

Meeting Date:
July 8, 2024

Location:
Ravenna Street

Parcel Numbers

Parcels: 3010370,
303108, 3006324,
3002169, 30023753
001397, 300455230
06323, 3004555

Request: Preliminary
Subdivision review of
Canterbury Crossing

Applicant:
Chris Brown, Prestige
Builder Group

Property Owners:
Kuchar LLC,
George Vizmeg

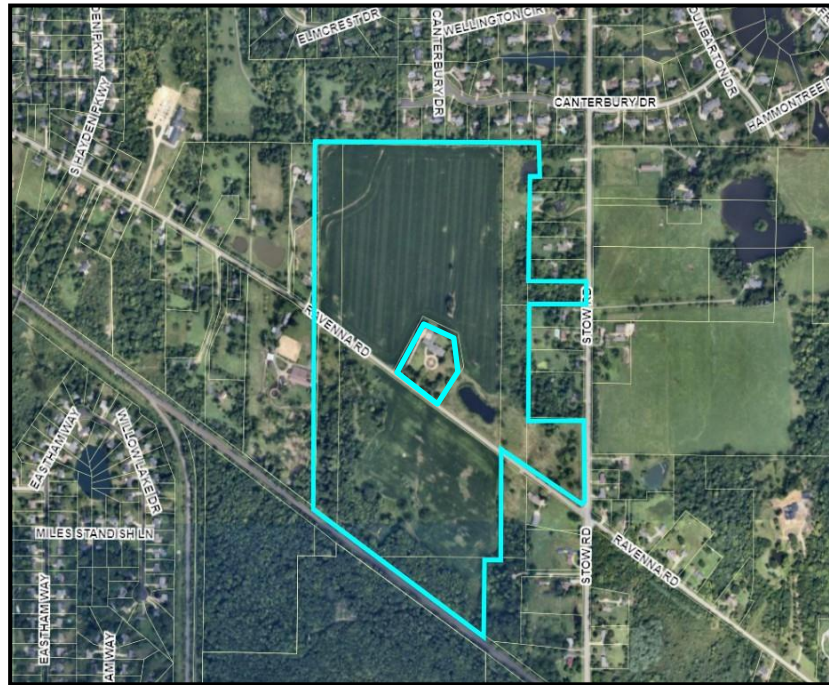
Zoning:
D2 – Rural Residential
Conservation

Case Manager:
Nick Sugar,
City Planner

Staff Recommendation
Approval subject to
conditions on page 13

Contents

- Site Plans, 6.13.24
- Conditional Use Letter, 6.10.24
- Revised Wetland Map, 6.10.24
- Traffic Report, 9.29.23
- Review Letter – Assist City Engineer, 6.25.24
- Review Letter -Fire Marshal, 6.27.24
- Geotech Report, 1.4.23
- Tree Inventory, 1.2.24
- House Renderings, 9.11.23
- Previous Wetland Delineation, October 2022



Existing Conditions, Hudson GIS

Project Background:

Prestige Builder Group has applied for a Preliminary Subdivision Request for Canterbury Crossing, a 34-lot single-family open space conservation subdivision. The 94.56 acre project area is comprised of nine parcels located near Ravenna Street and Stow Road. The property is zoned District 2 – Rural Residential Conservation.

The Land Development Code calls for a three-step process for review of subdivisions as follows (1203.10)(d):

1. Compatibility review at a public meeting - Conducted October 9, 2023
2. Preliminary subdivision plan and conditional use request at a public hearing – Scheduled for July 8, 2024
3. Final plat and improvement plans request at a public hearing

Surrounding Development:

East: Existing single-family house lots are adjacent to the east including nine single-family lots on the west side of Stow Road ranging in size of .91 acres to 2.78 acres and a 130-acre Farm east of Stow Road.

North: The Canterbury Place Subdivision is adjacent to the north. These single family lots range in size of 0.88 acres to 1.5 acres with one larger 8.58-acre lot along the northwest portion of the site.

South: The Norfolk Southern Railroad is adjacent to the south. Beyond that is a 35-acre undeveloped lot owned by Metroparks serving Summit County.

West: Large single-family lots and the Hudson Equestrian Center are located to the west. The house lots vary greatly in size; however, the nearest adjacent lots are typically two acres to seven acres in size.

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Standards For Review – Section 1203.10

The submittal states the development is proposed as Phase one north of Ravenna Street and Phase Two south of Ravenna Street. Section 1203.10 details the approval and expiration process for preliminary plan submittals and phased final plat submittals (process used for the Reserve at River Oaks). The regulations do require the developer to submit at least one final plat application within 12 months of the preliminary plan approval. A recorded final subdivision plat for any phase shall extend the life of the preliminary subdivision plan for an additional twelve-month period. Additional review will be documented as part of a final plat application.

