



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: May 4, 2016

TO: City of Hudson Planning Commission for May 9, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use Review for 185 West Streetsboro Street
Shared Driveway

ZONING: District 4 – Historic Residential Neighborhood

PC Case No: 2016-09

Project Introduction

Application has been received for a proposed shared driveway as part of a proposal to develop two single family detached dwellings at 185 West Streetsboro Street (Parcel No. 3200940). The existing 0.31 acre parcel contains a single family structure proposed for demolition. The parcel would then be subdivided into two lots. A single family dwelling is proposed to front West Streetsboro Street with a second unit proposed to front Lennox Road.

The subject property and adjacent areas are located within District 4 Historic Residential Neighborhood. The site is adjacent to single family detached development to the west and north, the Hudson Commons single family attached development to the east, and Redeemer Presbyterian church to the south.

The following information is attached to this report:

1. Letter from Joseph Matava, Peninsula Architects, dated March 28, 2016.
2. Site plan and renderings submitted by Peninsula Architects, received March 30, 2016.

Applicable District Regulations, Section 1205

Use: The proposed shared driveway is permitted as a conditional use within District 4.

Building Siting and Orientation: Acceptable

Dimensional Standards: The proposal is in compliance with the applicable lot area and setback standards except for the following variances approved by the Board of Zoning and Building Appeals (BZBA) on March 17, 2016 per case 2016-07:

House “A” fronting West Streetsboro Street:

1. Variance of ten (10) feet from the minimum front yard setback of thirty-five (35) feet.
2. Variance of ten (10) feet from the minimum side yard setback of thirty-five (35) feet from the street side not designated as “front”.
3. Variance of twenty-six (26) feet to the minimum rear yard depth of forty (40) feet.

House “B” fronting Lennox Road:

1. Variance of fifteen (15) feet from the minimum front yard setback of thirty-five (35) feet.
2. Variance of twenty (20) feet to the minimum rear yard depth of forty (40) feet.
3. Variance of four (4) feet to the required twenty-five (25) feet for a side-facing attached garage.

An administrative lot split application must be submitted for the establishment of the two proposed lots.

Applicable Use Regulations, Section 1206

Shared driveways are permitted as a conditional use within District 4. There are no specific conditions for this use; however, the use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b).

- (1) *The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City of Hudson Comprehensive Plan (as amended from time to time).*
- (2) *The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. 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*
- (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.*
- (4) *To the maximum extent 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.*
- (5) *On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site*
- (6) *The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section 1207.11, Adequate Public Facilities.*
- (7) *The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12 of this Code.*

- (8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04 of this Code, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefiting from such screening.*
- (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.*

Staff finds the proposal to be in compliance with the applicable conditional use standards. Staff notes the applicant has received the necessary variances related to setbacks. The intensity of development proposed is an appropriate transition between the Hudson Commons single family attached development to the east and the larger lot single family detached development to the west along Boston Mills Road and Lennox Road.

An easement will need to be established for the shared driveway. A shared access easement must be established for the parcels as a part of the lot split application and recorded with the Summit County Recorder's Office.

Applicable Zoning Development and Site Plan Standards, Section 1207

The project will require submittal of an engineered site plan for administrative site plan review as part of the AHBR submittal.

Findings:

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Conditional Use for a shared driveway at 185 West Streetsboro Street (Parcel No. 3200940) per Case No. 2016-09 according to plans submitted March 30, 2016 and the following condition:

1. Establish an access easement for the shared driveway for review and acceptance by the City of Hudson as part of the lot split application.

PENINSULA ARCHITECTS

March 28, 2016

Mr. Greg Hannan, Planner
City of Hudson Community Development Department
115 Executive Parkway, Suite 400
Hudson, Ohio 44236

RE: Conditional use request – 185 West Streetsboro – Shared Driveway

Dear Greg,

I am seeking a shared driveway to serve two houses to be located at 185 West Streetsboro Road. On March 17th I received BZBA approval for the two structures depicted in the attached site and elevation drawings. The board concurred with me that this small scale development would be an attractive addition to the community and provide a housing stock type that is in demand.

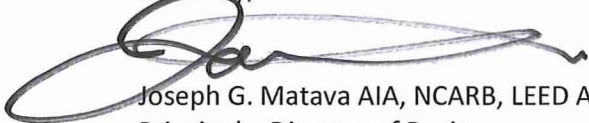
Due to the location of the existing turn lane on Lennox and the strong desire to preserve a specimen tree on the northeastern side of the property there was only one logical location for a curb cut to access these two properties.

The drive was laid out to allow for two onsite parking spaces to be shared as a compliment to the two garage spaces allotted for each residence. The 35' distance between garage doors, along with the offset of the doors allows for ample space to back maneuver between garages safely.

