



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

PLANNING COMMISSION

CASE NO. 20-822

City of Hudson Zoning Map Amendment and Land Development Code Text Amendment to Section 1205.11(f)(1)

RECOMMENDATION

Based on the evidence and representations submitted to the Planning Commission by Sheldon Berns of Berns, Ockner, and Greenberger, LLC, Greg Modic and Sam Petros of Petros Homes, Property Owner William Heller, City staff and other interested parties at public hearings of the Planning Commission held at the regular meeting on October 12, 2020 and continued to the regular meeting of November 9, 2020 the Planning Commission recommends that City Council approve the following:

1. Proposal to revise permanent parcels 3001315 and 3001316 from the current District 8 Industrial/Business Park to the proposed Hike Bike (HB) Senior Housing Overlay Zoning District 8.
2. Proposal to revise the Land Development Code Section 1205.11(f)(1) of the Hike Bike Overlay (HB) Senior Housing Overlay Zoning District 8 as follows (applicant request in strike out and underline, Planning Commission recommendation in bold underline):

Purpose of the Overlay

- A. This overlay zone within District 8 recognizes the unique presence of the Metro Parks Hike and Bike (HB) Trail as a geographic feature and community amenity. The overlay zone is intended to house residents age fifty-five and over providing smaller yards for convenience and ease of maintenance within a larger subdivision that will maximize connections to the Hike and Bike Trail. All portions of the overlay zone are (a) within ~~1,100-3,300~~ **3,300** feet, less than ~~one-quarter~~ **three quarters** a mile from **and with a direct pedestrian access via sidewalk to** the Hike and Bike Trail. **An overlay zone shall contain a minimum of 30 acres.** This housing will assist the goal of providing diversity in housing options in the City with proximity to centers of employment and health/wellness with a variety of housing types and lot sizes.
- B. ~~Adjacent-Nearby retail services in District 9 and amenity retail allowed within the overlay zone offers~~ **nearby medical and health services in District 8 offer** a proximity of current and future facilities and services which especially benefit active adult seniors. It recognizes a community planning trend away from the isolation of uses given the changing nature of "industrial" and the desire for mixed and adjacent uses, such as housing, retail and offices. There is a specific intention to not offer a residential environment protected from the effects of usual and customary commercial and industrial business activity. ~~Non-vehicular~~ **Pedestrian** circulation is

given a high priority and potential traffic impacts will be mitigated through implementation of the State Rt. 91 Traffic Corridor Study. The overlay zone supersedes the underlying industrial and business park zoning in District 8.

Dated: November 11, 2020

CITY OF HUDSON
PLANNING COMMISSION

C.T. Harvie

C. Thomas Harvie, Chair