Standards For Review – Section 1204.05

All reviewing agencies and decision-making bodies shall review a preliminary subdivision plan application, together with all submitted plans and reports, and evaluate them to determine their compliance with the following standards:

- (1) The subdivision shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.

Staff Comment: Staff notes the Land Use Plan within the Comprehensive Plan identifies this acreage as both “Low Density Residential” and a “Candidate Site for Low Impact Development”. These classifications are further described as follows:

Candidates for Low Impact Development: Low Impact Development allows developers the flexibility to cluster residential development in certain portions of a site and leave contiguous areas of stream buffers, wetlands, tree stands, and other assets undisturbed. Should sites that are currently undeveloped but located within residential areas develop over time, they should be candidates for such design.

Low-Density Residential: Low density residential areas are predominately defined by rural or agrarian character on the outer fringes of the community, away from the city core. Conversion of these areas into more intense development patterns should be prohibited, and any new development should protect the natural environment and embrace rural character.



The proposal generally aligns (except for sublots 1 and 13 as discussed) with the Comprehensive Plan statement related to Low Impact Development as the design clusters development, leaving contiguous open space areas undisturbed. This is further depicted in Figure 2.

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- (2) The subdivision complies with the subdivision development and design standards as set forth in Chapter 1208, except to the extent modifications, variances, or waivers have been expressly allowed.

Staff Comment: The requirements in Section 1208 addressing Subdivision Design are further described on pages 12 and 13 of the staff report.

- (3) The subdivision is found to be compatible with residential development within 1,000 feet of the proposed subdivision's boundaries or can be made compatible with conditions to mitigate the impact of the subdivision.

Staff Comment: A compatibility review was held at the October 9, 2023 Planning Commission meeting Per LDC Section 1203.10(d)(1)(A). The applicant is to use the comments received to incorporate into the preliminary and final subdivision plans. Staff summarized main discussion points of the compatibility review as follows:

- The subdivision proposal spanning both sides of Ravenna Street was discussed. The Planning Commission requested the applicant revise the design, so both the north and south portions of the development complied the standards for density, open space, etc.

Staff Comment:

- The overall design has been revised to better balance the number of homes on the north and south side of Ravenna Street. The proposed Yorkshire Drive would be extended from the northern acreage through the southern acreage by means of a cul-de-sac connection.
 - Six house lots have been relocated from the northern acreage to the southern acreage to better balance density.
 - At the northern acreage, open space has been increased from 46% to 52%.
 - The northern acreage is compliant with the required open space and density requirements. The southern acreage is compliant with open space; however, is in excess of the allowable density by one unit as further described on pages 4-5 of the staff report.
- The Planning Commission questioned if the concept layout met the overall intent of Open Space Conservation Subdivisions.
Staff Comment: The design reduces the typical 2.5-acre lot to cluster homes and provides dedicated open space.
- The wetland delineation was questioned in reference to previous studies which identified different wetland areas.
Staff Comment: Staff understands The Army Corps of Engineers (ACOE) evaluated the wetlands onsite. The ACOE identified additional wetland areas based on the site inspection. A potential stream that was discussed in the compatibility review staff report has also been further identified by the ACOE as an environmental resource.

The applicant has submitted the revised map to the Army Corp for verification through a jurisdictional determination. Staff analysis of the wetlands and streams are further described on pages 10-11 of the staff report.

- In addition to the above summary, staff had previously recommended a 100-foot buffer be incorporated as part of the required open space acreage. Staff notes sublots #1 and subplot #13 would have significant portions of the sublots with the minimum 100 ft structure setback. While this layout may meet the base dimensional requirements, such conflicts with the compatibility standard and the discussion from the compatibility review.

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- (4) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and wetlands, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Code. Applicants shall refer to the zoning development standards set forth in Chapter 1207 and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible. Where not specifically required, clustering of lots within a subdivision is encouraged to meet the requirements of this provision.

Staff Comment: The general layout is designed to cluster homes at the interior of the site to maximize open space and preserve 57.08 acres including environmentally sensitive areas. Staff has provided specific recommendations on Pg 5 of this staff report related to tree preservation and clearing. Additionally, staff has recommended the design of Sublot one be revised to establish a 100-foot open space buffer and subplot 13 be removed.

- (5) The subdivision complies with all applicable development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, erosion control, and wastewater regulations of the federal or state governments and other relevant jurisdictions.

Staff Comment: Additional approvals would be required from the Summit County Soil and Water Conservation District (SSWCD), Ohio EPA, and Summit County Department of Sanitary Sewer Services (DSSS).

Open Space Conservation Subdivisions – Section 1207.06

The purpose of the open space conservation subdivision option is to provide alternative zoning regulations that permit residential development to take a more compact form in order to preserve and maintain existing open areas and sensitive natural resources. The open space conservation subdivision regulations are designed to advance the following goals:

1. Preserve open space in amounts that are greater than that achievable with more conventional subdivision design in order to provide a more environmentally sensitive residential development by preserving the natural character of open fields, farmland, stands of trees, ponds, streams, native vegetation, and similar natural features;
2. Reduce the lot area, yard, and setback requirement of the base zoning district in order to permit the grouping or clustering of dwelling units; and
3. To allow a more flexible and economical residential layout and street design to provide a more efficient and aesthetic use of open space, and to save infrastructure costs.