Should this conditional use be approved all necessary legal easements will be attached to the properties so as to eliminate any future land use disputes.

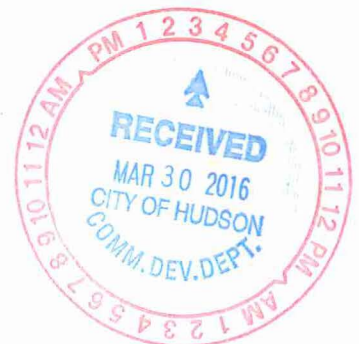
Thank you for your consideration of this shared driveway. Please feel free to contact me with any questions or if you should need additional information.

Sincerely,



Joseph G. Matava AIA, NCARB, LEED AP
Principal – Director of Design

Peninsula Architects
1775 Main Street – Peninsula, Ohio 44264
330-657-2800
www.pa-architects.com

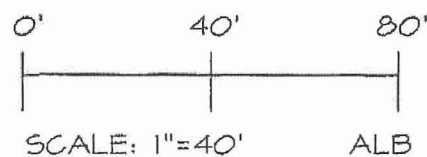
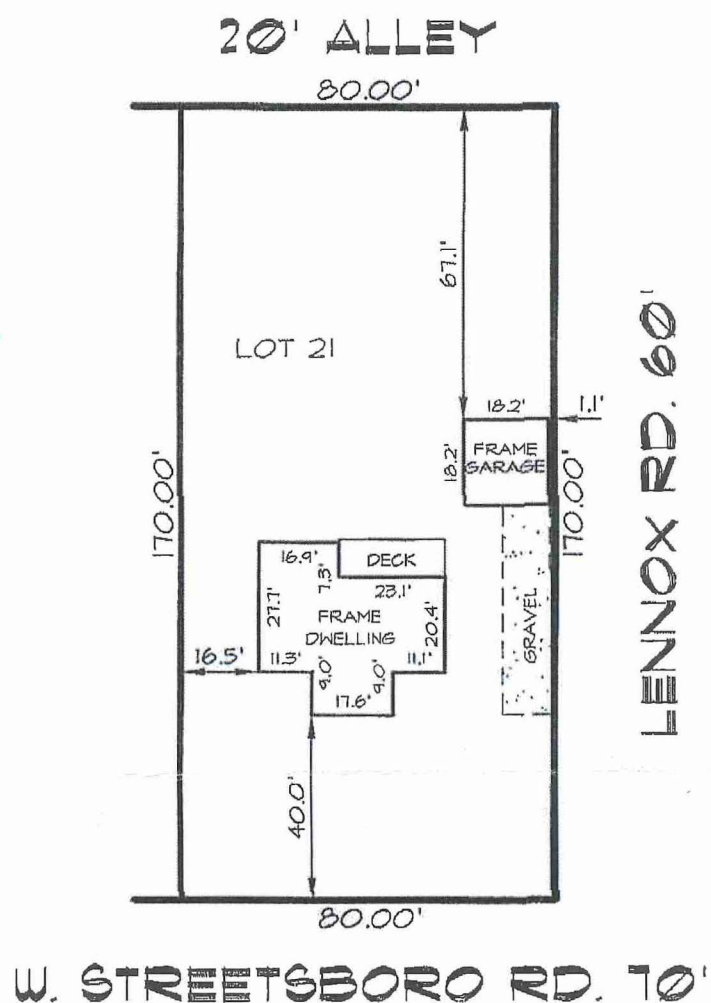




CAMPBELL &
ASSOCIATES, INC.
Land Surveying

(330) 945-4117
Fax: (330) 945-4140
3485 Fortuna Drive
Suite 100
Akron, OH 44312
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Address 185 W Streetsboro Road

Allotment: Lake Forest Development

Plat Book: 38 Pages: 49-63

Client Order No. 554140244

Date June 11, 2014

Present Owner Fannie Mae

C & A Order No.
CF171432

State of Ohio, County of Summit

City of Hudson

New Owner Melissa M Ickes

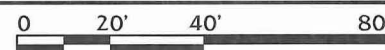
This is to certify to Valley Savings and/or Chicago Title Insurance Company

