

Meeting Date:
November 9, 2020

Location:
1863, 1891, 1895 Norton
Road

Parcel Number
3001868, 3000882, 3003332,
3003333

Request:
Compatibility Review for
Major Subdivision

Applicant:
LDA Builders

Property Owner:
LDA Land Group LLC

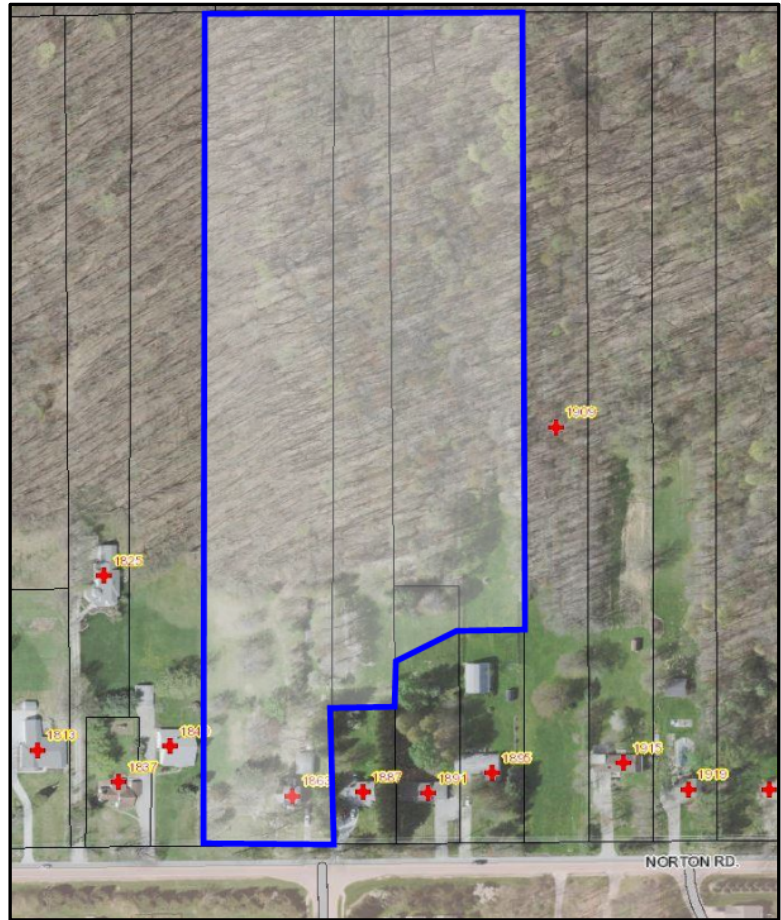
Zoning:
D1-Suburban Residential
Neighborhood

Case Manager:
Nick Sugar, City Planner

Staff Recommendation
Approval

Contents

- Concept Plan 10.4.20
- Aerial Photograph of Study Area, 11.3.20
- Engineering Department Review, Nate Wonsick, P.E. Assistant City Engineer.
- Fire Department Review, Shawn Kasson, Fire Marshal
- Site Photos, 11.3.20



Existing Conditions, Summit County GIS

Project Introduction:

LDA Builders has applied for Compatibility Review for a proposed single-family residential subdivision. The 12.87-acre project area would be subdivided into eleven sublots accessed via a single cul-de-sac street. The project area includes the following parcels:

Parcel	Address	Note
3001868	1863 Norton	House has been demolished; acreage would be incorporated into subdivision
3003333	Not listed	Undeveloped, acreage would be incorporated into subdivision
30460036	1891 Norton	House to remain, rear portion of parcel to be split and added to subdivision
3003332	1895 Norton	House to remain, rear portion of parcel to be split and added to subdivision

Compatibility Review

The Land Development Code calls for a three-step process for subdivisions as follows:

1. Compatibility Review at a public meeting
2. Preliminary subdivision plan approval at a public hearing
3. Final plat approval at a public hearing

For the compatibility review the Planning Commission is to review the compatibility of a subdivision generally and specifically must determine if the subdivision is compatible with residential development within 1,000 feet of the subdivision boundaries or can be made compatible.