Open Space Conservation Subdivisions (OSCS) are a conditional use in Zoning District 2. The following regulations apply:

1. The site shall contain a minimum area of 10 acres.

Staff Comment: Acceptable. The site is 94.86 acres.

2. Minimum lot dimensional requirements:

- a. lot area: 10,000 square ft

Staff Comment: Acceptable. Each lot would have a minimum lot area of 10,000 square ft. Typical lots have an area of approximately 40,000 square ft (.91 acres).

- b. lot width (measured along the building front setback line): 100 ft

Staff Comment: Acceptable. Each lot would have a minimum lot width of 100 ft. Typical lots would have lot widths of approximately 150 ft.

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3. Minimum setbacks

- a. front yard setback: 20 ft

Staff Comment: Acceptable. All lots are depicted with a 50 ft setback.

- b. side yard setback: 10 ft

Staff Comment: Acceptable. All lots are depicted with a minimum 10 ft side yard setback.

- c. rear yard setback: 25 ft

Staff Comment: Acceptable. All lots are depicted with a minimum 130 ft rear yard setback.

4. Perimeter setback: Buildings shall be setback at least 100 ft from the perimeter property line.

Staff Comment: All buildings are depicted with a minimum setback of 100 ft from the perimeter property line; however, staff notes sublots #1 and sublot #13 would have significant portions of the lots with the minimum 100 ft structure setback. In conflict with the conditional use standards referenced under section 1206.

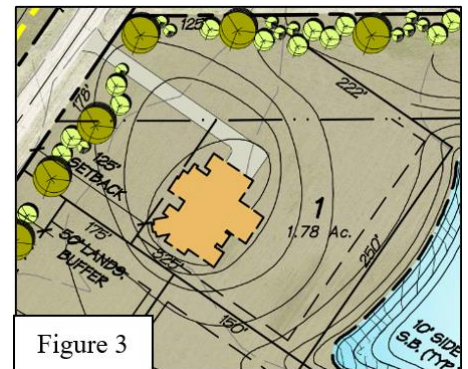


Figure 3

5. OSCS fronting an arterial street shall establish a landscaped bufferyard with a minimum width of 100 feet.

Staff Comment: Not applicable. Ravenna Street is not classified as an arterial street within the Land Development Code.

6. Bufferyard: OSCS shall accommodate Bufferyard C (15 ft) adjacent to single-family residential and townhomes.

Staff Comment: A substantial bufferyard is depicted within the 100 ft perimeter setback; however, landscaping would need to be verified for sublot #13 (See Figure #4). Staff notes the proposed limits of disturbance indicate existing vegetation would be preserved along the southern property line; however, the extent is not captured on the landscaping plans. Removing this sublot out of the 100-foot perimeter will allow the protection of existing vegetation to count towards the required bufferyard.

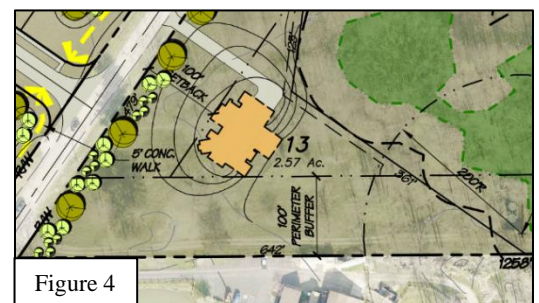


Figure 4

7. Base density: The overall density shall be based on the specific density prescribed by the underlying District 2 maximum density of one unit per 2.5 acres.

Staff Comment: Density is determined by the following definition in the Land Development Code: *"Density, net" shall mean the measure of dwelling units permitted per acre of land area contained in the development, excluding streets, easements, public open space, land under water, and certified wetlands and floodplains. Wetland and other sensitive area setbacks and private open space shall not be excluded in calculating net density. Unless otherwise indicated in this Code, any specified residential density shall be net density.*

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Overall Acreage

	Gross Land Area (acres)	Wetland/ Floodplain/Lands Under Water (acres)	Proposed R/W (acres)	Net Land Area (acres)	Density		Open Space	
					Allowable (1 per 2.5 acres)	Proposed	Minimum (50%)	Proposed
District 2	94.56	5.01	4.55	85	34	34	47.28 Ac.	48.86 Ac.

Northern Acreage

	Gross Land Area (acres)	Wetland/ Floodplain/Lands Under Water (acres)	Proposed R/W (acres)	Net Land Area (acres)	Density		Open Space	
					Allowable (1 per 2.5 acres)	Proposed	Minimum (50%)	Proposed
District 2	57.81	1.56	3.53	52.72	21	21	28.90 Ac.	29.93 Ac.

