

— O H I O —
HUDSON 

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

DATE: September 9, 2015

TO: City of Hudson Planning Commission for September 14, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use: Accessory Agricultural Use
2433 Brunswick Lane
District 1 – Suburban Residential Neighborhood

PC Case No: 2015-23

Project Introduction

Application has been received for an accessory general agriculture use approval at 2433 Brunswick Lane. The applicant has stated the scale of the proposed use includes keeping of up to six chickens (no roosters) within a 20 sq ft coop and 100 sq ft mobile exercise yard. General agricultural uses involving animals are permitted as a conditional use within District 1 - Suburban Residential Neighborhood.

Adjacent Development:

The subject property is a 0.83 acre lot on the north side of Brunswick Lane. The site is adjacent to single family residences along Brunswick Lane to the east, west, and south. Undeveloped wooded land within Twinsburg Township is located to the north.

The following information is attached to this report.

1. Letter and site plan from property owner Sara Briechle dated August 7, 2015.
2. Preliminary comment letter, prepared by City Planner Greg Hannan, dated August 31, 2015.
3. Aerial photograph from the City of Hudson GIS, depicting the subject property and surrounding development.

Applicable Zoning District Standards, Section 1205.05

Staff compared the proposal to the zoning district standards and found the proposal conforms to the applicable standards.

Applicable Conditional Use Standards, Section 1206

General agricultural operations are permitted as a conditional use within District 1. The use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b).

Staff notes the limited scale agricultural use which is proposed as accessory to the single family residence and is compatible with the surrounding development along Brunswick Lane. The required setbacks of the use areas and the applicable bufferyards appropriately address potential impacts to adjacent single family residential development.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Fencing and Accessory Building Setbacks: The LDC requires a 100 foot setback from agricultural uses to adjacent buildings suitable for occupancy and a 50 foot setback from agricultural uses to the property line of residentially zoned land. The proposed installation is in compliance with the applicable standards.

Bufferyards: Bufferyard D (25 ft. depth) is applicable between agricultural uses and single family residential uses. The submitted site plan and existing condition aerial photographs depict an approximately 35 foot depth existing buffer area along the west property line and a 15-25 foot depth existing buffer along the east property line. The applicant has proposed to add three evergreen bushes and two apple trees along the east property line. The proposed planting along with preservation of the existing vegetation comply with the applicable standard.

Findings:

The applicant has proposed a small scale agricultural use within District One Suburban Residential Neighborhood which permits such as a Conditional Use. Staff finds the application conforms to all applicable Land Development Code standards provided the conditions listed below are implemented.

Required PC Action, Chapter 1203

The PC shall consider the development application and 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 written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for an accessory agricultural use at 2433 Brunswick Lane per Case No. 2015-23 according to plans and a letter dated August 7, 2015 provided the following conditions are met:

1. A zoning certificate may not be issued for the agricultural use and associated coop/enclosure until the Planning Commission has approved the project and any conditions of the commission have been addressed.

August 7, 2015

Dear Members of the Planning Commission,

I am requesting approval from the Commission to house up to six chickens (no roosters) on my property located at 2433 Brunswick Lane, Hudson Ohio. The chickens would be for personal use. The coop size is four feet long, four feet wide, and five feet high. It is a professionally made structure and constructed high quality, rot-resistant wood. A picture of the structure is located below. In addition to the coop, a ten foot by 10 foot mobile exercise yard will be used to protect and contain the chickens when they are not in the coop.

Enclosed with this application is a site drawing for your review. The back yard of my property is surrounded by a significant number of trees and shrubbery including an undeveloped, wooded parcel on the north side of the property. Views of the property bufferyard are shown below.

