

Meeting Date:

June 8, 2019

Location:

5825 Timberline Trail

Parcel Number

3010070

Request:

Conditional Use – Model Home

Applicant:

Pulte Homes of Ohio LLC

Property Owner:

Pulte Homes of Ohio LLC

Zoning:

D3-Outer Village Residential  
Neighborhood

Case Manager:

Kris McMaster

Staff Recommendation

Approval subject to conditions  
on page **two**.

**Contents**

- Cover Letter, dated 6/10/19
- Site plan, dated 5/21/19
- Landscaping/Lighting Plan,  
dated 6/4/19



Existing Conditions, City of Hudson GIS

**Project Background:**

Application has been received for conditional use approval for model home at 5825 Timberline Trail and parking pad at 5817 Timberline Trail in the Reserve at River Oaks Phase IV Subdivision. The proposed improvements would include the model home and eight (8) stall parking lot on the adjacent lot. Model homes are dwellings representative of other dwellings offered for sale or to be built in an area of residential development. These dwellings may also be used as temporary real estate sales offices. Model homes are conditionally permitted in District 3 provided they meet the applicable requirements of Section 1206.02, Conditional Uses. The Planning Commission must take final action on conditional uses.

**Adjacent Development:**

To the east and south are single family homes. To the west and north is the subdivisions dedicated open space. All adjacent properties are in District 3- Outer Village Residential Neighborhood.



Hudson Planning Commission	CONDITIONAL USE REVIEW
Case No. 2019-302 January 11, 2019	June 2, 2019

### Use Standards (Section 1206)

- ☒ **Use** The intended use meets applicable general standards for conditional uses. Model homes are also subject to compliance with the following additional standards.
- (A) Such use shall be temporary only for 2 years.
  - (B) A paved parking area for visitors shall be provided.
  - (C) No business other than new home sales or leasing shall be conducted.
  - (D) The number of employees on-site at the model home shall not exceed three personnel.
  - (E) A model home shall not be open for public viewing or business before 9:00 a.m. or later than 8:00 p.m. **(Condition 1)**

### Site Plan Standards (Section 1207)

- ☒ **Lighting** Proposed plan meets this requirement however, staff suggests adding lighting to pathway from parking lot to model home.
- ☒ **Parking** Staff finds the application conforms to all applicable Land Development Code Standards.
- ☒ **Right-of-way** Applicant must obtain Right-Of-Way and Zoning Permit for the proposed parking lot at 5817 Timberline Trail. **(Condition 2)**
- ☒ **Architectural Design** The AHBR approved the design of the home on April 24, 2019 and the home is currently under construction.

### Findings (1204):

The staff finds that the application conforms to all applicable Land Development Codes.

### Required PC Action (1203.02(d))

The Planning Commission is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed conditional use applications. The PC shall consider the development application, 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 findings of fact related to the relevant standards of the Code.

### Conditional Use Recommendations:

Approve the application for Conditional Use Approval of Case No. 2019-302 for the model home at 5825 Timberline Trail in the Reserve at River Oaks Subdivision, Phase IV with the following conditions:

1. The request is subject to the model home conditions in contend in Section 1206.02(c)(18)(A-E), "Operation Standards" of the Land Development Code.
2. Applicant must obtain Right-Of-Way and Zoning Permit for the proposed parking lot at 5817 Timberline Trail.





6/10/2019

Re: Pulte Homes Conditional Use Application: River Oaks Model Park

To whom it may concern,

For consideration of the Pulte Homes conditional use application/review, please be advised of the following:

- a) Conditional use of the Pulte Homes model park (One home and one parking pad) will be temporary as Pulte Homes sells and builds homes within the community. Upon the completion of home sales and construction related activities, the model home and adjacent parking site will be converted for final occupancy and for the purchase / dwelling of future Hudson residents. Based on selling/construction life of the community potentially exceeding 2 years from the date of Planning Commission approval, these homes may require re-application as conditional permit expirations approach.
- b) Lot #49, as seen within the site plan submitted, demonstrates a paved/concrete parking area intended for the use associated with model park efforts.
- c) No business other than new home sales or leasing shall be conducted from the model home.
- d) The number of employees on-site at the model home shall not exceed 3 sales and marketing personnel.
- e) A model home shall not be open for public viewing or business before 9 a.m. or later than 6pm.

Please do not hesitate to contact me via email or 216- 308-1627 via mobile phone or 330-239-4790 via facsimile.

