



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

DATE: August 3, 2016

TO: City of Hudson Planning Commission for August 8, 2016 Meeting

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

SUBJECT: Conditional Use: Accessory Agricultural Use
7153 Darrow Road
District 1 – Suburban Residential Neighborhood

PC Case No: 2016-22

Project Introduction

Application has been received for an accessory general agriculture use approval at 7153 Darrow Road. The applicant has stated the scale of the proposed use includes keeping two cows within an existing field where a fenced pasture and 200 sq ft barn/shed would be installed. General agricultural uses involving animals are permitted as a conditional use within District 1 - Suburban Residential Neighborhood.

Adjacent Development:

The subject property is located on the east side of Darrow Road, approximately 500 feet south of Herrick Park Drive, and comprised of two abutting parcels totaling 4.69 acres. The site is adjacent to single family residences on all sides.

The following information is attached to this report.

1. Letter from property owner and site plan received July 12, 2016.
2. Preliminary Comment Letter, prepared by City Planner Greg Hannan, dated July 19, 2016.
3. Aerial photograph from the City of Hudson GIS, depicting the subject property and surrounding development.

Applicable Zoning District Standards, Section 1205.05

Staff compared the proposal to the zoning district standards and found the proposal conforms to the applicable standards.

Applicable Conditional Use Standards, Section 1206

General agricultural operations are permitted as a conditional use within District 1. 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 Comprehensive Plan.

- (2) The use is physically and operationally compatible with the surrounding neighborhood.*
- (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.*
- (4) Access points are located as far as possible from intersections and adequate sight distances are maintained.*
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*
- (6) The use will be adequately served by public facilities and services*
- (7) The use provides adequate off-street parking on the same property as the use.*
- (8) The use will be screened with fencing and/or landscaping in excess of what is required in of this Code if the use may otherwise result in an adverse impact.*
- (9) The use is proposed at a density consistent with that of the existing neighborhood.*

Staff notes the limited scale agricultural use is proposed as accessory to the single family residence and is compatible with the surrounding development. The required setbacks of the use areas and the applicable bufferyards appropriately address potential impacts to adjacent single family residential development.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Fencing and Accessory Building Setbacks: The LDC requires a 100 foot setback from agricultural uses to adjacent buildings suitable for occupancy and a 50 foot setback from agricultural uses to the property line of residentially zoned land. The proposed installation is in compliance with the applicable standards.

Bufferyards: Bufferyard C (15 ft. depth) is applicable between agricultural uses and single family residential uses. This bufferyard standard was revised from Bufferyard D (25ft. depth) per the LDC amendments approved by City Council on July 19, 2016 per Ordinance 16-44 (attached). The submitted site plan and existing condition aerial photographs depict existing wooded areas that appropriately screen the proposed pasture from adjacent uses.

Lot Consolidation: The existing acreage under common ownership is comprised of parcels #3001695 (2.96 acres) and parcel #3002416 (1.64). The two lots must be consolidated prior to the establishment of the agricultural use as the use area is proposed on the undeveloped parcel.

Findings:

The applicant has proposed a limited scale agricultural use within District One Suburban Residential Neighborhood which permits such as a Conditional Use. Staff finds the application conforms to all applicable Land Development Code standards provided the conditions listed below are implemented.

Required PC Action, Chapter 1203

The PC shall consider the development application and 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 written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for an accessory agricultural use at 7153 Darrow Road per Case No. 2016-22 according to plans and a letter dated August 7, 2015 provided the following conditions are met:

1. An administrative lot consolidation application must be approved by the City of Hudson prior to the issuance of a zoning certificate for the agricultural use.
2. A zoning certificate may not be issued for the agricultural use until the Planning Commission has approved the project and any conditions of the board have been addressed.

Dear City of Hudson,

This serves as the Use Letter for the Conditional Use permit for 7153 Darrow Rd. Richard and Barbara Warfield, property owners, requesting permit for the purpose of raising beef cattle, two cows maximum.

