

Meeting Date:
May 10, 2021

Location:
5825 Timberline Trail

Parcel Number
3010070

Request:
Conditional Use – Model Home

Applicant:
Pulte Homes of Ohio LLC

Property Owner:
Pulte Homes of Ohio LLC

Zoning:
D3 – Outer Village
Residential Neighborhood

Case Manager:
Nick Sugar, City Planner

Staff Recommendation
Approval subject to
conditions on page 2.

Contents

- Previous PC Decision 7.8.19
- Site Plan, 5.21.19
- Elevations/Floorplan, 3.29.19
- Site Photos, 4.27.21



Existing Conditions, Hudson GIS

Project Background:

The proposal is for conditional use approval for a model home at 5825 Timberline Trail and eight (8) stall parking pad at 5817 Timberline Trail in the Reserve of River Oaks Subdivision Phase 2. Model homes are dwellings representative of other dwellings offered for sale or to be built in an area of residential development. These dwellings may also be used as temporary real estate sales offices. Model homes are conditionally permitted in District 3 provided they meet the applicable requirements of Section 1206.02.

The applicant received conditional use approval on June 8, 2019 and the improvements were made shortly after. Per the requirements stipulated in Section 1206.02, conditional use approval automatically lapses after a period of two (2) years from the date of PC approval. The applicant is requesting an extension through a new conditional use certificate as the River Oaks Subdivision development is ongoing and Pulte is still marking new home sites.

Adjacent Development:

To the east and south are single family homes. To the west and north is the subdivision's dedicated open space. All adjacent properties are in District 3-Outer Village Residential Neighborhood.

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-419	April 12, 2021

Use Standards (Section 1206)

The application is subject to compliance with the general conditional use standards of Section 1206.02:

The intended use meets applicable general standards for conditional uses. Model homes are also subject to compliance with the following additional standards (Condition of approval #1):

- Such use shall be temporary only for two years.
- A paved parking area for visitors shall be provided
- No business other than new home sales or leasing shall be conducted
- The number of employees on-site at the model home shall not exceed three (3) personnel.
- A model home shall not be open for public viewing or business before 9:00 am or later than 8:00 pm.

Staff notes the model home has been operating for approximately two (2) years and has been in substantial compliance with the above standards. This home will be the only operating model home in the development until the remaining fifteen (15) homes are sold. The applicant anticipates closing the model home early in 2022.

Site Plan Standards (Section 1207)

The application is in compliance with the site plan standards stipulated in Section 1207; including, lighting, parking, and impervious surface coverage.

City Departments:

- ☒ **Engineering** Assistant City Engineer Nate Wonsick has reviewed the proposal and has no comments pertaining to the request.
- ☒ **Fire Department** Fire Marshal Shawn Kasson has reviewed the proposal and has no comments pertaining to the request.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations.

Required PC Action

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Conditional approval of case 2021-419 for the model home at 5825 Timberline Trail in the Reserve at River Oaks Subdivision Phase II with the following condition:

1. The request is subject to the model home conditions stipulated in Section 1206.02(c)(18)(A-E), "Operation Standards" of the Land Development Code.



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

PLANNING COMMISSION
CASE NO. 2019-302

CONDITIONAL USE OF A MODEL HOME
FOR RESERVE AT RIVER OAKS SUBDIVISION

DECISION

Based on the evidence and representations to the Commission by Mr. Keith Filipkowski, the applicant representing The Pulte Group, 387 Medina Road, Medina, Ohio, 44256 and City staff at a meeting of the Planning Commission held on July 8, 2019, the Planning Commission approves the application for Case No. 2019-305 for Conditional Use Approval for the model home to be located at 5825 Timberline Trail, parcel #3010070 and an eight (8) stall parking lot on the adjacent lot at 5817 Timberline Trail, parcel #3010071 in The Reserve at River Oaks Subdivision according to plans dated as received June 10, 2019 with the condition that the applicant must address the following:

1. The request is subject to the model home conditions in contend in Section 1206.02(c)(18) (A-E), "Operation Standards" of the Land Development Code.
2. Applicant must obtain Right-Of-Way and Zoning Permit for the proposed parking lot at 5817 Timberline Trail.

Dated: July 8, 2019

CITY OF HUDSON
PLANNING COMMISSION

Robert S. Kagler, Chair

APPROVED: _____
STAFF APPROVAL DATE

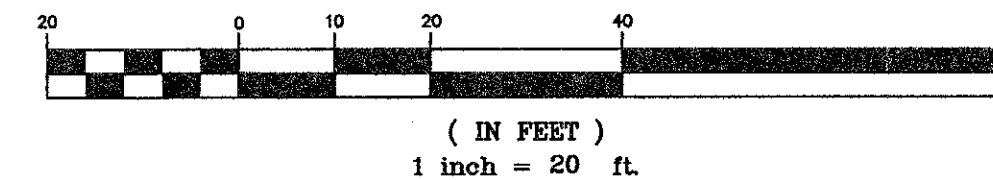
APPROVED: _____
ENGINEERING DEPT. APPROVAL DATE