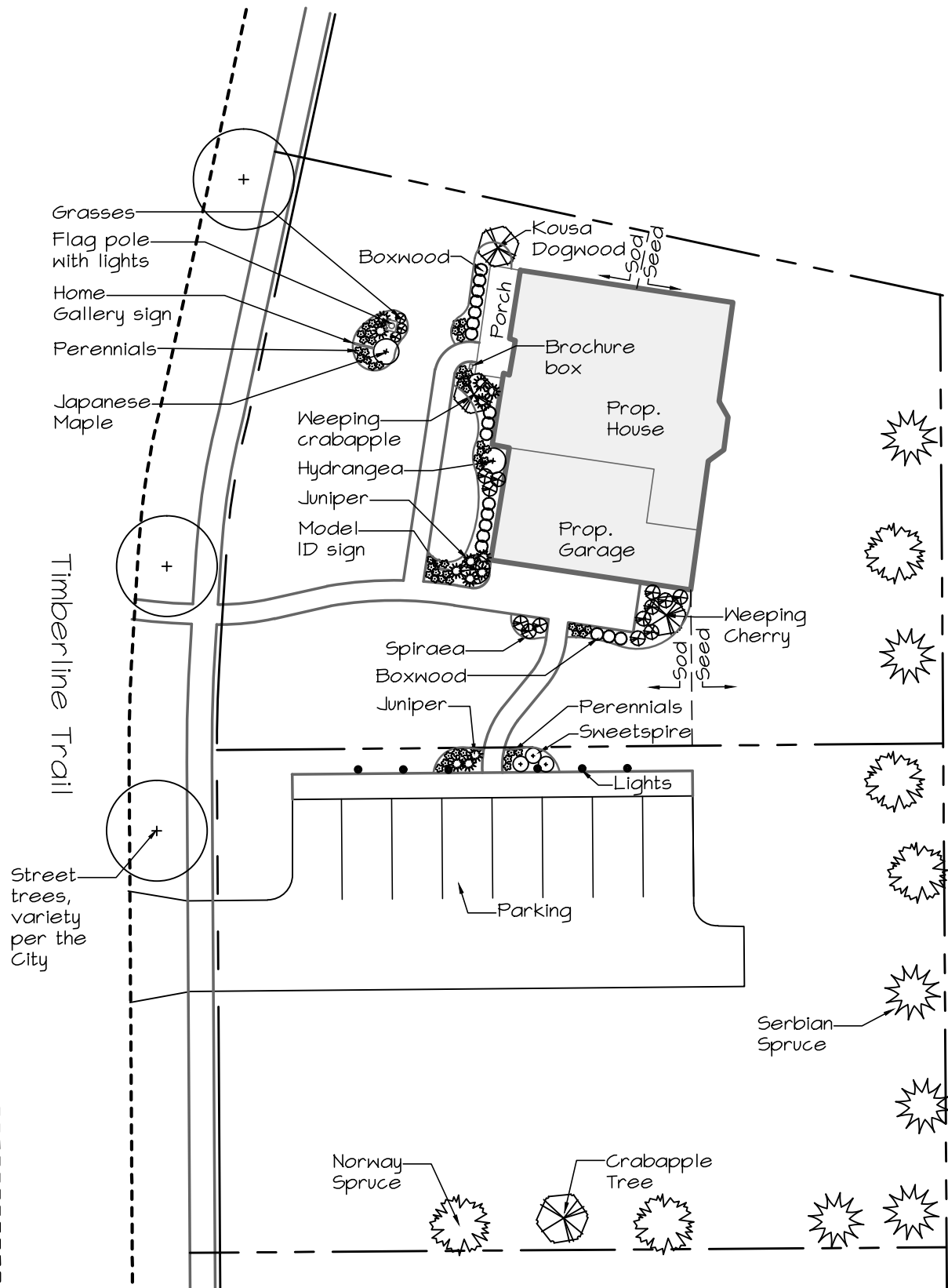
Sincerely,

Keith M. Filipkowski

*Keith M. Filipkowski*

Senior Project Manager : Ohio Operations  
Pulte Homes of Ohio, LLC







APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
STAFF APPROVAL

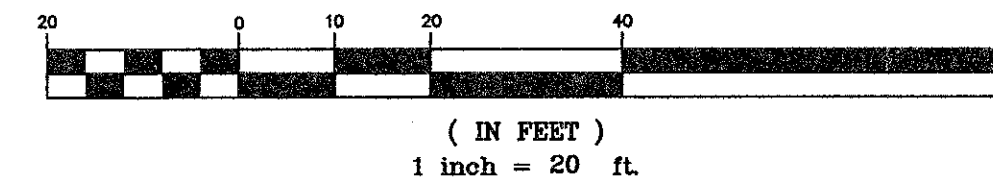
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEERING DEPT. APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
LANDSCAPE ARCHITECT APPROVAL

BUILDER: PULTE HOMES OF OHIO, LLC.  
ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256  
PHONE: 330-239-1587

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

# GRAPHIC SCALE



INITIAL SITE BENCHMARK:  
SUMMIT COUNTY GEODETIC MONUMENT HU 118  
STATE PLAN COORDINATE  
N 572,745.649  
E 2,250,912.641  
ELEVATION = 1006.912 NAVD 1988

PERCENTAGE OF LOT  
COVERAGE ON SUBLOT 49  
= 26.6%

## LEGEND:

- EXISTING TREE
- EX MONUMENT
- EX CURB INLET
- EX SANITARY MANHOLE
- EX YARD DRAIN
- IRON PIN SET  
5/8"x30" REBAR  
CAPPED "AZTECH #8249"
- EX HYDRANT
- EX WATER VALVE
- EX STORM MANHOLE
- ELECTRIC BOX
- LIGHT POST
- TELEPHONE PEDESTAL
- CABLE PEDESTAL

I CERTIFY THAT THIS PLAN WAS  
PREPARED BY ME AND IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND  
BELIEF.

STAN R. LOCH P.E. #63332 DATE \_\_\_\_\_

5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071

**AZTECH**  
FAX 216-369-0259

ENGINEERING and SURVEYING  
Civil Engineering - Land Surveying

## SHEET CONTENT

PARKING LAYOUT PLAN  
FOR  
PULTE HOMES  
SUBLOTS 48 & 49  
TIMBERLINE TRAIL  
IN THE  
RESERVE AT RIVER  
OAKS SUBDIVISION PH.2  
SITUATED IN THE  
CITY OF HUDSON  
COUNTY OF SUMMIT  
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	5-21-2019
CHECKED BY	DRAWING NO.
SRL	River Oaks 2
JOB NO.	SHEET
20142977-2	1 OF 1