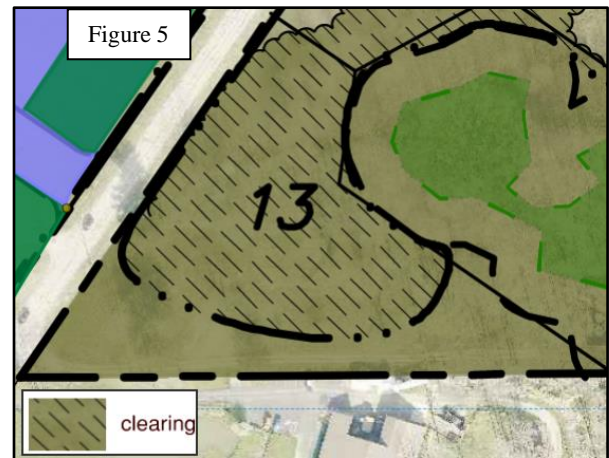
Southern Acreage

	Gross Land Area (acres)	Wetland/ Floodplain/Lands Under Water (acres)	Proposed R/W (acres)	Net Land Area (acres)	Density		Open Space	
					Allowable (1 per 2.5 acres)	Proposed	Minimum (50%)	Proposed
District 2	36.75	3.45	1.02	32.28	12	13	18.3 Ac.	19.93 Ac.

Staff notes the southern acreage exceeds the minimum density allowance; however, the applicant has indicated that they would propose to fill the newly identified wetlands pockets at the southern acreage. If the wetlands were approved for fill by the ACOE and City of Hudson, the density calculation would need to be revised as the land would then be considered buildable. This would allow an additional unit; however, staff notes removal of subplot#13, as referenced above, would resolve this issue at the preliminary plan stage.

Staff suggests the removal of subplot #13 per the following findings:

1. The proposed lot shape does not fit with the proposed development or surrounding existing lots. Section 1208.05 states *the lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and type of development and use contemplated.*
2. In order to accommodate a new house on this lot substantial clearing would be required (see Figure 5). Staff notes the proposed lot is located adjacent to an existing single family house lot.
3. As previously mentioned, this is one of the few locations where the required perimeter property setback would not incorporate dedicated open space as discussed to comply with applicable conditional use standards.



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8. A minimum of 50% of the gross acreage be retained as open space conservation.
Staff Comment: Acceptable. Overall, the development would preserve 53% of the gross acreage as open space.
The portion of the development north of Ravenna Street would preserve 52%, while the portion of the development south of Ravenna Street would preserve 54%.

9. OSCSs are intended to result in environmentally sensitive and innovative design. Open space conservation subdivisions shall comply with the following standards:
 - a) Compliance with all other applicable use and development standards, including adequate public facility and performance standards, as set forth in this Code.
Staff Comment: Acceptable. The proposal would be compliant with other applicable use and development standards set forth in the Land Development Code.
 - b) Preservation of significant natural resources, natural areas and features, native vegetation, riparian corridors, wetlands, significant wildlife habitats, open lands, or agricultural property through maintenance of large, contiguous blocks of land and other techniques.
Staff Comment: Overall, the development would preserve a significant amount of environmentally sensitive areas adjacent to the area of development. Removal of subplot 13 and reconfiguring subplot 1 will comply with this standard. Additional review comments relevant to natural areas/features are listed under 1207.03.
 - c) Provision of additional amenities such as parks, trails, common areas, and access to public recreational areas and open space.
Staff Comment: Additional amenities should be incorporated into the design for the Final Subdivision request to address this standard.
 - d) Protection of adjacent residential development through landscaping, screening, fencing, buffering, and similar measures. See Section 1207.04(e) for required type of landscaped bufferyards between open space conservation subdivisions and other land uses.
Staff Comment: Acceptable. Adjacent residential development would be protected by significant buffering and landscaping provided sublots 1 is revised and subplot 13 removed.
 - e) Adequate utility services must be available to the property.
Staff Comment: Staff notes utilities, including sanitary and water would need to be extended to serve the site. The plans depict utility extensions from Stow public water, Hudson public power, and Summit County sanitary sewer. Staff notes Section 1040.081 requires new developments to utilize City of Hudson water.

Conditional Use Standards – Section 1206.02

Open Space Conservation Subdivisions are subject to the following conditional use criteria:

- (1) *The use is consistent with the policies and intent of the Comprehensive Plan.*
Staff Comment: Refer to staff analysis on page 2 of the staff report.
- (2) *The use is physically and operationally compatible with the surrounding neighborhood. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:*
 - A. *Location on a site of activities that generate potential adverse impacts such as noise and glare;*
Staff Comment: The proposed single-family use is not anticipated to generate adverse impacts such as noise and glare.

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B. Hours of operation and deliveries;

Staff Comment: Regular hours of operation and deliveries related to single family development are anticipated.

