

**REFERRAL TO CITY COUNCIL**

Based on the evidence and representations to the Commission by Chris Brown, Prestige Homes, 17 West Streetsboro Street, Hudson, Ohio 44236, property owner, City staff and other interested parties, at a public meeting of the Planning Commission held at its Regular Meeting on December 9, 2013, the Planning Commission recommends forwarding to City Council the zoning map amendment request of Parcel No. 3009586 from District 6 Western Hudson Gateway to District 3 Outer Village Residential neighborhood along with the following suggestions:

1. Revise the Site Specific Development Plan for submittal to City Council per the recommendations of the Compatibility Review per Case 2014-01.
2. Consider the appropriateness of incorporating the three residential parcels immediately west of the subject parcel into the zoning map amendment request.
3. Seek comments from the Hudson Economic Growth Board, City Economic Development Director, Hudson Economic Development Corp. and the Hudson City School District.
4. An accurate history should be compiled and prepared by the staff of the past Township zoning of this parcel and current adjacent zoning boundaries to the west in the Village of Boston Heights.
5. An independent evaluation should be prepared by the City regarding the viability of commercial/industrial development of the property under the present District 6 regulations.

Dated: December 9, 2013

CITY OF HUDSON  
PLANNING COMMISSION

By   
Joseph Mulligan, Chair