Surrounding Development:

East: To the east of the project area are single family homes. These properties are characterized by their long, narrow dimensions. Many of these properties have a length exceeding one thousand (1000’) feet with frontage on Norton Road extending to rear yards abutting the commercial/industrial properties along Georgetown Road. The majority of these properties are approximately three (3) acres in area. KGK Gardening and Landscaping is also located within the one thousand (1,000’) foot study area and is the farthest property to the east.

West: Directly to the west of the project area are similar long, narrow single-family properties. These properties range from one (1) acre to three (3) acres in size. Sapphire Drive is farther to the west, approximately four hundred (400’) feet. This is part of the Hudson Pines Subdivision. These properties are approximately .5 acres in size.

North: To the north of the project area are Industrial/Commercial properties fronting Georgetown Road. These properties are zoned District 8 – Industrial/Business Park. Directly adjacent buildings include Advanced Materials Powder Production and the Jack Duffey Professional Center.

South: The City of Stow borders the property to the south, across Norton Road. The Westport Village Condo Development is adjacent to the property to the south, accessed by Darrow Lake Drive. This is a sizable development of 3-unit attached condo buildings.

Density: The subject and surrounding single family homes are in District 1. The maximum density in District 1 is two dwelling units per acre. Note that maximum density is actually “net density” which is the number of units permitted on the developable land in the subdivision.

Gross Land Area (sf)	Wetland/ Floodplain (acres)	Proposed R/W (sf)	Net Land Area (sf)	Density	
				Allowable	Proposed
546,580	59,000 (estimated)	45,800	441,780 (10.14)	20	11

*Calculations assume cash in lieu of public open space dedication

Hudson Planning Commission	CONCEPT PLAN REVIEW
Case No. 2020-914	NOVEMBER 9, 2020

Land Development Code Review

The following items within the concept plan were noted as non-compliant with the applicable Land Development Code requirements. Staff understands the applicant intends to apply to the Board of Zoning and Building Appeals for variances to Section 1207.03 and 1207.13:

Section 1207.03 Wetland/Stream Corridor Protection

Preliminary plan depicts multiple wetland areas. A variance must be granted by the BZBA for any proposed disturbances to the jurisdictional wetlands or their applicable fifty (50) foot setback. The category of each wetland area should be noted.

Section 1207.13 Transportation and Circulation

Streets shall be designed to align with existing streets. The proposed street is set at an offset from Darrow Lake Drive. The City of Hudson Engineering Department has submitted a compatibility review letter and recommended either aligning with Darrow Lake Drive or maximizing the offset from Darrow Lake Drive.

Section 1205.04 Lot Width

The minimum lot width for properties in District 1 is one hundred (100) feet, measured along the building setback line. Lot #6 and Lot #9 are identified as deficient. The plan should be revised so all lots meet the minimum lot width requirement.

Additional Comments

- The proposed lot sizes, ranging from 20,000 to 97,000 square feet, comply with the minimum zoning district standards.
- While adjacent single-family residential uses to the west and east do not require a bufferyard, suggest additional buffering/landscaping along the western boundaries of Lot #1, Lot #2 and Lot #3 to screen from 1849 Norton Road. Staff notes this property would be impacted by a substantial number of lots along its eastern property line.
- The stormwater detention pond located at subplot one is adjacent to the existing dwelling at 1849 Norton Road. The limits of disturbance should setback from the shared property at this location to preserve vegetation along the shared property line.
- The commercial/industrial properties to the north require a bufferyard E (major) of forty (40) feet. The proposed private open space would meet this bufferyard requirement.
- Private Open Space – 25% of the gross land area, as required by the LDC, is proposed as private open space. A ten (10') foot wide open space access easement is proposed along Lot #7. Question how the open space area will function. Suggest revising the open space and retention pond locations to maximize preservation of the large wetland area between sublots 6 and 7.
- Public Open Space – the 11 lot subdivision would require public dedication of 0.64 acres of improved park space or applicable funds in lieu of dedication
- City of Akron Water and Summit County Sanitary Sewer would have to be extended to serve the development.