C. Location of loading and delivery zones;

Staff Comment: Staff notes a public street would be dedicated and utilized for deliveries.

D. Light intensity and hours of full illumination;

Staff Comment: The final subdivision plans will require a lighting plan in full compliance with Section 1207.14 regulating Exterior Lighting.

E. Placement and illumination of outdoor vending machines;

Staff Comment: Not Applicable

F. Loitering;

Staff Comment: Loitering is not anticipated

G. Litter control;

Staff Comment: Trash would be collected by a private hauler each Monday.

H. Placement of trash receptacles;

Staff Comment: Trash would be collected by a private hauler each Monday.

I. On-site parking configuration and facilities;

Staff Comment: A residential driveway would be constructed to accommodate each home. On-street parking would be permitted along the public street.

J. On-site circulation;

Staff Comment: The subdivision would be served by an internal public streets accessed from Ravenna Street.

K. Privacy concerns of adjacent uses

Staff Comment: Staff notes substantial buffering is proposed and further described on page 9 of this staff report. Additionally, the recommended 100 ft open space perimeter responds to this requirement.

- (3) *The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading, drainage, performance, and other standards for the district in which it will be located.*

Staff Comment: Conceptual house designs have been submitted. The design of each home would be separately reviewed by the Architectural and Historic Board of Review. Each house lot would also be subject to an administrative site plan review to verify dimensional requirements such as setbacks and grading and drainage standards.

- (4) *To the maximum extend feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.*

Staff Comment: Staff notes Yorkshire Drive, the proposed road, would be appropriately aligned, connecting the north and south acreages. The drive would be located approximately 1,000 ft from Stow Road, the nearest road intersection.

- (5) *On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*

Staff Comment: The applicant has submitted a trip generation report analyzing the anticipated traffic impact for the development. The report finds that 28 vehicle trips would be created in the weekday peak hour between 7-9 am and 36 vehicle trips would be created in the weekday peak hour between 4-6 pm. Full traffic impact studies are only recommended by the Institute of

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Transportation Engineers if the anticipated trips exceed 100 per hour.

- (6) *The use will be adequately served by public facilities and services.*

Staff Comment: The plans depict utility extensions from Stow public water, Hudson public power, and Summit County sanitary sewer. Staff notes Section 1040.081 requires new developments to utilize City of Hudson water.

- (7) *The use provides adequate off-street parking on the same property as the use.*

Staff Comment: A driveway would be constructed to accommodate each house lot. A minimum two-car garage would be constructed to serve each home.

- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.*

Staff Comment: Landscaping is further described on page 9 of this staff report.

- (9) *The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.*

Staff Comment: The development would meet this requirement when incorporating the staff recommendations contained in this report regarding the proposed revisions to sublots 1 and 13 and the establishment of a 100 ft perimeter open space boundary.

District 2 Zoning Standards – Section 1205.05

1205.05(a) District 2 purpose statement:

Purpose. *This district is established to protect and preserve the most rural areas of the City in which agriculture, woodlands, wetlands, other sensitive environmental areas, and low-density residential development are the predominant land use patterns. Overall existing residential density is less than one dwelling unit per five acres, consisting primarily of single-family detached estate homes. There remains large amounts of open space and potential development areas. The regulations contained in this district will permit continued, low-density residential development, but will encourage new residential development that incorporates rural residential conservation designs and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as wetlands, floodplains, or aquifer recharge areas. Other permitted uses include agriculture, park and recreational uses, institutional uses, and public uses.*

Staff Comments:

- Staff notes the district standards encourage all residential developments of five or more lots in District 2 to utilize the open space conservation subdivision provisions.
- The Land Development Code states *provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.* The concept plan depicts a sidewalks along the proposed Yorkshire Drive and a “development pathway” along Ravenna Street. Staff recommends the pathways (sidewalk or multipurpose path) be designed to align with the City of Hudson extensions anticipated along adjacent portions of both Ravenna Street and Stow Road in 2025.

Zoning Development and Site Plan Standards – Section 1207

Staff has reviewed Section 1207 and provided comments for any items not already addressed in this staff report.

