



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

Date: January 7, 2021
To: Mayor Shubert and City Council
From: Greg Hannan, Community Development Director
CC: Thomas J. Sheridan, Asst City Manager
Re: Hudson Drive Map and Text Amendment (PC Case 20-822)

As a follow up to the City Council public hearing on January 5, 2021 city staff noted several requests for additional information. Please see the following:

Additional Overlay Zoning within City of Hudson: In addition to the existing District 8 overlay (approx. 50 acres in area) the Land Development Code also contains the District 7 office overlay along South Main Street (approx. 18 acres in area). The District 7 overlay maintains the same development standards as the District 7 area; however, only permits a specific subset of allowed uses. The purpose statement of District 7 acknowledges: The Office Overlay Zone of the northern portion of District 7 will protect and buffer residential uses to the north and reinforce retail uses to the south.

Planning Commission Rationale for Decision: The Planning Commission discussed the application at the October 12 and November 9, 2020 meetings. Planning Commission discussions and deliberations occurred during both meetings. Video recordings for each meeting are available on the planning Commission page of the city website. The Planning Commission decision has been attached.

Exhibit of area within 3,300 feet of the Hike and Bike Trail: The purpose statement of the D8 Overlay states that all portions of the overlay are within 1,100 feet of the Hike and Bike Trail. The proposed amendment includes a request to revise the distance to 3,300 feet. Please see the attached exhibit which depicts the current City of Hudson Zoning Map with the subject property depicted in the proposed overlay as well as the acreage within 3,300 linear feet of the Hike and Bike Trail. Please note; however, the current map amendment application would not rezone all land within 3,300 feet and only pertains to the subject property.

Previous Zoning under Hudson Township: The applicant acknowledged purchasing the property 45 years ago. Attached is a Hudson Township Zoning Map dated January 1972. The map depicts the subject property as M-1 Industrial. The following is a comparison of the uses permitted in 1972 under the M-I versus the current City of Hudson D8 Zoning.

Summary of uses permitted

| M-1 Industrial (Hudson Township) | District 8 (City of Hudson) | |
|---|--|---|
| Permitted Uses | Uses By Right | |
| <ul style="list-style-type: none"> • Light manufacturing and assembly • Assembly of metal, paper, plastic, textile, wood and rubber products • Services: Automobile, truck, farm machinery, and trailer supply, including body repair and painting, cabinet and carpenter shops. • Dry cleaning plants • Laboratories, research, experimental, and testing • Laundry plants • Offices • Plumbing repair and service shops • Printing and publishing • Roof and tin shops • Sign display and decorating shops • Manufacturing and processing of the following: fire arms, food products, machine shop products, packaged products, Pharmaceutical products, compounding only • Storage and warehousing within an enclosed building. | <p><u>Commercial</u></p> <ul style="list-style-type: none"> • Adult Businesses • Banks • Medical Clinic • Office Business Parks • Office • Restaurant/Retail/Service (restrictions) • Showroom/salesrooms for wholesale dist. • Wholesale Trade <p>Planned Development</p> | <p><u>Industrial</u></p> <ul style="list-style-type: none"> • Industrial Business Park • Light Industrial • Research Laboratory • Resource Recovery within enclosed structure • Warehousing, Distribution, Storage • Workshops <p><u>Institutional</u></p> <ul style="list-style-type: none"> • Governmental/Public uses |
| | <p>Conditional Uses</p> | <p><u>Commercial</u></p> <ul style="list-style-type: none"> • Assembly Halls • Automobile repair and service • Commercial nurseries • Commercial operations that involve operation, parking, a maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, including self-storage. • Day care • Lodging • Recreational Facilities • Vehicle and Equipment Rentals • Vehicle Repair/Service • Wireless Telecom Facilities |



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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

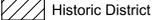
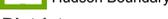
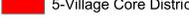
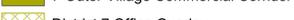
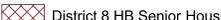
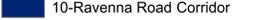
CITY OF HUDSON
PLANNING COMMISSION

C.T. Harvie

C. Thomas Harvie, Chair

City of Hudson Community Development Map Zoning Districts

Legend

-  Railroads
-  Lakes & Ponds
-  Historic District
-  Rivers & Streams
-  Parcels
-  Hudson Boundary
- Districts**
-  1-Suburban Residential Nbhd.
-  2-Rural Residential Conservation
-  3-Outer Village Residential Nbhd.
-  4-Historic Residential Nbhd.
-  5-Village Core District
-  6-Western Hudson Gateway
-  7-Outer Village Commercial Corridor
-  District 7 Office Overlay
-  8-Industrial/Business Park
-  District 8 HB Senior Housing Overlay
-  9-Darrowville Commercial Corridor
-  10-Ravenna Road Corridor