APPROVED: _____
LANDSCAPE ARCHITECT APPROVAL DATE

BUILDER: PULTE HOMES OF OHIO, LLC.
ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256
PHONE: 330-239-1587

OWNER: _____
ADDRESS: _____
PHONE: _____

GRAPHIC SCALE



INITIAL SITE BENCHMARK:
SUMMIT COUNTY GEODETIC MONUMENT HU 118
STATE PLAN COORDINATE
N 572,745.649
E 2,250,912.641
ELEVATION = 1006.912 NAVD 1988

PERCENTAGE OF LOT
COVERAGE ON SUBLOT 49
= 26.6%

LEGEND:

- EXISTING TREE
- EX MONUMENT
- EX CURB INLET
- EX SANITARY MANHOLE
- EX YARD DRAIN
- IRON PIN SET
5/8"x30" REBAR
CAPPED "AZTECH #8249"
- EX HYDRANT
- EX WATER VALVE
- EX STORM MANHOLE
- ELECTRIC BOX
- LIGHT POST
- TELEPHONE PEDESTAL
- CABLE PEDESTAL

I CERTIFY THAT THIS PLAN WAS
PREPARED BY ME AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF.

STAN R. LOCH P.E. #63332 DATE

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

AZTECH
FAX 216-369-0259

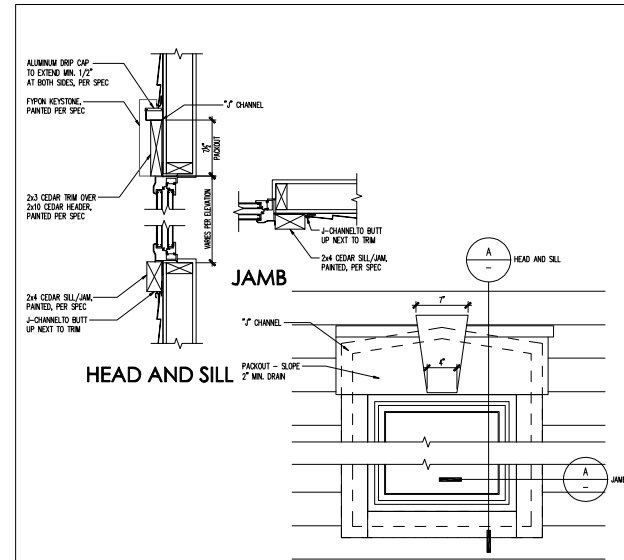
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT

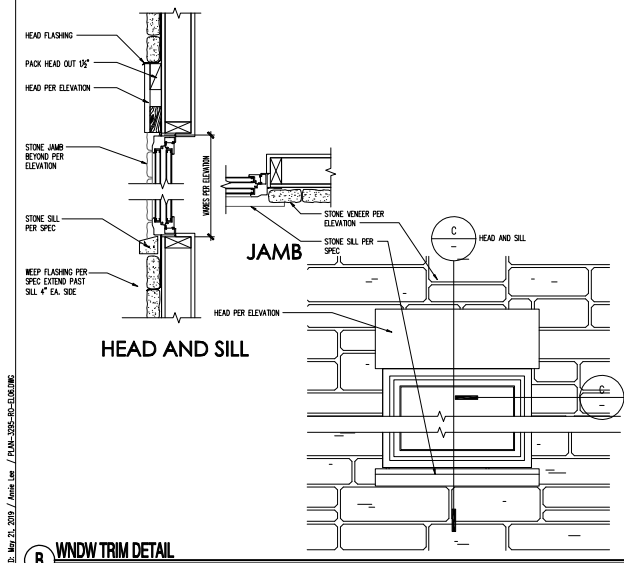
PARKING LAYOUT PLAN
FOR
PULTE HOMES
SUBLOTS 48 & 49
TIMBERLINE TRAIL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.2
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	5-21-2019
CHECKED BY	DRAWING NO.
SRL	River Oaks 2
JOB NO.	SHEET
20142977-2	1 OF 1



A WNDW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



B WNDW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - THIRTY SHEETS REPRESENT 1/2 SCALE PLOTS

Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256

Pulte
Homes

Elevation - 12 - Northern Craftsman
Front and Rear Elevations

PRODUCTION MANAGER
SHERRY HARRISON
DATE
DATE: 03/29/2009
REV. & DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 48
LAWSON COMMUNITY II

