

Submittal for Zoning Code Map Change, Applicant: Kuryla, Kenneth G. October 1, 2012

**1. Legal Description: PT LOT 7 N OF NORTON RD 60.50 FT FRT FARM DIST (Parcel Id: 3009759)**

The zoning code map change of the +/-22 acre parcel to District 8 is being requested in order to create a new premier indoor/outdoor event venue called Highfield Farm. Based on the look and feel of a Napa Valley Winery, the Highfield will be situated on 22 acres in the southern part of Hudson, Ohio on property that has been in the family for over 50 years. The Nosh Bistro at Highfield will accommodate public dining focusing on "Food With Integrity" by establishing a five-acre herb, vegetable, and fruit farm as well as a network of food and farm partners within a 50-mile radius. The Highfield Hall will focus on social celebrations of all sizes by creating a warm inviting space with an abundance of natural light and glass doors that open to a lush landscaped patio, waterfall, ponds, chef's garden and an outdoor pavillion interconnected by pristine wooded trails.

Allowing us to change the zoning of our parcel from Residential to District 8 will accomplish several things for the City of Hudson:

A. It will allow us to create a premier event venue that addresses the trend and demand for upscale indoor/outdoor social celebrations for Hudsonites within Hudson. Celebrating life's special moments in a luxurious setting that is close to home and specifically designed to take advantage of surrounding views of meadows and wooded areas will appeal to the discerning tastes of a family oriented community such as Hudson. Currently, local residents must choose outdated local venues or drive to other, sometimes distant communities for these upscale social celebrations.

B. Positioning the event hall in close proximity to Hudson corporations within District 8 will allow companies to conveniently entertain clients, reward employee efforts, and celebrate milestones all within a beautiful indoor/outdoor brand new facility.

C. The overall master plan of the development of the 22 acre parcel makes the preservation of the mature wooded areas and open space a top priority. With a horticultural background and a 28-year business commitment to beautiful landscapes, the developers have a unique environmental friendly approach to what is important.

D. Within the landscape architecture community mixed-use developments have been gaining ground as a successful planning design strategy to increase transportation options, revitalize local economies and enliven communities. Based on an American Society of Landscape Architect study conducted on Sustainable Urban Redevelopment, it has been shown that when jobs, housing, and commercial activities are located close together, a community's transportation options increase. In addition, mixed-use developments often have higher property values. By rezoning this parcel to District 8, and allowing an event hall, bistro and farm to exist on this secluded undeveloped area, the City of Hudson would be helping to boost economic development and increase property values on and around Darrow Road. Increasing property values would increase property tax revenues, which would directly impact the City of Hudson.

**2. Written Discussions:**

A. The proposed zoning change should not negatively impact the neighboring properties at all. The developer is planning to create an extensive buffer to the south of the event hall and office building to shield the three closest properties from the event hall and restaurant. Currently, 6.2 acres of mature woods to the east of the proposed development separates the development site from the sole residential development, Weston Hills. With the addition of a small bistro offering a cuisine based on local food (produced within a 50-mile radius of the restaurant) the proposed facility will actually enhance the appeal of locating a business in one of the many vacant office buildings located on Georgetown Road where employees can walk for business or personal lunches or dinners. The southern end of Hudson is home to Joann Fabric Corporate Headquarters, Summa Wellness Institute, and is currently undergoing enormous change with the addition of a The Trails of Hudson, a

55+ rental community and The Gables of Hudson, an assisted living community. Currently, this area is home to 3 oriental and 4 fast food restaurants that have been in operation for 15 plus years. Having a new moderately priced, healthy cuisine restaurant would be a very welcome addition to this area for all these new residents and employees.

B. The Highfield Farm master plan has been devised to create a secluded setting for two primary buildings and one outlying pavilion --the indoor/outdoor event venue/bistro and the corporate headquarters of KGK Gardening & Design Corp. From Georgetown Road, a secluded entranceway will lead the public onto the grounds amid landscaped mounds and gardens. To allow easy access and the best views of the natural surroundings, the Event Hall & Bistro building will be built at the highest point of the property closest to Georgetown Road; thus the name Highfield Farm. Four pictures of the current views of the property can be found below labeled Picture 1, 2, 3 & 4. The KGK office building, a privately used building, is to be placed closer to the southern residential area to create a buffer between the residential area and the event venue/bistro. The pavilion is to be placed at the eastern edge of the woods to take advantage of the tree canopy and offer wedding guests a shady location to experience nuptial ceremonies. The overall layout of the project takes into consideration the current use of the tree farm property with much of the land being preserved for ecological concerns as well as aesthetics. The internal roadways are for the most part flanked by parking on both sides in lieu of a standard parking lot. In addition, the roadways system is designed so it can be used for pedestrian circulation. Although the proposed landscape is not shown in detail on the plan, the intention of the project's landscape design is to create a welcoming backdrop for private and public celebrations while preserving the integrity of the natural landscape.

The proposed landscape consists of four main areas:

- An area designated for a chef's garden located near the event to be used daily by the staff of the bistro for fresh menu ingredients (picture 5).
- Outdoor seating areas within a large landscaped area nestled between the two main buildings (Picture 6).
- Stepped seating areas with fire pits (Picture 7) as well as tiered dining with fireplaces (Picture 8).
- A waterfall that leads into the small pond system that eventually feeds into the natural water way on the property (Picture 9).



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



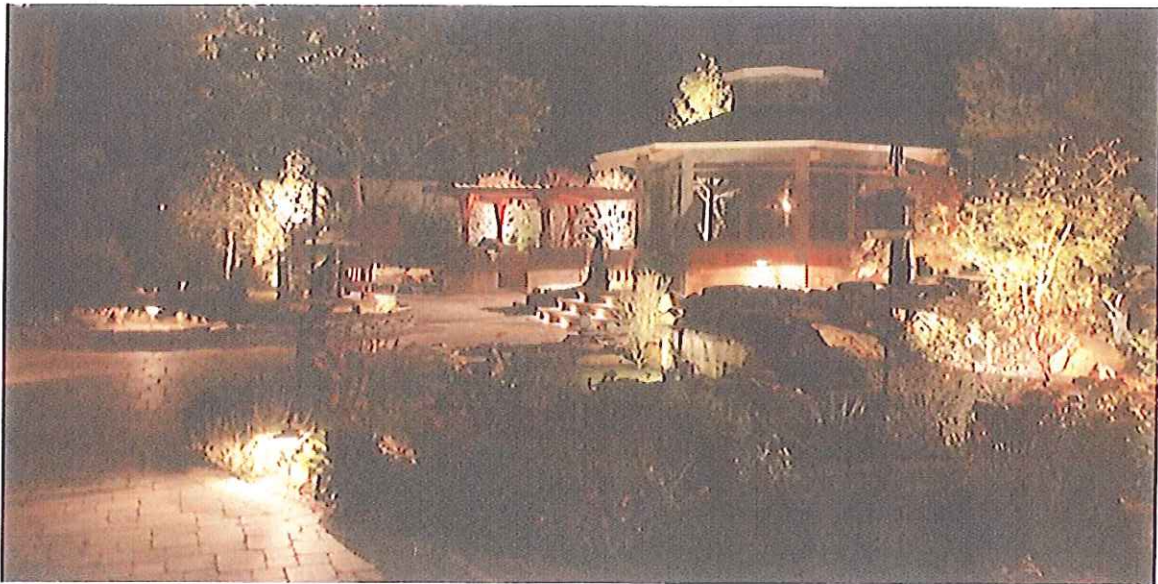
Picture 6



Picture 7



Picture 8



Picture 9