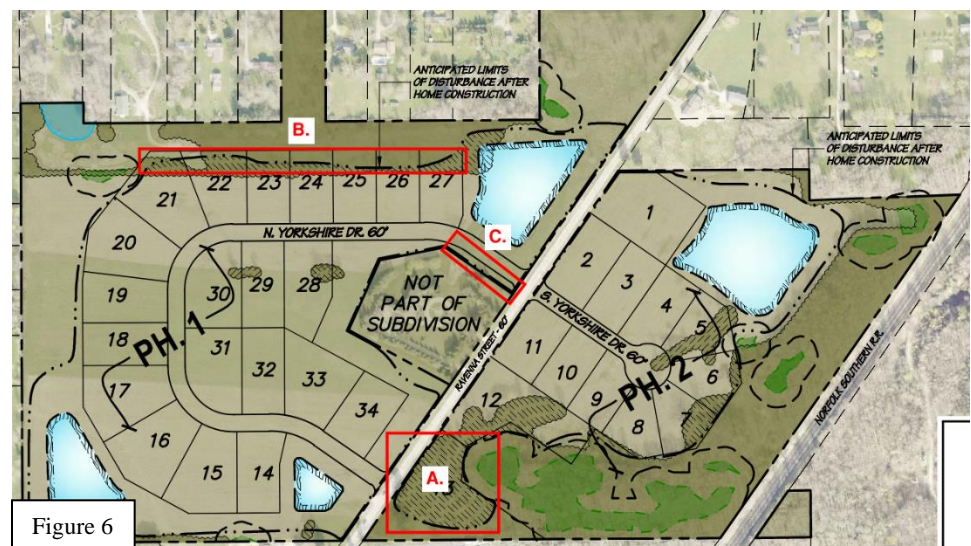
☒ **Impervious Surface Coverage and Establishing Limits of Disturbance 1207.01**

The limits of disturbance have been confined to the amount needed for infrastructure improvements and home construction. Staff has recommended removal of subplot #13 and revision to subplot #1 to finalize appropriate limits of disturbance.

☐ **Tree and Vegetation Protection 1207.02**

The applicant has submitted a tree inventory study. Staff notes the majority of the acreage is open farmland; however, the following locations were identified for further study as depicted in Figure 6. Staff visited the site with the City Arborist for evaluation.

- Area A: As previously stated, development of subplot #13 would require significant clearing of mature trees. These trees are generally healthy as observed by the City Arborist.
- Area B: The site plan indicated clearing a portion of the rear yards along sublots #21-#27. The City Arborist noted an invasive form of pear trees along this tree line. Staff also notes the landscaping plan states additional plantings would be installed to establish the required Bufferyard C in this area.
- Area C: Staff notes mature pine trees along the proposed drive entrance. Question if these trees would be impacted by the drive and necessary grading work.



☐ **Wetland and Stream Protection 1207.03**

During the compatibility review, staff noted the following regarding wetland and stream protections:

October 2023 Staff report: Staff has identified a potential drainage way at the northwest portion of the site that was not identified on the submitted wetland delineation. The drainage way does not appear to be classified as a stream per the LDC as it does not have any riparian ecosystem; however, the applicant's

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wetland consultant should comment on this area and how it related to applicable standards of the LDC, Ohio EPA, and the US Army Corp of Engineers. a. “Stream” shall mean a system including permanent or seasonally flowing water, a defined channel, flood plain, and riparian ecosystem. Streams have no defined size range, but generally are considered smaller than rivers. Additionally, staff notes changes in the current wetland study to the previous wetland study performed in 2018. The applicant’s wetland consultant should comment on these changes at time of Preliminary Subdivision review. The applicant should also receive a confirmation of the wetland areas in the form of a jurisdictional letter/determination from the Army Corp of Engineers at time of the Preliminary Subdivision review. Staff notes the City’s Index of Ecological Integrity depicts higher levels of ecological value along the Ravenna Street frontage at the northern acreage. The map generally coincides with the existing pond located along this frontage.

Since the Compatibility Reivew, the developer has been able to communicate further with the ACOE; however, a final Jurisdictional Letter has not been issued. Staff understands the ACOE visited the site and noted several additional wetland pockets (Figure 7) and that the drainage way referenced above is a stream (Figure 8). Staff notes that to be able to fully review the proposed subdivision layout, the requested consultant letter should be submitted along with full wetland delineation and ACOE jurisdictional letter.

The applicant states the 0.496 acres of wetland highlighted would be proposed to be filled to accommodate the new home construction on the south side of Ravenna Street and at the proposed street right of way. The applicant states these wetlands are expected to be classified as isolated and only under the direct jurisdiction of the Ohio EPA. Disturbance of these wetlands would additionally require a variance request to the BZBA.

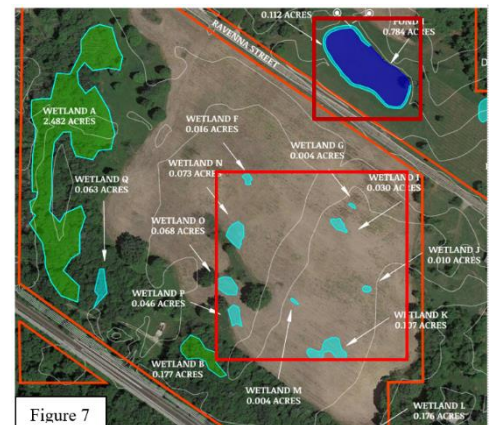


Figure 7

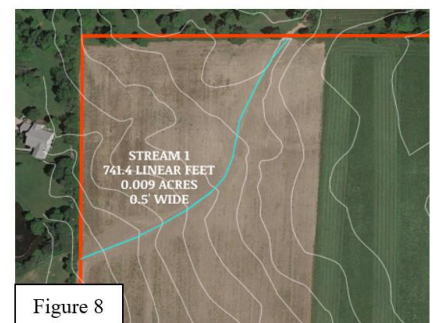


Figure 8

The applicant is proposing the identified stream to be re-routed and integrated into a stormwater basin. Staff notes remnants of clay tile piping has been observed within the stream bed, suggesting the stream was once a controlled drainageway. This area, if regulated as a stream, requires riparian setback protection which must be depicted on the plan. Any modification to the applicable standards would require a variance request to the BZBA.

An existing pond along Ravenna Street would also be re-established as a stormwater pond. Staff anticipates this pond will also need to be redesigned or a variance request would be needed for the wetlands depicted along the pond edge.

Both the fill of the wetlands and the rerouting of the stream would be in conflict with Section 1207.03, which states “No person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within stream corridors, wetlands, and their setbacks, except as may be expressly allowed in this Code.”

The wetland and stream corridors, with applicable setbacks, need to be accurately depicted on the plan submittal. Formal review of these standards can not be completed until such is accurately depicted and the jurisdictional letter issued by the ACOE. Of note, it appears the stream corridor could be preserved or its alteration significantly reduced and the proposed wetland impacts may not be necessary is the street and/or sublots could be adjusted.

□ **Landscaping**
1207.04

Staff Comments:

- The City Arborist has reviewed the proposed landscaping plan with the following comments:
 - Recommend a mix of Hybrid Elm trees and Street Keeper Honeylocust for street trees.
 - Recommend substituting the proposed Allegheny Serviceberry trees for a tree that is less susceptible to disease.
 - Recommend substituting the proposed white pines with additional Norway Spruce trees as white pine trees tend to decline quickly.
- Staff notes a gap in the proposed landscaping adjacent to the house located at 2243 Ravenna Street. Staff acknowledges the gap is due to a wetland setback; however, recommend planting native species within the setback or at its perimeter to meet this requirement.
- Staff notes the bufferyards would be supplemented by existing trees. The final landscaping plan submitted with the final subdivision plat shall document these trees along with specific proposed plantings.
- Staff notes each individual house lot would be required to plant a minimum of three trees with a minimum diameter at breast height (DBH) of one inch. This requirement will be verified through each individual house plan submittal.

□ **Open Space**
1207.05 & 1207.06

Section 1207.05 contains the following public open space dedication requirements:

Requirements	Area Required
10 acres of community park land per 1,000 residents*	1.05 acres
6 acres of passive open space per 1,000 residents*	.63 acres
3 acres of neighborhood parks per 1,000 residents*	.31 acres
Total = 1.99 acres	

*a housing unit shall be assumed to contain 3.1 persons per single-family residence or 1.8 persons per multi-family residence.

Staff notes, while no public open space is proposed, Section 1207.06 governing open space conservation subdivisions states the 50% open space conservation

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requirement may either be public or private. If private, The Planning Commission may allow the developer to contribute funds in-lieu of dedicated public open space. Staff recommends the subdivision plan be presented to the Park Board for comment prior to submittal of a Final Subdivision application.

PC may wish to comment on the appropriateness of public space in this area. Staff does note lower impact walking trails could branch from the ROW walkways and circle the larger stormwater ponds along Ravenna Street. Funds in lieu could be considered for use in developing Robinson Field Park, near the southeast corner of the development, as this could benefit the residents of the subdivision and adjacent neighborhoods. Additionally, Question if some other common area amenity, such as a central pavilion or gathering area for the residents could be incorporated near the stormwater ponds.

☐ **Stormwater
1207.07**

The City Engineer has reviewed the preliminary plan and provided the following comments related to stormwater:

- Stormwater calculations shall incorporate the higher storage requirements of 25 year post storm compared to the 1 year pre-storm rather than the base 2 year storm.
- Stormwater ponds #1 and #2 are shown discharging onto the adjacent property. The discharge should be directed towards Ravenna Street then west.
- Existing flow to the west will remain in the Brandywine Tributary and a small portion will remain flowing south to the Mudbrook Tributary.
- Cutoff swales shall be installed around the perimeter and all engineering standards shall be followed. The swales shown are in the middle of the rear yards and should be pushed back near the rear line or in a stormwater easement.
- The developer shall be required to provide a 100 year flow path and analysis to show how and where the water will go downstream in the event a 100 year rain event occurs.
- The Developer must provide drainage calculations and method to convey stormwater to the downstream discharge point.

☐ **Exterior Lighting
1207.14**

A lighting plan would be submitted with the Final Subdivision improvements plans to verify compliance with Section 1207.14 regulating design, height, and maximum/minimum lighting levels. Light fixtures and locations would also be reviewed by Hudson Public Power to coordinate service and installation within the future city right of way.