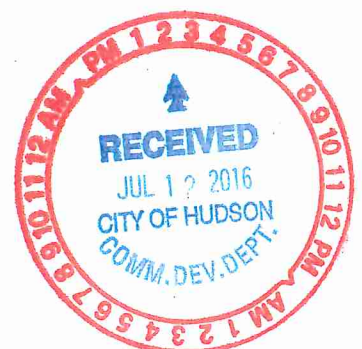
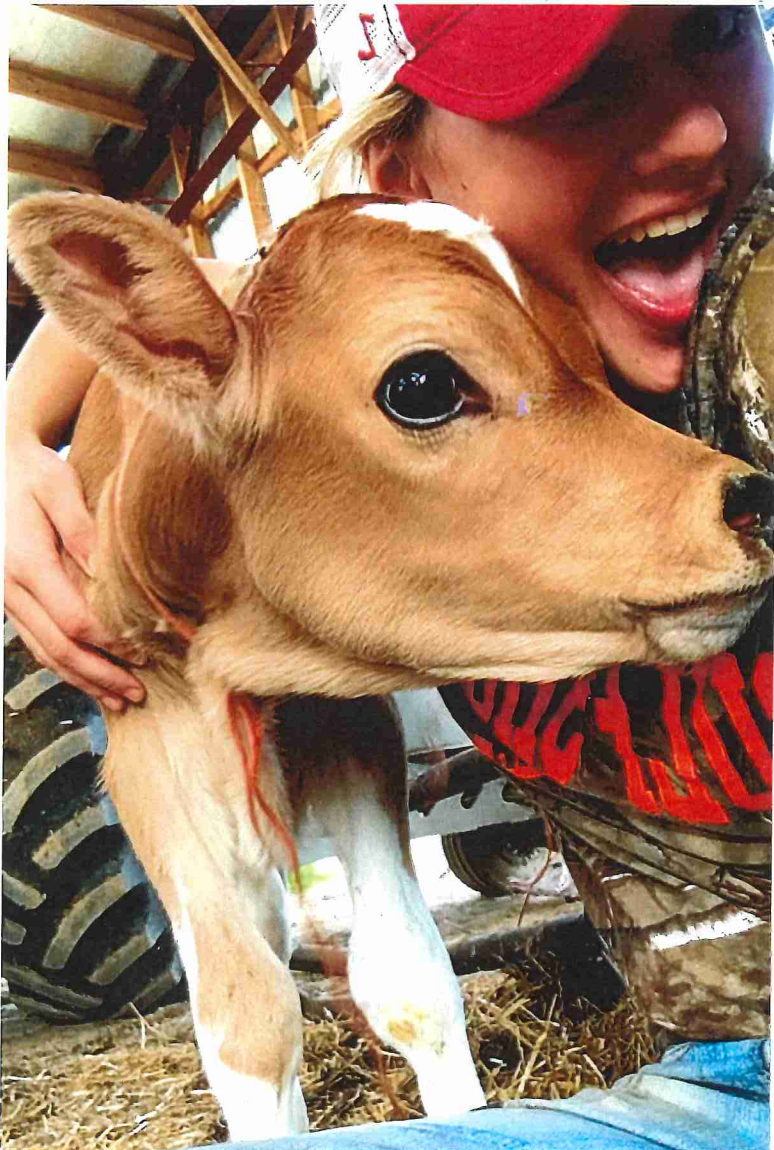
New fence section will be added to meet city requirement of 50 foot easement from property line. Fence will be woven field fence, 4 feet high. Fence posts will be metal stake posts.

Pre-built run in shed with gates (10'x20') will be placed on existing 10x32 foot cement slab.

Please see accompanying pictures.

Sincerely,

Emily Warfield





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

July 19, 2016

Barbara Warfield
7153 Darrow Road
Hudson, Ohio 44236

RE: PC 2016-22- Conditional Use for 7153 Darrow Road

Ms. Warfield-

Thank you for your submission of the conditional use application for the agricultural use at 7153 Darrow Road. The application has been scheduled for the Planning Commission (PC) agenda for the August 8, 2016 meeting. 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 respond to the below comments by July 28, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on August 3, 2015. Additionally I am available to meet and review the comments at your convenience.

Submittal: The submitted site plan must be revised to accurately depict the parcel boundaries, the location of the existing and proposed fence enclosures and the setback of the proposed barn/enclosure to the adjacent property lines. Staff is available to schedule a brief meeting to assist with preparation of the revised site plan.

Chapter 1205 – District Regulations: 1205.04 District 1: Suburban Residential Neighborhood Use: The proposed agricultural use is permitted as a conditional use. Staff understands the scale of the proposed use includes two cattle within a fence enclosure and 200 square foot shed/barn.

Section 1206 Use Regulations: The proposed agricultural use is permitted as a conditional use within District 1. The application is subject to compliance with the general conditional use standards of Section 1206.02. Staff notes the proposed limited scale agricultural use is in compliance with the applicable standards.

Section 1207 Zoning Development and Site Plan Standards:
Landscaping/Buffering

The property is adjacent to single family residential on all sides. Bufferyard C (15 ft. depth) is applicable between agricultural uses and single family residential uses. Based on review of existing condition aerial photographs it appears preservation of existing plantings will meet the applicable requirements.

Fencing and accessory building setbacks: The LDC requires a 100 foot setback from agricultural uses to adjacent buildings suitable for occupancy and a 50 foot setback from agricultural uses to the property line of residentially zoned land. The site plan must accurately depict the location of the fence enclosure with setbacks to adjacent property lines noted. The proposed location of the barn and fence enclosure appear to be in compliance with applicable setback requirements.

Lot Consolidation: The existing acreage under common ownership is comprise of parcels #3001695 (2.96 acres) and parcel #3002416 (1.64). The two lots must be consolidated prior to the establishment of the agricultural use. Please access the lot consolidation application at the following link: <http://www.hudson.oh.us/DocumentCenter/View/545>

Zoning certificate: The application will be presented to the Planning Commission at the August 8, 2016 meeting. In contemplation of Planning Commission approval you may submit application to the Architectural and Historic Board of Review for the proposed accessory building by August 2, 2016 for the August 10, 2016 meeting. The fence enclosure would be subject to an administrative approval as part of the accessory building submittal. Please review the application submittal requirements at: <http://www.hudson.oh.us/DocumentCenter/View/94>

Please contact me for any assistance I can provide.
Sincerely,

Gregory P. Hannan, AICP
City Planner

CC: Mark Richardson, Community Development Director

City of Hudson, OH



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 = 200 feet
7/29/2016