



CITY OF HUDSON

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April 27, 2015

Chris Brown
Prestige Homes
17 West Streetsboro Street
Hudson, Ohio 44236

Mr. Brown-

Thank you for your submission of the Final Subdivision Plan for the Reserve at River Oaks Phase II. As previously discussed this request has been scheduled for the Planning Commission (PC) agenda on May 11, 2015. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Our goal is to provide you an opportunity to review the below comments and submit any additional or revised information by May 4, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on May 6, 2015. Additionally I am available to meet and review the comments and the review process at your convenience.

Submittal requirements:

Please incorporate the following additional information on the plat:

1. Easements associated with the gas wells have not been noted

Please incorporate the following additional information on the improvement plans:

1. Routing of the multi-purpose path along the north side of Boston Mills Road
2. Landscape plan has not been submitted
3. Exterior street lighting plan has not been submitted
4. Proposed central mail box locations should be depicted

Procedure for Approval of Subdivisions

Subdivisions in the City of Hudson are approved in three stages:

- A. Compatibility review – completed by PC at the March 10, 2014 meeting.
- B. Preliminary subdivision plan – completed by PC at the January 12, 2014 meeting.
- C. Final improvement plans and subdivision plat –submitted to PC for consideration at the May 11, 2015 meeting.

District Standards: District 3: Outer Village Residential Neighborhood

	Gross Land Area (acres)	Wetland/ Floodplain (acres)	Proposed R/W (acres)	Net Land Area (acres)	Density	
					Allowable	Proposed
District 2	193.36	131.23	7.94	54.19	21 (1 per 2.5 acres)	41
District 3	251.24	87.27	19.70	144.27	360 (2.5 per acre)	195
Overall	444.60	218.50	27.64	198.46	381	236

Lot dimensional standards: The proposed lot size, width, and frontage are acceptable.

Setbacks: Recommended Minimums: 20ft front, 10 ft side, 25 ft rear, 100 ft perimeter
Proposed: 25-40 ft front, 10 ft side, 25 ft rear - Staff is satisfied with the proposed setbacks.

Building siting and orientation: The standards will be finalized with each individual house proposal; however, the concept footprints depict the appropriate siting and orientation standards.

Section 1207: Zoning Development and Site Plan Standards**Section 1207.03 Wetland/Stream Corridor Protection**

The subject parcel contains significant wetland areas as well as a 100 foot width riparian corridor located within the interior of the wetland areas adjacent to the western property boundary. No disturbances are proposed to the existing wetland, riparian corridors, or their setbacks.

As part of the Preliminary Plan review (2015-01) the applicant has submitted documentation related to U.S. Army Corp of Engineers (ACOE) permit 98-5120009 and 2001-01833, issued to Duke Realty for wetland and stream disturbances within the subject property and Hudson Crossing Industrial Park to the south. The riparian crossing and associated wetland disturbances authorized under the ACOE permits were completed between 2003 and 2005. The submitted documentation indicates the applicant completed the applicable disturbances and mitigation work within the requirements of the ACOE.

The proposed grading limits for the sublots and the stormwater management systems are primarily set at the 50 foot wetland buffer.

Section 1207.04 Landscaping/Buffering Bufferyards are required per the following:

Adjacent use	Bufferyard required	Minimum Distance
West – single family residential land use at 800 Boston Mills Road	C	15 ft (Moderate)
West - Office/Commercial at 780 Boston Mills Rd	D	25 ft (Substantial)
South - WBC Development at Hudson Crossing	E	40 feet (Major)
East - Reserve at River Oaks adjacent phases	N/A	

The required bufferyard dimensions should be depicted on the final improvement plans as well as the location of existing vegetation that will meet bufferyard requirements or where additional plantings are needed. Due to the required 100 foot perimeter setback for an Open Space Conservation Subdivision (OSCS) and the existing vegetation, preservation of existing vegetation will satisfy the requirements in most areas. The landscape plan must include plans for bufferyards where additional plantings are required. The proposed retention basin west of sublots 99 and 100 will require the installation of bufferyard plantings.

