

# Peninsula

## Hudson Community Living Company

January 19, 2022

A statement of why the proposed zoning change is being requested and what is the expected benefit to the community, in terms of economic development, community amenities, open space and other considerations. Also provide an analysis of the fiscal impacts of the proposed development. Describe how this proposed zoning change relates to Comprehensive Plan goals and policies.

**Hudson Community Living Company (HCLC) is requesting a zoning change on two (3) properties in District 3. We are proposing changing property number 3200328 and a portion of 3201843 from D4 to D3 and property number 3200331 from D5 to D3. This zoning change from Commercial and Residential to Institutional Residential will allow HCLC to build a quality neighborhood to house up to 16 adults with disabilities (Special Needs). HCLC's mission is to provide, safe, inclusive housing for special needs adults in the community they grew up in, a community that has cared for them at school, job coaching and job placement. A community where the parents want to stay and a place where these special needs adults know more people than we can count.**

This pocket neighborhood will consist of (8) patio homes (2 bedroom, two bath homes each having a one car garage/storage area) built in pairs connected by a common wall. The neighborhood will also include a small clubhouse for gathering activities and social time. The homes will be built with more than average construction as a goal of the project is to minimize long term maintenance costs.

Based on removing the current commercial warehouse and older home that currently sits on the property, we believe our neighborhood will be a large upgrade to what we are replacing. The neighborhood entrance will have a water feature with the patio homes built in a circle to allow as much green space as possible between homes. The clubhouse is situated in the far back area of property 3200331. We will adhere to all buffer requirements and very much want to add to the entire neighborhood.

One of the advantages of having a special needs community for neighbors is the fact that over 90% of special needs adults do not drive. This will mean much less traffic in the neighborhood.

HCLC has hired local a local Architect, Peninsula Architects, and Builder, Augere Construction, and very much wants this to be a community development. HCLC anticipates having 4-5 employees on-site once the neighborhood is completed. We will also hire local landscapers, cleaners and care givers for the special needs tenants.

Provide the following written discussion and graphic illustrations:

Describe and illustrate how the proposed zoning change and project will not adversely affect neighboring property

**The adjacent properties vary in use; to the north is a city owned parking lot, to the south is Barlow Community Center, across South Oviatt street is the Hudson Police Department and Hudson Fire Department, and to the east is a vacant lot, zoned District 3. A residential development of this kind will add character to a portion of South Oviatt that is lacking. The houses of this development will provide residential character and detail typical of Hudson to enhance the street presence over that of the existing residence and industrial office building.**

Describe and illustrate how the plan of the project provides for adequate and properly arranged facilities for internal circulation, off-street parking and loading, landscaping and such other features and facilities as may be necessary to make a project attractive.

**The proposed masterplan employs a one way access drive around the perimeter of the parcels in order to maximize open space to create a central green for the residents. Each duplex will have associated street parking off the access drive in addition to single car garages. A communal clubhouse is located at the rear of the property and will have several parking spaces as well. Natural landscape will complement front porches and entries of units, provide privacy between the units, and accompany a walking trail throughout**



Peninsula Architects

pa-architects.com

P: 330.657.2800

E: info@pa-architects.com

the site. The design of the units will match the residential scale and charm of Hudson with high quality exterior materials (fiber cement siding, natural stone, and composite roof shingles) and design diversity among units.