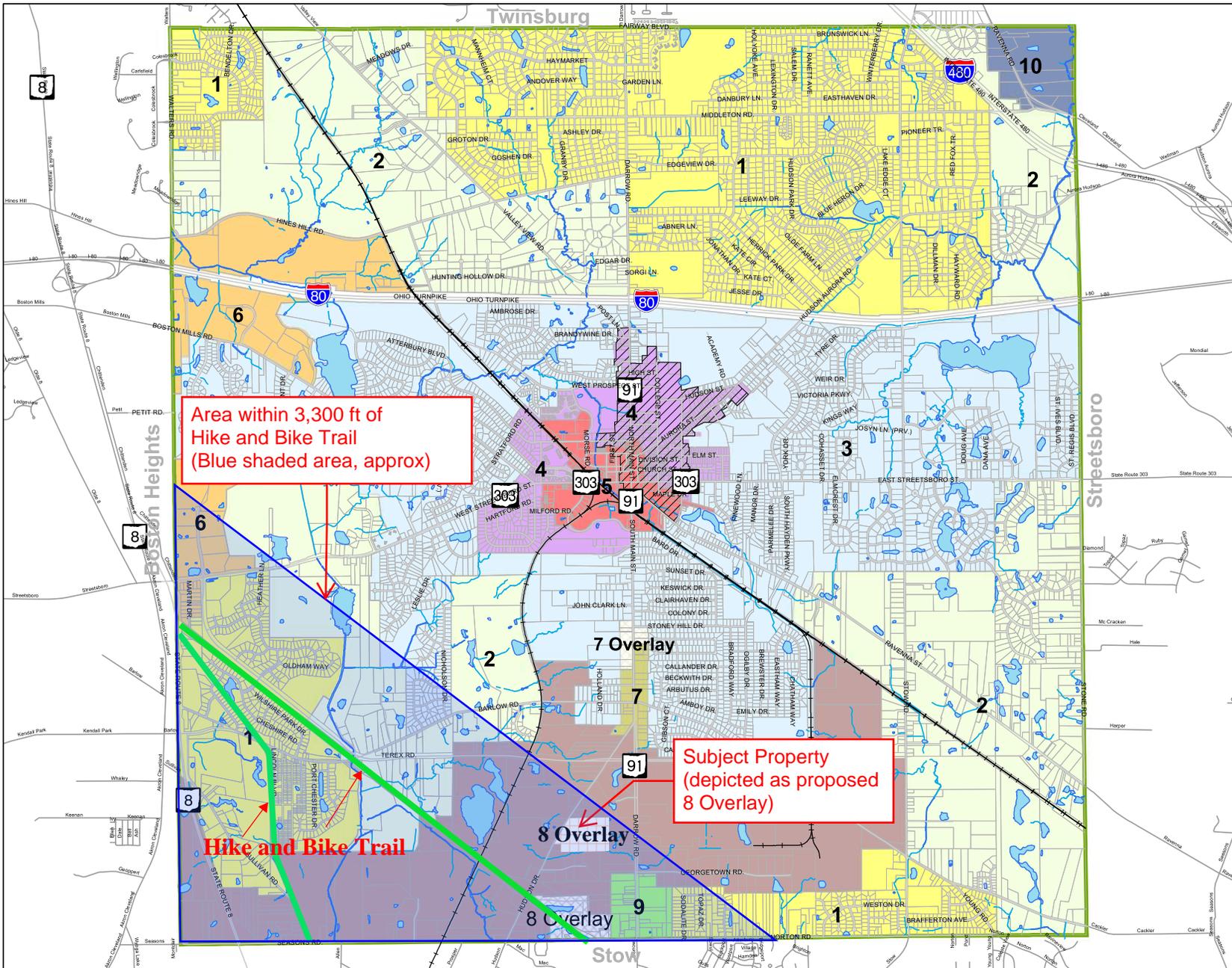
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Disclaimer:
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City of Hudson, Ohio
Department of Community Development
GIS Division

