



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

Date: June 7, 2021
To: Mayor Shubert and City Council
From: Greg Hannan, Community Development Director, Nick Sugar, City Planner
CC: Thomas J. Sheridan, Asst City Manager
Re: District 7 Overlay text amendment

As a follow up to the City Council public hearing on June 1, 2021 city staff noted several discussion topics for additional information. Please see the following:

Total Density: The proposed text amendment would allow up to 5 dwelling units per acre (townhomes). This would mirror the permitted density in adjacent District 3. The chart below describes the total number of units under a gross density calculation that would be permitted on the parcel in question with the text amendment.

| Portion of subject property | Area | Max units* (5 units per acre) |
|-----------------------------|------------|-------------------------------|
| D3 | 9.23 acres | 46 units |
| D7Overlay | 3.71 acres | 18 units |

*Note: the Land Development Code regulates density on a net density basis rather than the above gross. Net density is more restrictive and does not permit an applicant to count the acreage containing public streets, public open space, certified wetlands, and easements as part of the density calculation. The actual maximum unit count would be determined as part of a development application and would be less than the above gross density calculation.

Purpose of Overlay: The purpose of the D7 Office Overlay is to *serve as a transition between existing community-oriented retail and the neighboring residential portion of South Main Street (District 3)*. Adding the proposed townhome/attached single family uses to the D7 Overlay aligns with the intent of the overlay to serve as a transition between retail and single-family housing uses.

Map Amendment vs Text Amendment: The applicant could have applied for a map amendment to propose amending the frontage of the split zoned parcel from D7 overlay to D3. This would have focused the amendment to the subject parcel; however, would create an awkward zoning district notch in the South Main frontage. Additionally, the applicant is not bound by the concept plan and could then build anything permitted within the D3 District including single family. Construction of single-family dwellings adjacent to South Main development would not be as compatible with adjacent uses as the townhomes proposed by the text amendment.

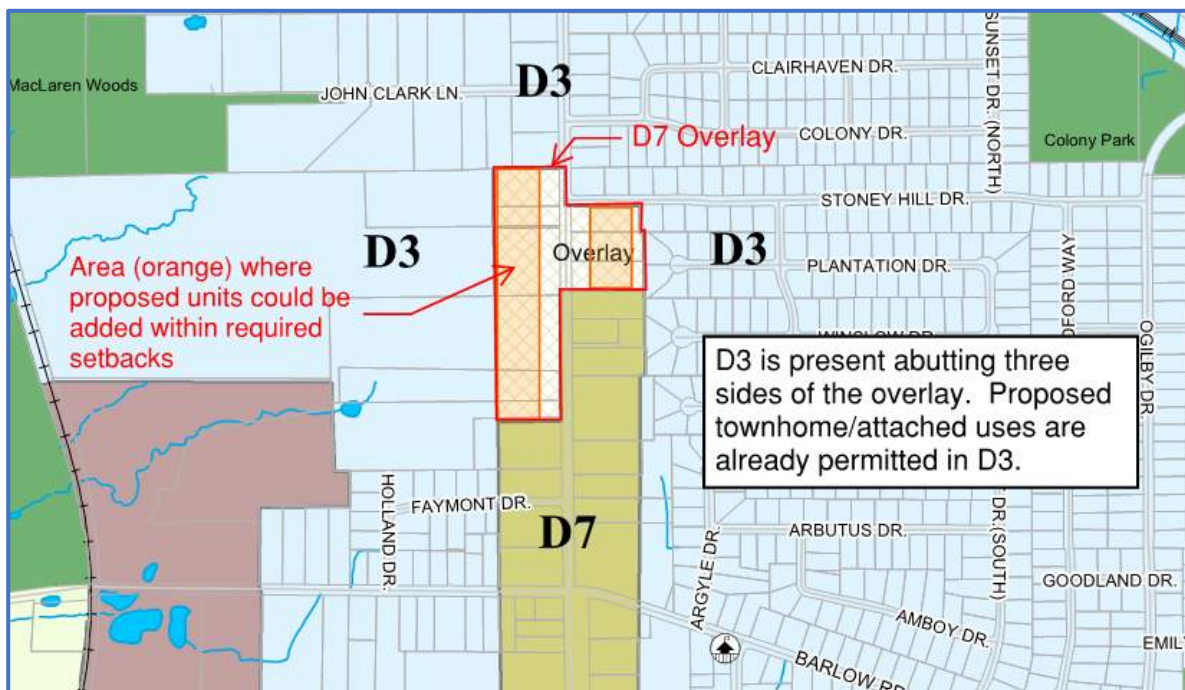
Single parcel vs full district: The applicant had initially submitted to the PC (March) that the text amendment request only be relevant to parcels with split D3 and D7 Overlay zoning (where the district boundary splits the parcel). This would then apply to the subject property and three adjacent split zoned properties. This would have narrowed the area applicable to the amendment; however, could risk being considered spot zoning or granting of a special privilege to the property owner. Based on the discussion with the Planning Commission, the applicant determined to change the request to be applicable throughout the D7 Overlay. The D7 Overlay is already limited to nine parcels in total and all parcels east of Darrow Rd are already built out with more intensive commercial uses.