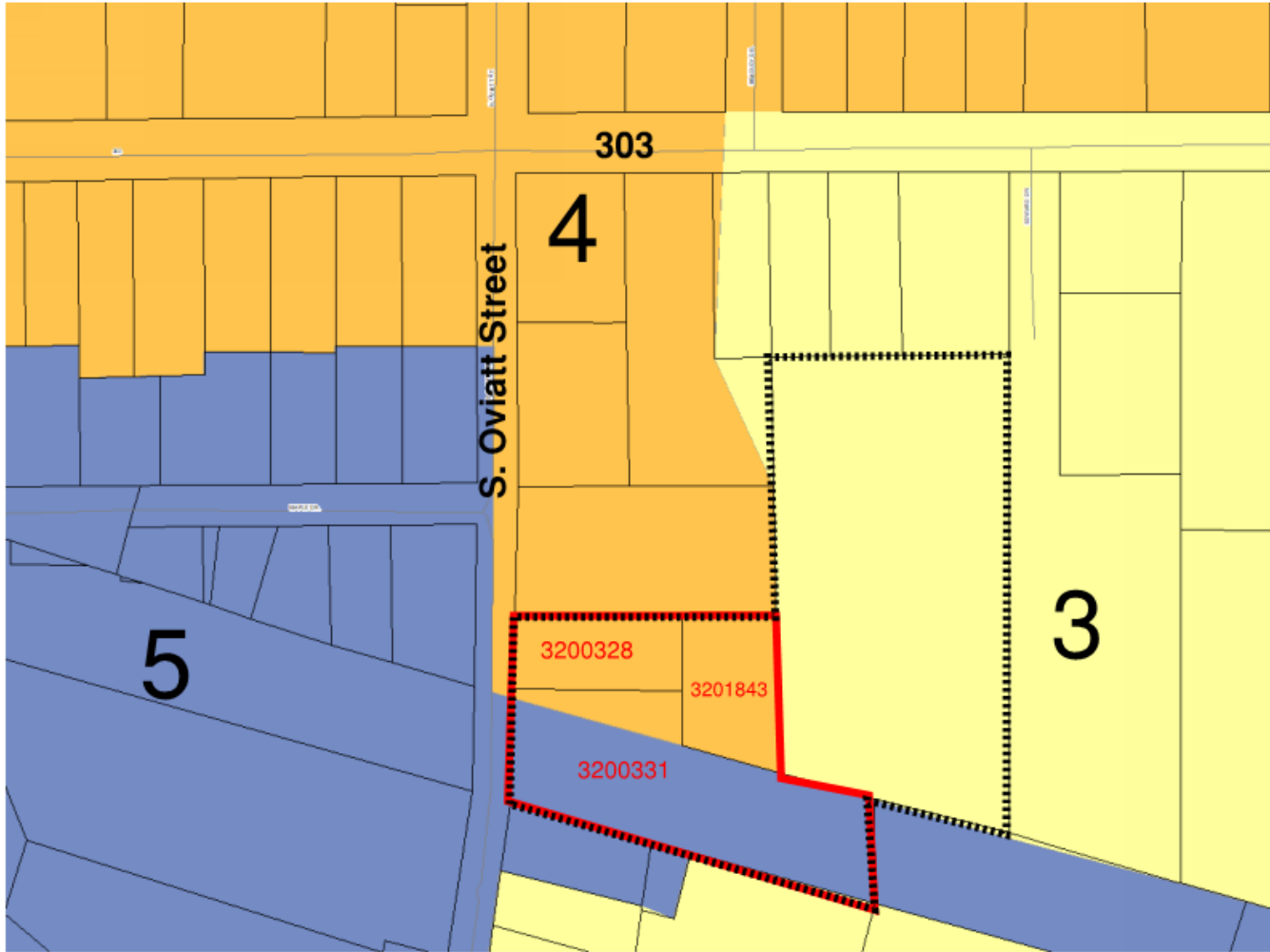
**Peninsula Architects**

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P: 330.657.2800

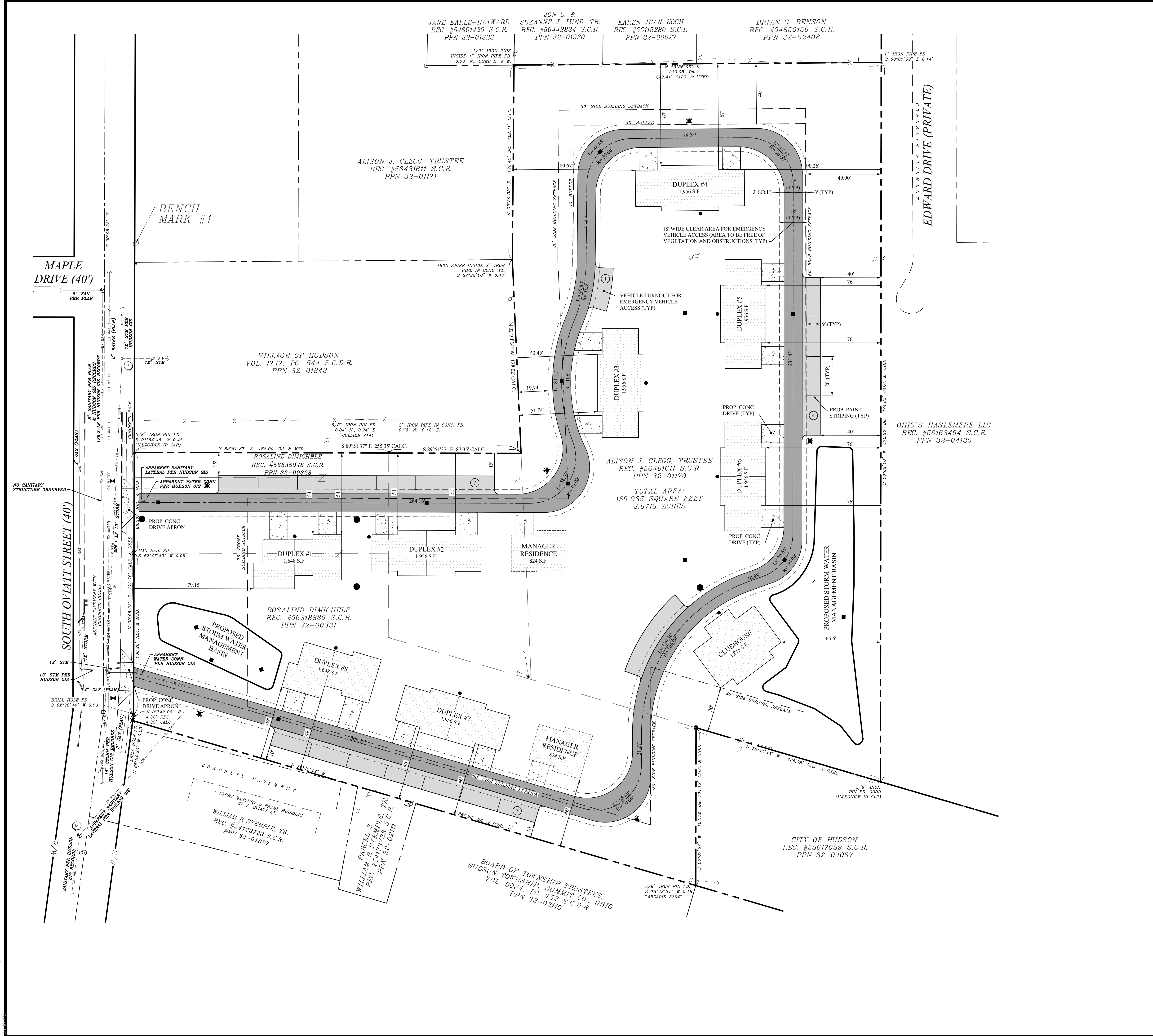
E: info@pa-architects.com

# Zoning Map Exhibit



- ..... Overall Project Area
- Request to be rezoned District 3





**SITE BENCH MARK**  
 BENCH MARK #1  
 TOP NUT OF HYDRANT  
 ELEVATION = 1087.13

**SITE DATA**

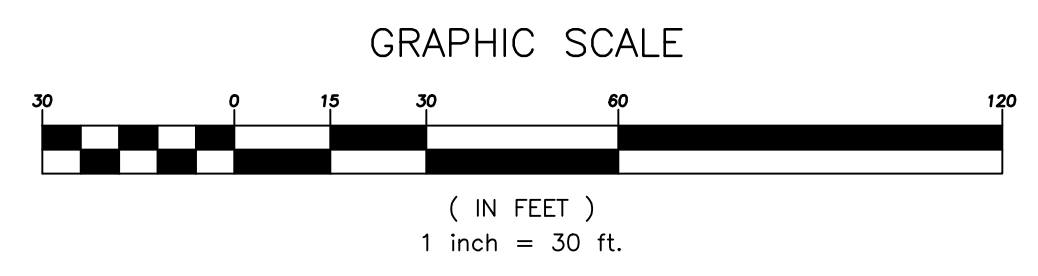
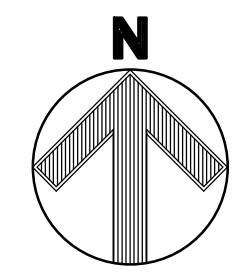
USE DISTRICT	= D-3 (RESIDENTIAL)
SITE AREA	= (3.6716 AC.)
PROP. BUILDING AREA	= 20,020 S.F. (TOTAL FOOTPRINT)
<b>BUILDING SETBACKS:</b>	
FRONT YARD	= 50'
SIDE YARD	= 15'
REAR YARD	= 50'
<b>NUMBER OF PARKING SPACES:</b>	
REGULAR PARKING SPACES	= 19

**FLOOD ZONE**  
 FLOOD ZONE "X" PER FLOOD INSURANCE  
 RATE MAP NUMBER 39153C 0135 E  
 COMMUNITY PANEL NUMBER 39153 0135 E  
 EFFECTIVE DATE AUGUST 20, 2009