Map Compiled: March 2019

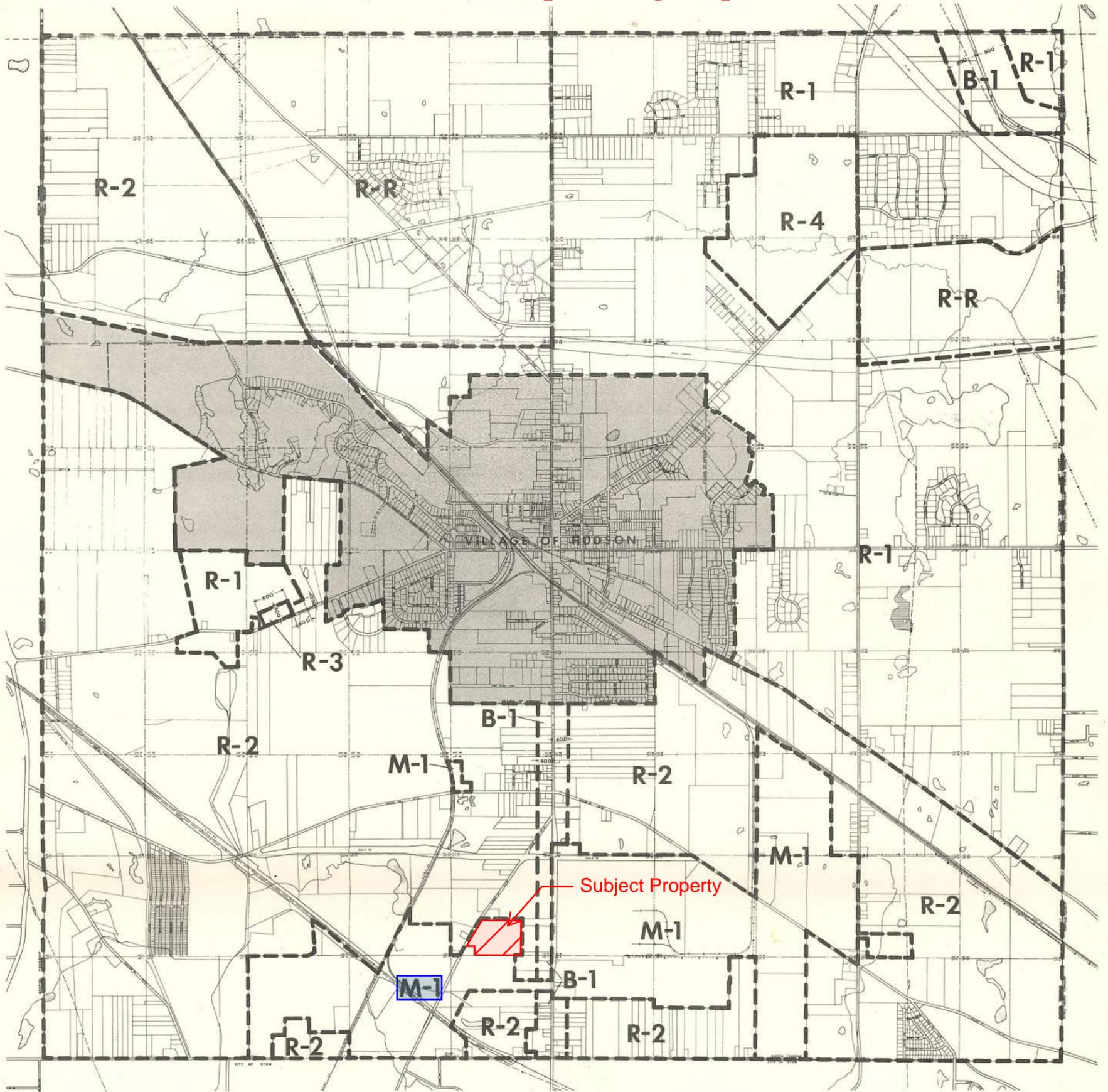


Area within 3,300 ft of
Hike and Bike Trail
(Blue shaded area, approx)

Subject Property
(depicted as proposed
8 Overlay)

Hike and Bike Trail

Hudson Township Zoning Map 1972



ZONING MAP OF HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO

- R-1 RESIDENCE DISTRICT
- R-R RURAL RESIDENCE DISTRICT
- R-2 RESIDENCE DISTRICT
- R-3 RESIDENCE DISTRICT
- R-4 RESIDENCE DISTRICT

- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT**
- E-R EXECUTIVE OFFICE PARK AND RESEARCH DISTRICT

DATE OF MOST RECENT AMENDMENT TO ZONING MAP: OCTOBER 22, 1968
AUGUST 11, 1970
JANUARY 1, 1972

PREPARED BY: COMMUNITY ASSISTANCE DIVISION OF THE TRI-COUNTY REGIONAL PLANNING COMMISSION, BASE MAP MAY 1966
THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED



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