over 96% of the environmentally sensitive area. Said impacts totaling approximately 0.25 acres would be permitted by Pulte with the Ohio EPA, as they are isolated, not jurisdictional wetlands.
5. **Open Space:** Under District 1, twenty-five percent (25%) of the gross land area (approximately 26 acres) must be set aside for open space. If the Sergi Property were rezoned, Pulte would dedicate nearly two times the required open space or fifty percent (50%). The focal point of the open space would be a Village Green within the community which would provide a town center feel along with over nineteen (19) acres of open space along the eastern boundary of the property, bordering the adjacent zoning district. Approximately 2/3rd of the open space is in contiguous blocks with the remaining 1/3rd used to provide a buffer to the surrounding property.
6. **Landscape Plan:** The proposed development provides a perimeter setback of 100' from the surrounding neighbors to the west, north, and east along with mounding and additional trees. The landscape plan would be provide the feel of an affluent active adult community. Under the current zoning, homes could be proposed closer to each of these houses.
7. **Connectivity:** The Sergi Property contains approximately 2,200 feet of frontage along Ravenna Street which is currently identified as a "Medium" priority by the city's connectivity plan. Pulte proposes to install sidewalk along the north side of Ravenna Street, which would create connectivity to the future Robinson Field Park located at the intersection of Stow Road and Ravenna Street and the Colony

Park trail. Additionally, it would offer residents the opportunity to walk or bike to the Village Core when an 1800' segment between the Sergi Property and South Hayden Parkway is completed. It is anticipated that the construction of this path along the north side of Ravenna Street will save the city over \$150,000.

8. **Sanitary Sewer Extension:** To develop the Sergi Property, Pulte would be required to extend the sanitary sewer system owned by the Summit County Department of Sanitary Sewer Services ("DOSSS") approximately 1,300 feet from the intersection of South Hayden Parkway and Ravenna Street. By making this extension, seventeen (17) residences along Ravenna Street would have the opportunity to convert from septic system to DOSSS. If the Property were to be developed under District 1 Pulte does not believe, it would not be economically viable for any other residential project on the Sergi Property to extend the sewer and these residences would not be offered the ability to tie in.
9. **Waterline Extension:** To develop the Sergi Property, Pulte would be required to extend the waterline approximately 2200 feet from the intersection of Stow Road and Ravenna Street. By making this extension, seventeen (17) residences along Ravenna Street would have a higher probability of converting their houses to public water in the future.
10. **Hudson Public Power:** The Sergi Property is located within the City of Hudson electric service territory. By rezoning the Sergi Property, the city would be paid design and installation fees of approximately Four Thousand (\$4,000) Dollars per lot (\$400,000+). Additionally, Hudson Public Power will add approximately one hundred forty-seven (147) incremental customers with each customer having a value of approximately \$1,500 per year.
11. **Schools:** The proposed development on the Sergi Property is intended to target the active adult buyer. It is anticipated that these active adult buyers will not have any school aged children. As a result, there will not be an impact on the city of Hudson School District. As presented in the Hudson City School District Master Plan, five of the six schools are currently under their capacity (High School – 78%, Middle School – 93%, East Woods – 82%, McDowell – 62%, Ellsworth – 72%).

Impact on Neighboring Property

Parcels south of Ravenna Street

To the South: The Sergi Property is bounded by the CSX railroad and there are no residential structures. The nearest residence south of the railroad is approximately 1,500 feet (located on Stow Road). As part of the development plan and Open Space Conservation Zoning, Pulte would be required to have a 250' buffer along the railroad. As such, the dense tree line on the property is proposed to remain.

To the West: The Sergi Property is bounded by the Cosma property to the west, which appears to be operated as a horse farm. Immediately adjacent to the Sergi Property line, there is a barn. The residence sits approximately 225' west and the nearest proposed residence is approximately 1,000'.

To the East: The Sergi Property is bounded by one residence. Pulte is proposing to leave all existing trees and vegetation along the eastern property boundary and a 100' perimeter buffer. The nearest residence would be approximately 350' from the closest proposed structure.

To the North: The Sergi Property is bounded by Ravenna St. to the north and only one residence, owned by Mary Sergi, the owner of the Sergi Property.

Parcels North of Ravenna Street

To the South: The Sergi Property is bounded by Ravenna Street to the south and vacant land, owned by Mary Sergi.

To the West: The Sergi Property bounded by 2 homes to the west. Pulte is proposing to leave all existing trees and vegetation along the eastern property boundary and a 100' perimeter landscape and mounding buffer. The nearest residence would be approximately 200' from the closest proposed structure.

To the East: The Sergi Property is bounded by approximately 8 residences. Pulte is proposing to leave all existing trees and vegetation along the eastern property boundary and a 100' perimeter landscape and mounding buffer. The nearest residence would be approximately 300' from the closest proposed structure.

To the North: To the East: The Sergi Property is bounded by 6 residences. Pulte is proposing to leave all existing trees and vegetation along the northern property boundary and a 100' perimeter landscape and mounding buffer. The nearest residence would be approximately 250' from the closest proposed structure.



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Circulation, Parking, and Overall Attractiveness

The proposed development would meet and or exceed all of the requirements of an open space conservation subdivision within District 3. Two entrances and exits are proposed for the north and south side of Ravenna Street to be in compliance with the land development code and be well appointed with entry landscaping and buffering.

The proposed development would include over 47 acres of open space, consisting of a Village Green and 19 acres along the eastern boundary of the Sergi Property. Pulte would seek to create an attractive landscape plan for all four (4) entrances along Ravenna Street. It is anticipated that mounding, street, trees, irrigation, and lighting will all be utilized as part of the plan.

Pulte intends to the proposed to development to become one of the most desirable and prestigious developments in the city of Hudson.

Environmental Features, Soils, and Subsurface

Soils Map



Wetlands

Preliminary wetland delineation conducted by Davey Resources
Excludes property south of railroad since no development is proposed on this property.



Gas Well:

The Sergi Unit 1D (API Number:) was drilled by Baay Oil, LLC in 2012. Based upon a review of ODNR production records, the well does not appear to be extremely productive; however, the well is proposed to stay as part of the development. The proposed development complies with all Hudson setbacks from surface equipment and well heads.

Depiction of Tank Battery and Well Head with Proposed Development





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Proof of Consent

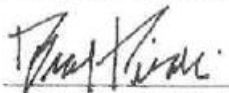
Signature Page from Purchase Agreement

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the dates hereinafter shown.


MARY A. SERGI

Date: 10.20.2017

PULTE HOMES OF OHIO LLC

By: 
Brad Pirola, VP of Land Acquisition

Date: 10/16/17

Comparison Between District 2 (existing) and District 3 (proposed)

Regulation	District 2	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
General agriculture	X	
Planned developments	X	X
Public park or recreation area	X	X
Public recreation facilities	X	X
Public safety and emergency services	X	X
Essential public utility/service installation	X	X
Conditional Uses		
Assisted Living	X	X
Duplexes	X	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
General agricultural operations		X
Bed and breakfast inn	X	X
Boarding Kennels	X	
Gold courses, private	X	X
Private membership recreational facility	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
Composting Facility	X	
Schools, public and private	X	X
Development Standards		
Maximum Net Density (Single family)		
Single Family	One unit per 2.5 acres	2.5 units per acre
Single family attached	One unit per 2.5 acres	4 units per acre
Townhomes	Not Permitted	5 units per acre
Open Space	50% of gross land area	25% of gross land area
Minimum Lot Size		
Single Family	2.5 acres	16,000 sf
Open space Conservation	10,000 sf	6,000 sf