**LEGEND**

	REGULAR DUTY ASPHALT
	HEAVY DUTY ASPHALT
	CONCRETE PAVING

*ITALICS TEXT REPRESENTS EXISTING CONDITION*  
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



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 330-329-2037  
 matt@webercivil.com



Reg. No.: 61709

**Issue Date**  
 11-15-2021  
 01-18-2022

**HUDSON RESIDENTIAL  
 NEW CONSTRUCTION**  
 33 S OVIATT STREET, HUDSON, OHIO

**SITE PLAN**

**C102**  
 Project No. 2021-276

C:\Users\jdm\Documents\WES Projects\2021-276 Hudson Residential CAD\2021-276\_Site01.dwg 1/18/2022



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SHAWN KASSON  
Fire Marshal

[skasson@hudson.oh.us](mailto:skasson@hudson.oh.us)  
(330) 342-1869

M E M O R A N D U M

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**DATE:** January 25, 2022

**TO:** Nick Sugar, City Planner

**FROM:** Shawn Kasson, Fire Marshal SK

**SUBJECT:** Hudson Community Living – South Oviatt Street

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I have reviewed the site plan set dated 01/18/22 for the proposed Hudson Community Living neighborhood on South Oviatt Street. Upon review I have no comments regarding the proposed zoning map amendment, but provide the following comments to address with the subsequent submittal for site plan approval:

- A Knox Box must be furnished and installed in an approved location. (Clubhouse)
- A master key system is requested for the entire development. A master key providing access to all buildings must be secured in the Knox Box installed at the Clubhouse.
- Due to the limited pavement width, the entire access drive is designated as a fire lane.
- Fire lane areas must be identified with approved signage stating *Fire Lane – No Parking*.
- The fire hydrants must meet City of Hudson specifications.

Note: The scope of this review is limited the proposed zoning map amendment. The applicant must submit detailed design plans for review and final approval.

Please contact me with any questions.



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

**Date:** February 7, 2022

**To:** Nick Sugar, City Planner, Community Development

**From:** Nate Wonsick, P.E., Assistant City Engineer

**Re:** **Hudson Community Living – 33 S. Oviatt Street  
Preliminary Engineering Approval - Viewpoint #21-1354**

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The City of Hudson Engineering Department has reviewed the preliminary plan for the above referenced site and recommends preliminary approval. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website [www.hudson.oh.us](http://www.hudson.oh.us) under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

**Other agency approvals that will be needed prior to the City of Hudson Final Engineering acceptance include:**

1. Summit Soil and Water and the Ohio EPA Notice of Intent.
2. Summit County Building Standards shall review the building structures; fire lines; and any retaining walls proposed on the site.
3. Summit County DSSS shall review and approve the sanitary sewer for this site.
4. Ohio EPA may need to review the sanitary and water systems, if applicable.
5. US Army Corp. of Engineers for any wetland disturbed areas, if applicable.
6. Northeast Ohio Regional Sewer District shall review the storm water management system.

**Overall Comments:**

7. Provide the pre and post impervious surface area on the title sheet per Hudson Engineering Standards Section 1.7.
8. The City of Hudson Engineering Standards will be reviewed as part of the improvement plan submittal of the project design. Note: Section 5 of the Engineering Standards - The storm water runoff and management shall be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for this site.
9. A traffic trip generation report shall be provided for this site. Note, a Traffic Impact Study or turn lane warrant analysis may be necessary following the trip generation report. Note that a Traffic Impact Study is needed if trip generation is over 100 the turn lane warrant analysis is needed if trips generation is over 60.
10. Submit a wetland delineation of the site in accordance with the LDC section 1207.03 with the next submittal.
11. A professional engineer with a current Ohio registration shall stamp, sign and date the plans for all applicable engineering work including the storm water management calculations.
12. Add the City of Hudson Engineering Standards General Notes to the plans.

13. Bonds and fees will be identified when more detailed plan is submitted.

14. The City will perform a complete and thorough review when the complete set of improvement plans and reports are submitted to the City at a future date and the City reserves the right to add to these comments as needed.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nate Wonsick".

Nate Wonsick, P.E.  
Assistant City Engineer

C: File.

# Site Photos



33 S. Oviatt St.



35 S. Oviatt St.



37 S. Oviatt St.



41 S. Oviatt St.  
Barlow Community Center



# Site Photos



40 S. Oviatt St.  
Fire/EMS Station



36 S. Oviatt St.  
Police Station



Residual Land - City  
Surface Parking Lot



City Surface  
Parking Lot