

**CITY OF HUDSON  
PLANNING  
COMMISSION**

**CASE NO. 2015-01  
PRELIMINARY PLAN  
THE RESERVE AT RIVER OAKS PHASE II  
BOSTON MILLS ROAD,  
PARCEL #3009586 AND #3010046  
DISTRICT 3**

**DECISION**

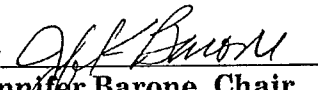
Based on the evidence and representations to the Planning Commission by Chris Brown, Prestige Homes, 17 W. Streetsboro Street, Hudson, Ohio 44236, property owner and applicant, and City staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on January 26, 2015, the Planning Commission approved the application for Preliminary Subdivision Plan approval in Case No. 2015-01 for Phase II of The Reserve at River Oaks Subdivision according to plans dated as received December 1, 2014 with the condition that the applicant must address the following conditions as part of the final plat and improvement plan submission:

1. Plans must be revised to show the following:
  - a. The improvement plans must depict limits of disturbance on the grading plan and only depict the grading work and disturbance necessary for the roadway infrastructure and other grading to be accomplished as part of the installation of the subdivision improvements.
  - b. Revise the shared side lot lines at subplot 106/107, 109/110, 73/74, and 122/123 to be at right angles to streets.
  - c. Revise the stormwater management basin design adjacent to subplot 93 and 110 to preserve a 30 foot depth natural buffer adjacent to 800 Boston Mills Road.
  - d. Depict the required bufferyards on the plans as well as the presence of existing vegetation that will meet bufferyard requirements or where additional plantings are needed.
  - e. The final landscape plan must show all aspects of activities pertaining to trees including the limits of disturbance, trees to be maintained and the means of protecting them, new plantings, and the required notes, specification, and details.
  - f. Depict the concept house footprint, garage, driveway, site easements, and entry door location to demonstrate if it is possible to comply with the applicable building orientation and siting standards.
  - g. Continue the multi-purpose path westward along Boston mills Road to a connection with Executive Parkway West. Additionally, incorporate a sidewalk on the south side of Boston Mills Road to connect Timberline Trail and Majestic Oaks Drive.
  - h. Label the cul de sac dimensions to confirm compliance with the LDC requirements of a 40 foot pavement radius and 60 foot right of way radius.

2. Submit a phasing plan to depict which portions of roadway will be associated with the proposed lot development and how emergency access requirements will be met for each phase.
3. Plans must address the preliminary engineering comments of Mr. Jason Miller from his letter dated January 7, 2015.
4. Plans must be revised to address preliminary comments of Shawn Kasson, Fire Marshall, dated December 18, 2014.
5. All applicable conditions of the prior preliminary subdivision plan approval of Case No. 2013-19 on Sept 9, 2013 shall be incorporated into this decision by reference.

**Dated: January 26, 2015**

**CITY OF HUDSON  
PLANNING COMMISSION**

By   
**Jennifer Barone, Chair**