

DATE: March 4, 2015

TO: City of Hudson Planning Commission for March 9, 2015 Meeting

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

SUBJECT: Replat of Lake Forest Subdivision  
Vacation of Glengary Drive

ZONING: District 6: Western Hudson Gateway

PC Case No: 2015-03

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**Project Introduction**

Lake Forest Country Club has applied for approval of a Replat of Lake Forest Subdivision. The Replat involves the requested vacation of Glengary Drive, an unimproved right of way extending 1400 feet northward from Boston Mills Road, approximately 200 feet west of Ridgewood Boulevard in the Oak Point Commons Subdivision. The Lake Forest Subdivision was established in 1930 and extends from Boston Mills Road north to the Turnpike and eastward to Lennox Road. Adjacent portions of the Lake Forest Subdivision west and north of the subject site were vacated in 1956 (Ordinance 56-74). The proposed vacation will result in the right of way being split and consolidated into each of the abutting parcels. Lake Forest Country Club is the abutting property owner on both sides of the northern portion of the right of way with the City of Hudson Parks and Hudson Omni III LTD as abutting property owners adjacent to Boston Mills Road. The total right of way requested to be vacated totals 2.22 acres of land.

Adjacent Development: The southern portion of the right of way borders Boston Mills Park to the east and an undeveloped portion of the Omni Office Park development to the west. This area contains primarily vacant, wooded land. The northern portion of the right of way is surrounded by Lake Forest Country Club parcels. This area is developed as part of the Lake Forest Country Club golf course.

The following information is attached to this report:

1. Replat of Lake Forest Subdivision, prepared by Paul R. Couch, received January 27, 2015.
2. Preliminary review comments of the submittal, prepared by City Planner Greg Hannan, dated February 24, 2015.
3. Preliminary review comments from City Engineer Thom Sheridan, dated March 2, 2015.
4. Aerial photograph of the vicinity showing the natural features and adjacent development.

5. Lake Forest Subdivision Plat, cover sheet, sheets 57, and sheet 58 approved by the Village of Hudson in 1929.

**Applicable Zoning Development and Subdivision Standards, Section 1207 and 1208**

Survey Documents: As proposed, eight deeds will need to be prepared by the applicant to consolidate the right of way into the adjacent parcels. Staff suggests Lake Forest Country Club consolidate their six existing parcels which abut the right of way. This would simplify the land transfers.

Existing Park Development: The right of way presently contains a parking lot curb cut associated with the adjacent city park and a walking path linking the city park and the adjacent Omni development. A surveyed plan must be submitted indicating the location of the walking paths and parking lot to determine the impacts of each with the requested vacation. An easement may be required over any impacted area.

Ingress-Egress Easement: A 30 foot wide ingress-egress easement is proposed from Boston Mills Road within the portion of property to be consolidated into the City park parcel (PP#3201215). Staff understands the easement is requested by Lake Forest Country Club to provide access in the event maintenance would be needed at the Lake Forest Dam. The plans should be revised to provide information describing the proposed terms or rights associated with the easement and to whom it shall benefit.

Compensation: The proposed vacation of Glengary Drive represents 2.22 acres of property. Staff suggests Planning Commission forward a recommendation to City Council to determine appropriate compensation for the vacated acreage.

**Findings: Section 1204.05(c) Final Subdivision Plat**

The staff finds that the application complies with the purposes and intent of the code and community plans, subdivision development and design standards, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.05(c) except as discussed above and recommended below.

**Required PC Action, Chapter 1203.10(d)(2)(A)**

The PC shall take final action on a final subdivision application by reviewing the application and all submitted plans and reports, and then either approving, approving with conditions, or denying the application based on its compliance with the standards summarized in this report.

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 Replat of the Lake Forest Subdivision for Case No. 2015-03 involving the vacation of 2.22 acres of right of way associated with the unimproved Glengary Drive, according to the replat dated as received January 29, 2015. Further Planning Commission recommends that Council approve the vacation of the right of way and authorize the City Manager to deed these lands to the adjacent property owners. The following conditions must be met in conjunction with the requested replat:

1. The applicant considers consolidation of the existing six parcels owned by Lake Forest Country Club which abut the Glengary Drive right of way.
2. A surveyed plan must be submitted indicating the location of the walking paths and parking lot. An easement shall be established for any parking lot or trail encroachments.
3. The replat shall be revised to provide information describing the proposed terms or rights associated with the proposed 30 foot ingress-egress easement and to whom it shall benefit.
4. The comments of City Engineer Thom Sheridan must be addressed per his letter of March 2, 2015.
5. Planning Commission recommends Council determine the appropriate compensation for the 2.22 acres of vacated lands.
6. Council must approve the vacation of the right-of-way and authorize the City Manager to deed over the lands to be vacated.