GARAGE FINISHING
GARAGE RIGHT

PRECISION LEVEL
TBD

FINISH NAME
ATWATER
SPC PLAN NUMBER
1642
LAWSON PLAN ID
PLAN 3295

SHEET
7.12a1

PLOTTED: Mar 25, 2009 / 10:05 AM / P:\MID-3095-02-108.MXD

ENGINEER OF RECORD: MILLER & SMITH ENGINEERS
ARCHITECT OF RECORD: GEORGE DESIGN - ARCHITECTS



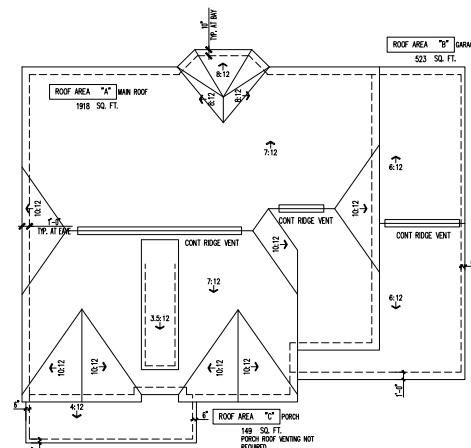
NOTE: GARAGE DOOR ELEVATION TO BE RETRO-FITTED TO STANDARD GARAGE ASSEMBLY AT COMPLETION OF COMMUNITY PROJECT.

SCALE $1/4" = 1'-0"$



SCALE $1/4" = 1'-0"$

ATTIC VENTILATION SCHEDULE													
12 ELEVATION	1ST FLOOR ROOF				2ND FLOOR ROOF				GARAGE ROOF				
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	ROOF	-	-	-	3.20	3.50	-	3.20	3.50	-	3.20	3.50	-
	EAVE	-	-	-	1.98	-	-	503	87	1.25	-	-	-
	STERN	-	-	-	3.20	3.54	-	-	87	1.25	-	-	-
	TOTAL	-	-	-	8.18	7.04	-	-	1.74	2.50	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-

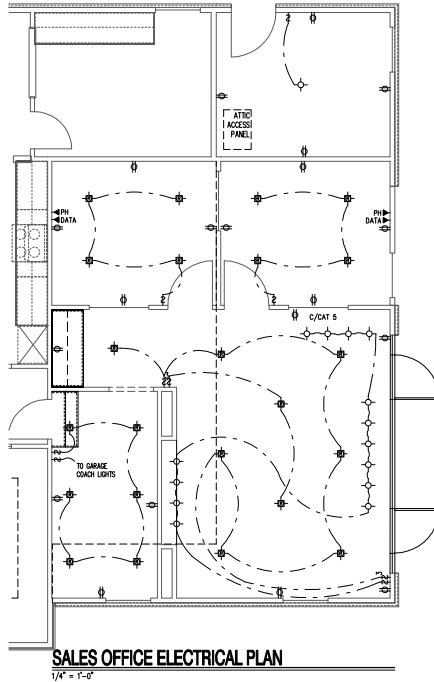


ROOF PLAN

SCALE $1/8" = 1'-0"$

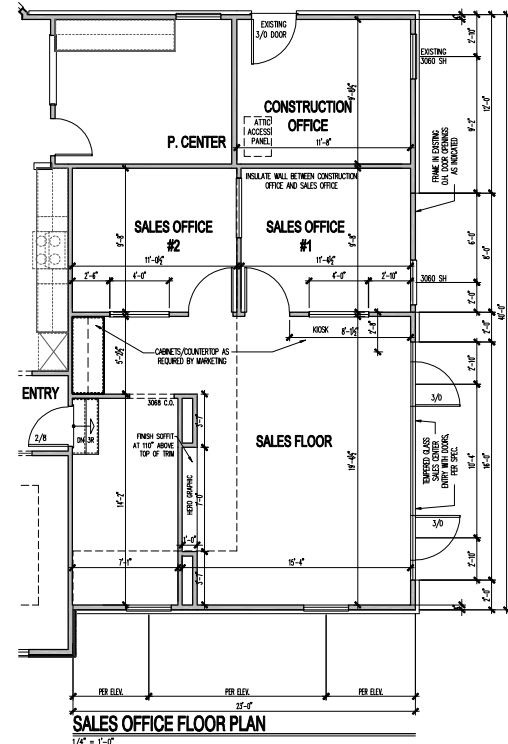


SCALE 1/4" = 1'-0"



SALES OFFICE ELECTRICAL PLAN
1/4" = 1'-0"

NOTE: SALES FLOOR AND ASSOCIATED ELEVATION TO BE RETRO-FITTED TO STANDARD GARAGE ASSEMBLY AT COMPLETION OF COMMUNITY PROJECT.



SALES OFFICE FLOOR PLAN
1/4" = 1'-0"

PROJECT OF RECORD: ABEL ENGINEERING, LLC
ARCHITECT OF RECORD: GORDON DESIGN, ARCHITECTS

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: River Oaks
LAWSON COMMUNITY ID: TBD
GARAGE HAVING: GARAGE RIGHT
SPECIFICATION LEVEL: TBD
FLOOR NAME: ATWATER
SEC. PLAN NUMBER: TBD
LAWSON PLAN ID: TBD
PROJECT PLAN NUMBER / NAME: PLAN 3295

SHEET: 1.0

Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44226

Sales Office
Plan and Elevation

PRODUCTION MANAGER
M. R. R. R.
REVISION DATE: 06/06/2011
REV. # / DATE / DESCRIPTION
1 / 06/20/11 Internal Redlines
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Site Photos



Site Photos



Site Photos