Staff anticipates the following schedule for upcoming reviews of the proposed subdivision:

Step	Meeting Date
Compatibility Review	Planning Commission November 9, 2020
Variance Request	BZBA December 17, 2020
Preliminary Subdivision	Planning Commission January 11, 2021
Final Plat and Plans	Planning Commission February 8, 2021

Findings

Staff finds the concept plan to be compatible with the surrounding development within one thousand (1,000') feet or can be made so based on the above comments. While the compatibility review study area has a mix of zoning districts, uses and housing types; the proposed development would be consistent with the district standards and overall land use pattern.

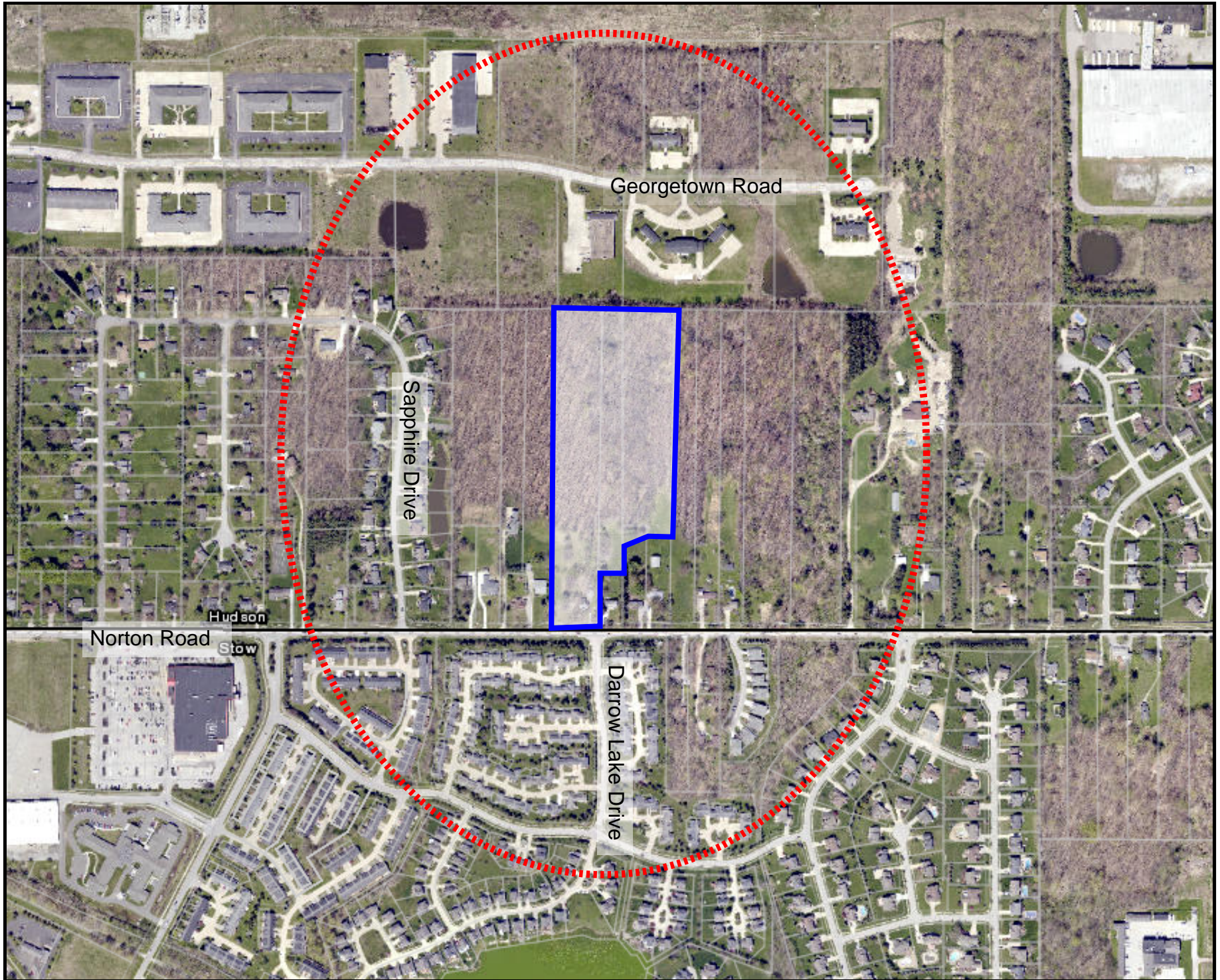
Required PC Action, Section 1203.10(d)(1)(A)

The PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.

Recommendation

Planning Commission finds the Compatibility Review Plan for the proposed single-family residential subdivision dated October 4, 2020 compatible with existing adjacent development.

**Study Area for Compatibility Review
(Approximate 1,000 feet)**





ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: October 30, 2020
To: Nick Sugar, Senior Planner, Community Development
From: Nate Wonsick, P.E., Assistant City Engineer
Re: **Norton Road Subdivision
Engineering Compatibility Review - Viewpoint #20-914**

The City of Hudson Engineering Department has reviewed the concept plan for the above referenced site. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

Other agency approvals that will be needed prior to the City of Hudson Final Engineering acceptance include:

1. Summit Soil and Water and the Ohio EPA Notice of Intent.
2. Summit County Building Standards shall review the home construction.
3. Summit County DSSS shall review and approve the sanitary sewer for this site.
4. Ohio EPA may need to review the sanitary and water systems, if applicable.
5. US Army Corp. of Engineers for any wetland disturbed areas, if applicable.

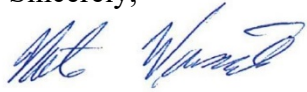
Overall Comments:

6. The Akron Water department will need to approve the extension of water into this subdivision. Akron should be contacted first to see if this will be approved or if well water will need to be considered.
7. Streets should be designed to align with existing streets or be a minimum offset of 400 feet from existing intersecting streets. The proposed street is set at an offset from Darrow Lake Drive that is significantly less than 400 feet. We recommend aligning with Darrow Lake Drive or maximizing the offset from Darrow Lake Drive.
8. All street signage shall be provided by the developer.
9. The City of Hudson Engineering Standards will be reviewed as part of the improvement plan submittal of the project design. Note: Section 5 of the Engineering Standards - The storm water runoff and management shall be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for this site.
10. A traffic trip generation report shall be provided for this site. Note, a Traffic Impact Study or turn lane warrant analysis may be necessary following the trip generation report. Note that a Traffic Impact Study is needed if trip generation is over 100 the turn lane warrant analysis is needed if trip generation is over 60.
11. Submit a wetland delineation of the site in accordance with the LDC section 1207.03 with the next submittal.

12. A professional engineer with a current Ohio registration shall stamp, sign and date the plans for all applicable engineering work including the storm water management calculations.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nate Wonsick".

Nate Wonsick, P.E.
Assistant City Engineer

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: October 20, 2020
TO: Nick Sugar, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: LDA Builders Norton Road Subdivision

I have reviewed the undated site/survey plan for the proposed LDA Builders Norton Road subdivision for compatibility approval. Upon review I have no comments regarding compatibility and find the plans in substantial compliance with the Ohio Fire Code requirements.

Note: The scope of this review is preliminary and limited to compatibility approval. The applicant must submit detailed design plans for review and final approval.

Please contact me with any questions

Site Photos



Site Photos



Looking East



Looking West