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

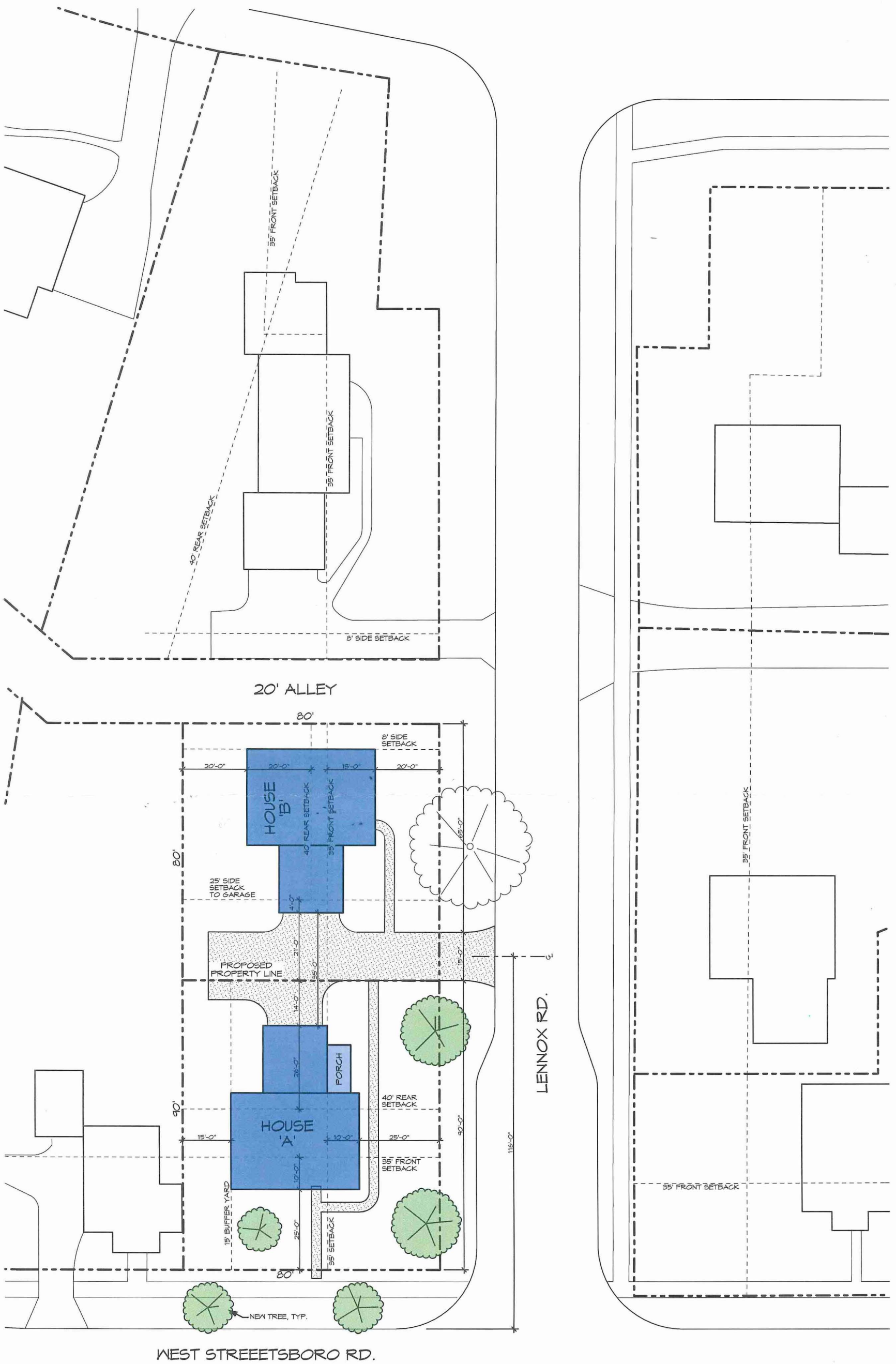
This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Daniel J. Cook
Daniel J. Cook - Reg. Surveyor No. 7179

1 **SURVEY**
SCALE: 1" = 40'



C1.0-a	SURVEY	DATE	03/28/16	<div>PENINSULA ARCHITECTS</div> <div>P.O. Box 235 1775 Main Street Peninsula, Ohio 44264 v 330.657.2800 f 330.657.2419 www.pa-architects.com</div>
		SCALE	1" = 30'-0"	
STREETSBORO & LENNOX				
185 W STREETSBORO ST, HUDSON, OH 44236				



1 PROPOSED SITE PLAN
SCALE: 1" = 30'



C1.0-b	PROPOSED SITE PLAN	DATE	03/28/16	<div>PENINSULA ARCHITECTS</div> <div>P.O. Box 235 1775 Main Street Peninsula, Ohio 44264 v 330.657.2800 f 330.657.2419 www.pa-architects.com</div>
		SCALE	1" = 30'-0"	
STREETSBORO & LENNOX <hr/> 185 W STREETSBORO ST, HUDSON, OH 44236				



C1.1-a	ELEVATIONS	DATE	03/28/16
		SCALE	Not to Scale
STREETSBORO & LENNOX			

PENINSULA
ARCHITECTS

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