Section 1207.05 Open Space OSCSs must set aside at least 50% of the subdivision for a combination of public and private open space. The proposed 91.5 acre western parcel is proposed with 52.18 acres open space or 57% of the parcel. The expanded larger subdivision contains 311 acres of open space within the 444.60 acre area for 70% of the subdivision.

Required Public Open Space –The subdivision will include an eight foot wide pedestrian path connecting the north and south portions of the subdivision within the eastern phases. Additionally, 70% (311 acres) of the subdivision is dedicated as a conservation easement. This significant dedication along with the multi-purpose trail extension was previously determined to meet the public open space requirements.

Section 1207.13 Transportation/Circulation/Pedestrian Linkage

Engineering Department will review and comment on applicable items from the traffic impact analysis.

Cul De Sacs - Plans should be labeled to confirm compliance with the LDC requirements of a 40 ft pavement radius and 60 ft right of way radius.

Pedestrian and Bicycle Paths - Sidewalks have been appropriately depicted on both sides of the street. A multi-purpose path has been required through the eastern phases of the development and along the Boston Mills Road frontage. The improvements plans must depict the multi-purpose path on the northside of Boston Mills Road from Executive Parkway West to Executive Parkway. Additionally a sidewalk should be placed on the south side of Boston Mills Road to connect Timberline Trail and Majestic Oaks Drive.

1207.19 Special Development Standards The development contains an existing gas well installation adjacent to Sublot 94. The applicable setbacks have been noted.

Chapter 1208: Subdivision Design and Improvement/Dedication Standards

Side Lot Lines -Side lot lines shall normally be at right angles to the street or radial to curved streets. The plan is generally in conformance with this standard however the shared lot lines at sublots 73/74 are not at acceptable right angles or radials.

Department Comments

Tom Munn – Public Works Superintendent – in addition to commenting on various items already discussed above, Mr. Munn has also provided the following comments:

- 1) Proposed “Ridgeline Drive” and existing “Ridgewood Blvd” are about one half mile apart and both travel south to southeast. I recommend choosing a different name instead of Ridgeline, to prevent confusion for police, fire and EMS responders, as well as mail delivery, service providers, etc.
- 2) All proposed traffic signs must be of the current retroreflective grade now required by MUTCD.
- 3) Nice sump pump detail on page 37. What is the plan for downspouts? Connect to footers or direct to storm drains? Is it possible to avoid directing downspouts to sumps?
- 4) Is 30” culvert on Timberline Trail on Page 20 adequate for peak flows?

Summary: Please address the following items as part of a revised submittal:

1. Incorporate the following additional information on the Plat:
 - a. Easements associated with the gas wells have not been noted.
2. Incorporate the following additional information on the Improvement plans:
 - a. Routing of the multi-purpose path along the north side of Boston Mills Road
 - b. Landscape plan has not been submitted. The plan must depict applicable street trees, entrance plantings, and bufferyard plantings.
 - c. Exterior street lighting plan has not been submitted.
 - d. Proposed central mail box locations must be depicted.
3. Depict the required bufferyards on the plan submittal.
4. Confirm compliance with the LDC requirements of a 40 ft pavement radius and 60 ft right of way radius for cul-de-sacs.
5. Depict the multi-purpose path on the northside of Boston Mills Road from Executive Parkway West to Executive Parkway. Additionally a sidewalk should be placed on the south side of Boston Mills Road to connect Timberline Trail and Majestic Oaks Drive.
6. Revise the following shared lot lines to be at right angles or radials with the right of way at sublots 73/74.

Thank you for the significant investment in the community and please contact me for any assistance I can provide.

Sincerely,

Gregory P. Hannan, AICP
City Planner

CC: Paul Wolenski, Pulte Homes of Ohio
Mark Richardson, Community Development Director
Thom Sheridan, City Engineer
Shawn Kasson, Fire Inspector