Split zoning concern: Staff notes multiple parcels within the D7 Office Overlay have dual zoning where the frontage of property along SR 91 is zoned D7 Overlay while the back portion of the parcel is zoned District 3. Such individual parcels are within two zoning districts and simultaneously subject to two sets of different zoning regulations. Any development application for such would need to fully comply with two different (and potentially conflicting) sets of allowed uses and development regulations.

Traffic Summary: The applicant has submitted a trip generation analysis to compare a development scenario under current zoning and a development scenario per the proposed text amendment. The analysis states the expanded townhome development under the text amendment would generate less traffic impact than the development scenario under the current zoning.

| Development Scenario | AM Peak Trips | PM Peak Trips |
|--|---------------|---------------|
| Current zoning scenario - 32 unit townhomes & 60,000 sf office | 99 | 91 |
| Proposed zoning Scenario 48 unit townhomes | 24 | 31 |

Zoning Map Exhibit: The below graphic depicts the current D7 Overlay area as well as the areas where development could occur giving setback requirements.



TMS Engineers, Inc.

Transportation Management Services

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June 7, 2021

Mr. Jason Rice
PHN Realty, LLC
2251 Front Street, Ste #202
Cuyahoga Falls, Ohio 44221

**Re: Proposed Development
Hudson, Ohio
Trip Generation Analysis**

The table below shows the estimated generated traffic during the AM and PM peak hour of the site.

| ITE TRIP GENERATION | | Units | TRIP ENDS | |
|--|--------------------------------|-----------|----------------------------------|----------------------------------|
| ITE Code | Description | | Weekday Peak Hour Between 7-9 AM | Weekday Peak Hour Between 4-6 PM |
| 220 | Multifamily Housing (Low Rise) | 48 | 24 | 31 |
| Scenario 1 - Proposed Zoning - Totals | | | 24 | 31 |
| 220 | Multifamily Housing (Low Rise) | 32 | 16 | 21 |
| 710 | General Office Building | 60,000 SF | 83 | 70 |
| Scenario 2 - Current City of Hudson Zoning Code - Totals | | | 99 | 91 |

The previous table shows that the proposed development with 48 multi-family homes (which adheres to the proposed zoning code) is expected to generate a total of 24 trips in the AM peak hour and 31 trips in the PM peak hour. The proposed development #2 is expected to generate a total of 99 trips in the AM Peak hour and 91 trips in the PM Peak hour with 32 multi-family homes and a 60,000 SF office building which adheres to the existing zoning).

Very truly yours,

TMS Engineers, Inc.



Andrew J Pierson P.E.
Senior Traffic Engineer

