



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

## **PLANNING COMMISSION**

### **CASE NO. 24-221 CONDITIONAL USE AND MAJOR SITE PLAN LAUREL LAKE VILLAS 200 LAUREL LAKE DRIVE**

### **FINAL DECISION**

Based on the evidence and representations to the Commission by Jeffrey Jardine, Riverstone Survey, and City staff at a public meetings of the Planning Commission held at the regular meeting on July 8, 2024, then continued to the regular meeting on August 12, 2024, then continued to the regular meeting on September 9, 2024, then continued to the regular meeting on October 14, 2024, the Planning Commission approves the Conditional Use and Major Site Plan Request for the Laurel Lake villa expansion in Case 24-221 for Laurel Lake, 200 Laurel Lake Drive, according to plans received September 27, 2024, subject the revisions stipulated in this decision.

The Planning Commission makes the following Findings of Fact:

1. Buildings #1, #2, and #5 located adjacent to the jurisdictional pond are in violation of the following code standards and, therefore, shall be removed from the proposal:
  1. Buildings #2 and #5 are in violation of Section 1206.02(b)(5) relating to traffic circulation patterns based on the proposed building separation from the drive.
  2. Buildings #1 and #2 are in violation of Sections 1207.03(c) and 1207.03(f) relating to disturbance within a stream or wetland setback as disturbance would occur within the required fifty (50) foot setback of the jurisdictional pond.
  3. Buildings #1 and #2 are in violation of Section 1207.02(b)(2) relating to tree preservation as significant mature trees would be removed.
  4. Buildings #1 and #2 are in violation of Section 1207.02(b)(3) relating to priority areas of existing trees and vegetation as disturbance would occur within a sensitive natural area.
  5. Building #2 is in violation of Section 1419(6.6) of the City of Hudson Engineering Standards as it would not provide the required thirty (30) foot detention pond easement outside the entire perimeter of the pond.
  6. Buildings #1, #2, and #5 would compromise existing community amenities including the pavilion and East Loop Trail.
2. Buildings #3, #4, #8, and #9 are compliant with the following code standards:
  1. Section 1206.02(b)-Conditional Uses: General Criteria and Standards. The proposal is compliant with the following general criteria and standards and special conditions relating to Continuing Care Retirement Facilities:
    - i. The use is consistent with the policies and intent of the Comprehensive Plan.
    - ii. The use is physically and operationally compatible with the surrounding neighborhood.
    - iii. The use can be accommodated on the site consistent with any architectural design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading, drainage, performance, and other standards for the district in which it will

be located. Approval for the design of the buildings is required from the Architectural and Historic Board of Review.

- iv. Access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use
  - v. On-site and off-site traffic circulation patterns would not adversely impact adjacent uses. The buildings would be sited to rear of the development, away from Boston Mills Road.
  - vi. The use would be adequately served by public facilities and services.
  - vii. The use provides adequate off-street parking on the same property as the use through enclosed two-car garages and driveway parking stubs.
  - viii. The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.
  - ix. The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. The buildings would not appreciably change the overall density of the development.
  - x. Evidence of continuing certification of the use has been verified.
  - xi. Adequate vehicle turning areas will be provided for buildings #8 and #9.
  - xii. Adequate provisions are made for access by emergency medical and fire vehicles on two sides of each building.
2. Section 1205.06 – District 3: Outer Village Residential Neighborhood. The proposal is compliant with these standards, which include property development design standards and building siting and orientation standards.
  3. Chapter 1207 – Zoning Development and Site Plan Standards. The proposal is compliant with these requirements, which include maximum impervious surface coverage, tree, vegetation and wetland protection, parking requirements, and exterior lighting requirements. The proposed units:
    - i. Minimize total impervious surface coverage.
    - ii. Minimize disturbance within sensitive natural areas.
    - iii. Provide adequate off-street parking.
    - iv. Provide adequate access to utilities.

The Planning Commission decision shall be subject to the following conditions:

1. Buildings #1, #2, and #5 located adjacent to the pond shall be removed from the proposal.
2. Revise the proposed light pole height to comply with the maximum height standards in Section 1207.14 Exterior Lighting.
3. The following comments of David Rapp, Assistant City Engineer, shall be addressed per the July 2, 2024 correspondence:
  - a. A floodplain permit shall be required for the proposed drive turn around serving buildings #8 and #9.
  - b. Approval shall be required from the Summit County Soil and Water Conservation District.
  - c. An inspection deposit of \$1,000 shall be submitted
4. The following comments of Shawn Kasson, Fire Marshal, shall be addressed per the June 28, 2024 correspondence:
  - a. The fire apparatus access road serving buildings #8 and #9 is designated as a fire lane and shall be designed to support fire apparatus weighing 60,000 pounds. Calculations shall be submitted to verify weight bearing capacity.
  - b. Fire lane areas shall be identified with approved signage stating *Fire Lane – No Parking*.

- c. Curbs in fire lane areas shall be painted red in color.
- d. The fire hydrant(s) shall meet City of Hudson specifications.
- e. Ground level electric transformers shall be protected from vehicle impact in an approved manner (6" curb with setback or bollards).

Dated: November 6, 2024

CITY OF HUDSON  
PLANNING COMMISSION

*Sarah Norman*

---

Sarah Norman, Vice Chair (Acting Chair)