



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

Date: February 25, 2021  
 To: Thomas J. Sheridan, Asst City Manager Professional Services  
 From: Greg Hannan, Community Development Director  
 Re: Tiperary Parcel - Consideration of Conservation Easement

Parcel:	3000415
Acreage:	56.58 acres
Property Owners:	Tiperary Limited Liability Company
Zoning:	District 8
Adj Development:	<p><u>North</u>: Large lot single family parcel</p> <p><u>East</u>: Single family development along Hudson Dr, industrial use at 5282 Hudson Dr, and industrial development at Hudson Gate Dr</p> <p><u>South</u>: Industrial development at 5270 Hudson Dr and the Summit Metroparks Hike and Bike Trail</p> <p><u>West</u>: Rail trail corridor owned by Akron Metro and City of Hudson O'Brien Cemetery.</p>

**2015 Comprehensive Plan:** The Land Use and Development Chapter acknowledges the southern portion of the site as a future industrial expansion area where development is supported once existing business parks build out. The Parks, Open Space, and Environmental Features Plan does not specifically discuss the subject parcel but does specifically contain an objective to “support the mission of the Western Reserve Land Conservancy and the usage of conservation easements to prevent development of environmentally sensitive and rural areas.”

**Site Constraints:** The acreage does contain significant wetland areas and riparian corridors within the central and northern portions of the site which restrict large scale industrial development. The site does contain an approximate development area of approximately 15 acres at the southern portion of the site; however, this area sits largely behind existing development at 5282 Hudson Drive.

**Summary:** The combination of significant wetlands, proximity to rails trail corridors along two boundaries, and the presence of the O'Brien Cemetery make establishment of a conservation

easement beneficial. Staff recommends the following be studied as part of the easement consideration:

1. Confirm any needed ongoing maintenance or future improvements to the cemetery access road are feasible under the easement conditions.
2. Confirm the easement restrictions could permit future regional flood control projects or serve as a possible wetland bank to allow for the creation of expanded wetlands in exchange for impacts in other areas of Hudson.

City of Hudson GIS View:

