



CITY OF HUDSON

115 Executive Parkway . Suite 400 . Hudson, OH . 44236 . (330) 650-1799 . www.hudson.oh.us

MEMORANDUM

Date: June 19, 2013

To: Mayor, Council, and City Manager

From: Mark Richardson

Re: South Boundary of Zoning Map Amendment Request at 1975 Norton Road

On Council's agenda for its June 19, 2013 meeting are the public hearing and third reading for a request to change the zoning map from District 1 to District 8 for the north half of a parcel owned by KGK Landscaping at 1975 Norton Road.

Planning Commission held a public hearing on this matter June 10, 2013 and recommended Council approve the zoning map change. At the time the south boundary of the area to be rezoned was somewhat unclear. The concept has always been that the south boundary would connect the south boundary of the Hudson South Commercial Park (Zampelli) to the common boundary between Little Tikes and Weston Place Subdivision. However, these boundaries are slightly offset. Planning Commission asked that the applicant clarify this boundary at the time of Council approval as follows in its recommendation: "the exhibit to the ordinance (is) modified to clarify the proposed new southern district boundary line be no further south than the common boundary between Little Tikes and Weston Place Subdivision extended west". Staff interprets this to mean a straight line across the applicant's property.

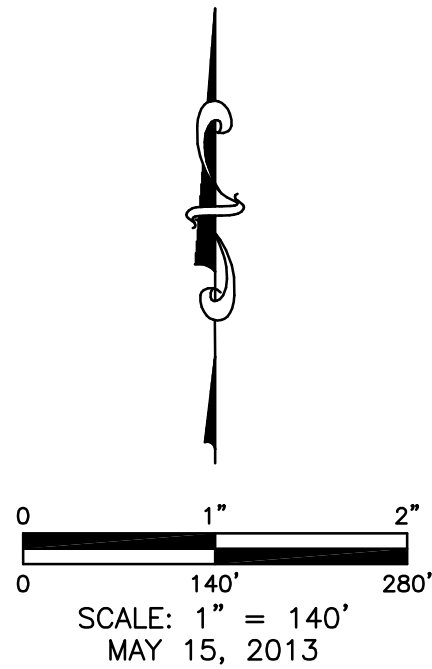
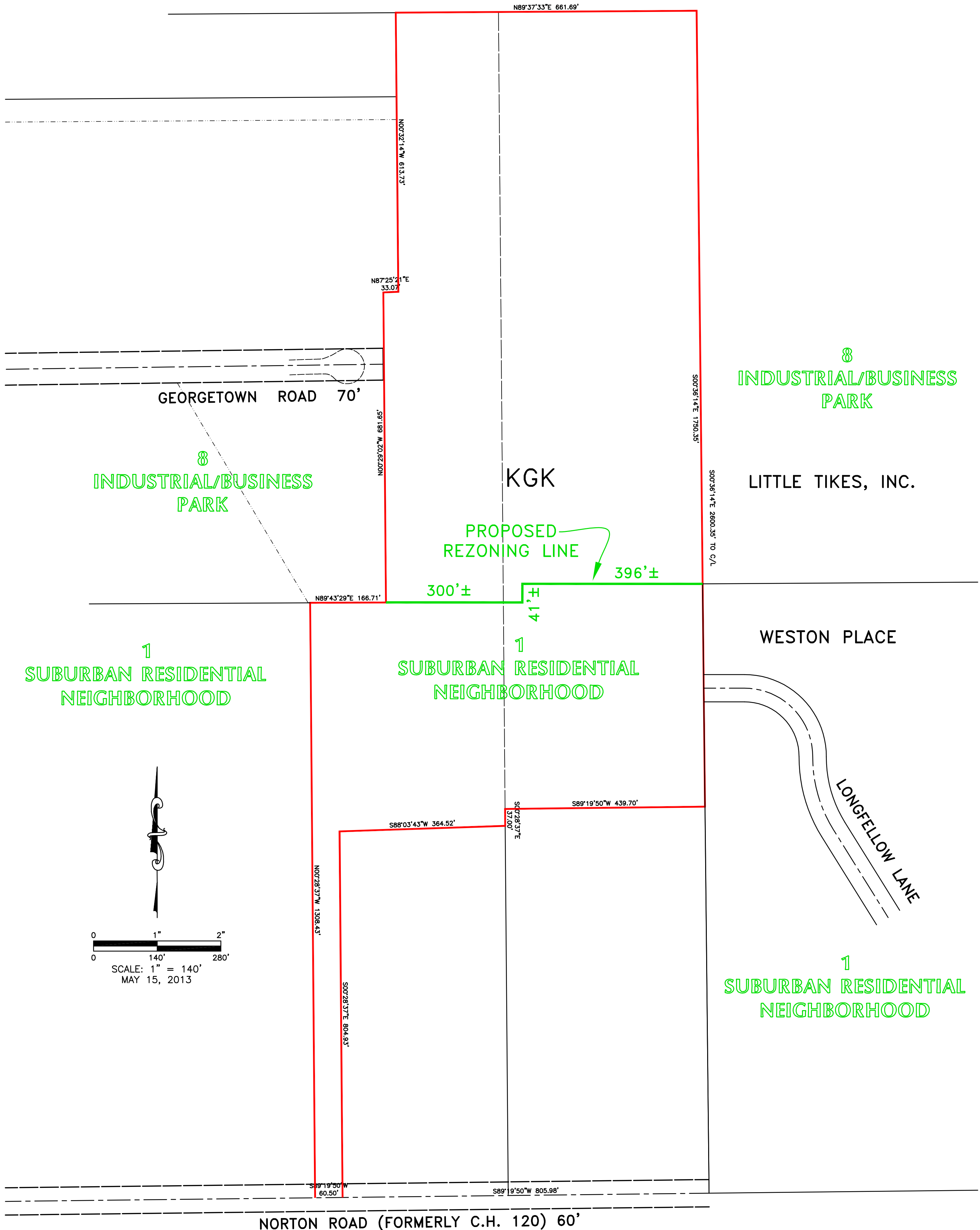
The applicant is proposing a line extending west 400 feet from the common boundary between Little Tikes and Weston Place Subdivision but jogging south 40 feet near a tree line then west 300 feet to meet the southern boundary of the Zampelli development. The applicant states that his proposal would allow the proposed building to be better sited in the existing terrain. Please see the attached map comparing these two lines.

Council must take final action on the zoning map change request. It may do so at its meeting June 19. If Council is inclined to act June 19 it should specify which southern boundary it wishes to adopt. If however it wishes to discuss any comment presented at the public hearing or the merits of either boundary it could postpone action until its next regular meeting on July 17 following a workshop discussion July 9. The applicant has not applied for site plan approval of the proposed building. Postponing action should not delay the project.

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation with a vision to the future and professionalism in volunteer and public service.

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REZONING SKETCH
 KGK
 HUDSON, OHIO



KGK Zoning Proposal



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 = 284 feet
6/19/2013