☐ **Signs
1207.17**

The applicant has submitted a proposed design for two entrance signs, both located on the north side of Ravenna Street. The signs would be reviewed through a separate application to the Architectural and Historic Board of Review. Staff notes the following requirements:

- Maximum Sign Area: 15 sq. ft.
- Maximum Height: 8 ft
- Ground signs that exceed two square feet in area shall be erected with a minimum of two supporting posts or on a solid base.

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- For residential subdivisions, the ground sign shall have a maximum of two sign faces per entrance and be either a double-faced ground sign or two single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
- Staff recommends incorporating signage and/or unifying landscaping/fencing at all three subdivision entrances.

Subdivision Design Standards: Section 1208

Staff Comments:

- Staff notes the street name has been proposed as Yorkshire. Staff notes the suffix *shire* if used extensively in the Nottingham Gate subdivision. Furthermore, the name “York Drive” is used by an existing city street. Staff recommends revising the street name to avoid possible confusion to the public and safety services.
- Staff recommends incorporating a center island within the cul-de-sac to reduce the impervious surface coverage.
- The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and type of development and use contemplated.
Staff Comment: Sublots #12 and #13 would have a shape atypical of the development due to the surrounding opens space/wetlands. Staff recommends lot #13 be removed based on the findings described on Page 6 of this staff report. While irregular, subplot #12 has a shape that is more typical of the subdivision of the two.
- Side lot lines shall normally be at right angles to the street or radial to curved streets, except when natural or cultural features suggest other suitable and appropriate locations.
Staff Comment: Staff notes the lot lines would be proposed at right angles with removal of subplot #13.
- If open space or other common areas within a subdivision are owned and maintained by a homeowners association, the developer/subdivider shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for preliminary plan approval and approved by the City Solicitor prior to recording of the plat. Staff notes a draft declaration of covenants and restrictions has been submitted.
 - (a) *The homeowners association shall be established before any lots are sold;*
Staff Comment: This item is stipulated on page 4 of the draft document.
 - (b) *Membership shall be mandatory for each homebuyer and any successive buyer;*
Staff Comment: This item is stipulated on page 4 of the draft document.
 - (c) *Any open space restrictions shall be permanent, not just for a period of years;*
Staff Comment: This item is stipulated on page 12 of the draft document.
 - (d) *The association shall be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;*
Staff Comment: This item is stipulated on page 4 of the draft document.
 - (e) *Homeowners shall pay their pro rata share of the cost, and the assessment levied by the association can become a lien on the property if allowed in the master deed establishing the homeowners association; and*
Staff Comment: This item is stipulated on page 5 of the draft document.
 - (f) *The association shall be able to adjust the assessment to meet changed needs and demands.*
Staff Comment: This item is stipulated on page 6 of the draft document.

City Departments

Engineering	Assistant City Engineer David Rapp has submitted a preliminary review letter dated 6.25.24. The review letter is attached for reference.
Fire	Fire Marshal Shawn Kasson has submitted a preliminary review letter dated 6.27.24 and has requested fire hydrants to meet City of Hudson specifications.

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Electric

Dave Griffith, the Public Works Assistant Superintendent, has reviewed the plans and has provided the following comments:

- Electric for the development will need to be provided from Stow Road pole lead
- The Ravenna Street portion has limited capacity. We will need to work with the design team to ensure proper location for connection.
- All applicable electric infrastructure charges will be totaled and provided after the design is finalized.

The PC shall take final action on a preliminary 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 set forth in Section 1204.05(b).

Recommendation

Continue the application for the Preliminary Subdivision Plan for Case No. 2023-676 for The Canterbury Crossing Subdivision according to the plans dated as received June 13, 2024 with the following comments to be addressed with revised plans submitted to allow for the applicable formal determination by the Planning Commission:

1. Remove subplot #13 to comply with the lot design standards, tree clearing standards, and minimum density standards and to establish a 100 foot depth open space acreage at the subdivision boundary.
2. Revise subplot #1 by shifting the driveway to the west, reducing the size to align with the adjacent sublots, and shifting the sublots to the west (reducing the depth of sublots 2 and 3) to establish a 100-foot depth open space acreage at the subdivision boundary.
3. Revise the proposed utility references to acknowledge City of Hudson water and indicate where the extension would occur.
4. Revise the development pathways along Ravenna Street and Stow Road to align with the adjacent city led installations (sidewalk or multi-purpose path)
5. Revise the landscaping plan shall be revised per the following City Arborist and Community Development staff comments
6. Submit the previously requested documentation from the wetland consultant included the full, updated wetland and stream delineation along with the Jurisdictional letter from the Army Corp of Engineers. The documentation is critical to be able to proceed with full review of the appropriate subplot layout, positioning of open spaces, and the grading/stormwater design.
7. Revise the plans to incorporate or confirm the comments of the Assistant City Engineer.
8. Revise the name of the proposed street to avoid confusion to the public and safety services.