Thank you for your consideration of this matter,

Sara Briechele

Coop Structure



West View



North View



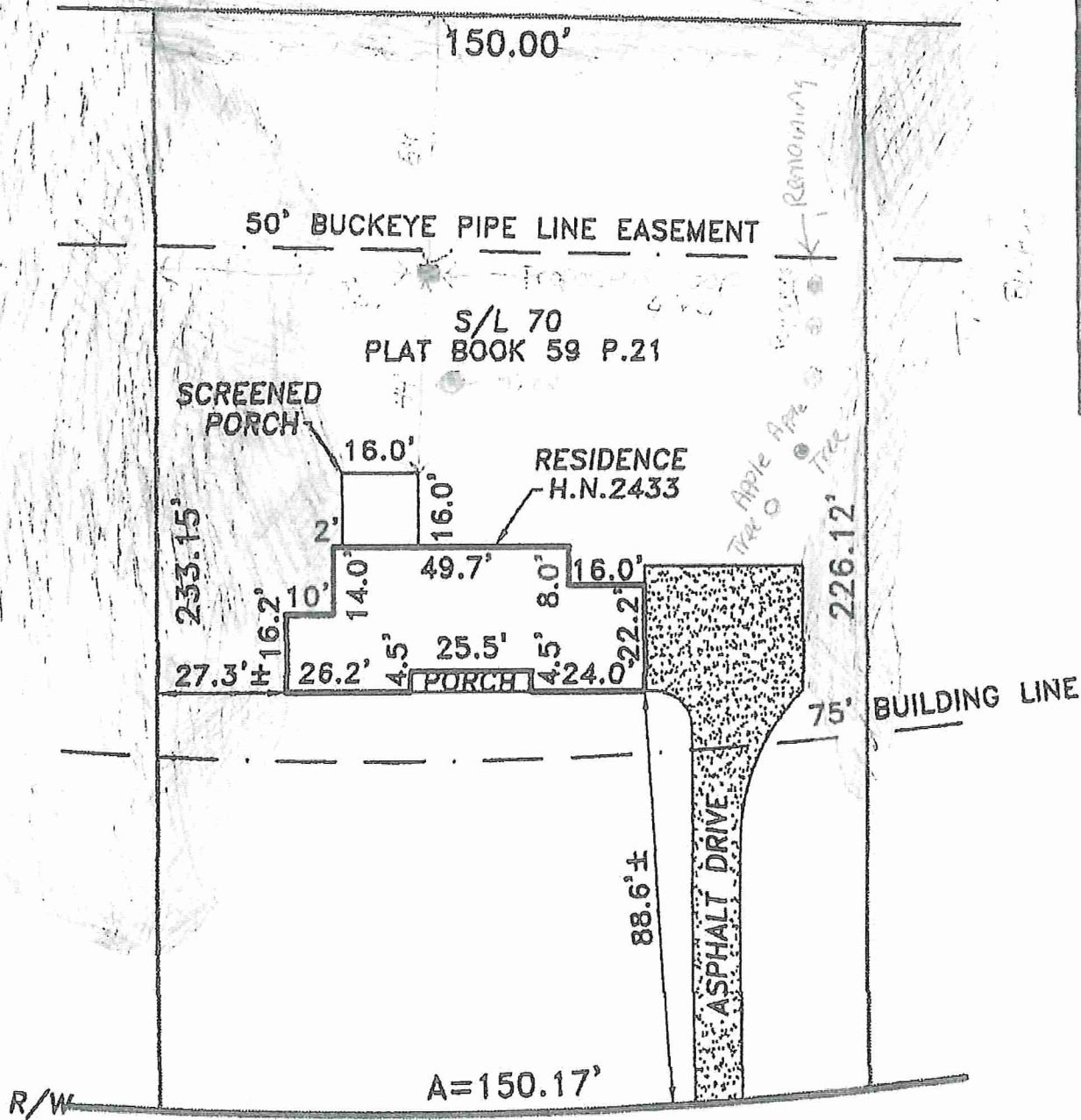
East View



1344
REGISTERED
PROFESSIONAL SURVEYOR

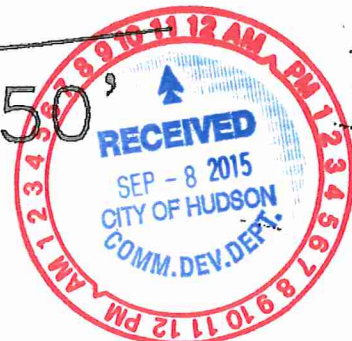
MIRABELL MANNING
REG# 7344

WITH CHAPTER 4700-30,
BOUNDARY SURVEY PRACTICE
CODE. THE INFORMATION
INSTALLATION OF BUILDING
IMPROVEMENTS. THIS IS
ENGINEERING & SURVEYING
WITHOUT OUR WRITTEN



BRUNSWICK LANE

50'





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August 31, 2015

Sara Briechle
2433 Brunswick Lane
Hudson, Ohio 4236

RE: PC 2015-23- Conditional Use for 2433 Brunswick Lane

Ms. Briechle -

Thank you for your submission of the conditional use application for the agricultural use at 2433 Brunswick Lane. The application has been scheduled for the Planning Commission (PC) agenda for the September 14, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Our goal is to provide you an opportunity to respond to the below comments by September 4, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on September 9, 2015. Additionally I am available to meet and review the comments at your convenience.

Chapter 1205 – District Regulations 1205.04 District 1: Suburban Residential Neighborhood Use: The proposed agricultural use is permitted as a conditional use. Staff understands the scale of the proposed use includes keeping of up to six chickens (no roosters) within a 20 sq ft coop and 100 sq ft mobile exercise yard.

Section 1206 Use Regulations

The application is subject to compliance with the general conditional use standards of Section 1206.02. Staff notes the proposed limited scale agricultural use is in compliance with the applicable standards.

Section 1207 Zoning Development and Site Plan Standards

Landscaping/Buffering: The property is adjacent to single family residential uses to the east and west with a large undeveloped area to the north. Bufferyard D (25 ft. depth) is applicable between agricultural uses and single family residential uses. The submitted site plan and existing condition aerial photographs depict an approximately 35 foot depth existing buffer area along the west property line and a 10-20 foot depth existing buffer along the east property line. The site plan additionally proposes to add three bushes along the east property line. Staff suggests expanding the plantings to five trees/bushes, proposed in a staggered row, sited to maximize buffering from the adjacent residence at 2447 Brunswick Lane. Additionally, the existing vegetation should be labeled as remaining.

Fencing and accessory building setbacks: The LDC requires a 100 foot setback from agricultural uses to adjacent buildings suitable for occupancy and a 50 foot setback from agricultural uses to the property line of residentially zoned land. The submitted site plan is in compliance with the applicable requirements.

Summary:

1. Revise the site plan to depict five trees/bushes with species noted, proposed in a staggered row, sited to maximize buffering from the adjacent residence at 2447 Brunswick Lane.
2. Label the existing vegetation as “existing vegetation to remain”

Please contact me for any assistance I can provide.

Sincerely,

Gregory P. Hannan, AICP
City Planner

CC: Mark Richardson, Community Development Director

City of Hudson, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 40 feet
9/4/2015