



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

DATE: October 5, 2016

TO: City of Hudson Planning Commission for October 10, 2016 Meeting

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

SUBJECT: Public Hearing  
Zoning Map Amendment – Ordinance 16-149  
Permanent Parcel No. 3203716  
District 4 to District 5

PC Case No: 2016-26

### **Project Introduction**

The City of Hudson has initiated a proposed zoning map amendment of Parcel No. 3203716 from District 4 Historic Residential Neighborhood to District 5 Village Core District. The parcel is located on the west side of Morse Road immediately north of the present Hudson School District bus storage facility. The City-owned parcel contains 2.07 acres. The map amendment is being pursued so that all of the land to be developed for the Downtown Phase II project, which includes the subject parcel, will be zoned the same zoning district.

Lands west, north, and east of the property are zoned District 4. Lands south are zoned District 5. The Villas of Hudson are to the west of the property. Vacant City-owned property is north and east of the property across from Morse Road. Most of this land is in a conservation easement. To the south of the property is the bus storage facility, Hudson Public Power, and the City salt dome, all uses to be relocated in contemplation of the Downtown Phase II project.

The following information is attached to this report.

1. Map of zoning map amendment dated September 13, 2016
2. Council staff report dated September 20, 2016
3. Draft Ordinance 16-149
4. The Land Use Plan from the Comprehensive Plan adopted January 2016
5. The Downtown Phase II Land Use Framework from the Comprehensive Plan adopted January 2016

### **Applicable Approval Procedure**

As a City initiated zoning map amendment application, this case is subject to the procedure set forth in Section 1203.03(c)(1). The application is before the PC for step two of the below process.

Step	Dates	Notes
Step 1 Council	September 20, 2016	Council conducts a first reading of the application and refers the case to PC for a public hearing, review of the site specific plan, and recommendation.
Step 2 PC	October 10, 2016	PC conducts a public hearing and reviews the site specific plan and makes a recommendation to Council.
Step 3 Council	November 2016	City Council conducts a second reading, another public hearing, and takes final action.

### **Section 1204.01 Zoning Map Amendments**

Zoning map amendments are subject to six standards as follows:

- Compatibility to Comprehensive Plan and consistency with existing growth and development patterns in the City
- The site-specific development plan complies with all applicable standards for review of planned developments
- The site-specific development plan complies with all applicable requirements set forth in Chapter 1207, Zoning Development and Site Plan Standards of this Code
- The site-specific development plan would not have the potential to reduce the level of ecological integrity from the existing level to a lesser level
- The City shall have the ability to provide adequate services, facilities, or programs; and public utilities would be available for the proposed development
- The amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected

The Comprehensive Plan Land Use Plan includes this parcel in the Core Mixed-Use area which comprises downtown Hudson and consists of a blend of uses within a vibrant and walkable environment. The Downtown Phase II Land Use Framework identifies specific uses contemplated when the Comprehensive Plan was adopted. The Framework proposes a mix of residential uses for this area including townhomes, single family attached, and multifamily. These housing types are allowed in both District 4 and District 5. Council and staff are working with a developer on a proposal of the Phase II area that will comply with the Comprehensive Plan and meet City regulations. It is the intent of the Comprehensive Plan that the village core be expanded into this area of the community.

### **Required PC Action, Chapter 1203.03(c)(2)(A)**

PC shall proceed with formal consideration at a public hearing regarding the proposed map amendment. The Planning Commission shall make specific recommendations for final action to City Council. City Council shall then conduct a public hearing and take final action. An amendment before City Council for consideration shall take effect only if passed or approved by not less than five members of City Council.

### **Recommendation**

Pending testimony offered at the public hearing, staff recommends that Planning Commission recommend that Council approve the requested map amendment of Parcel No. 3203716 from District 4 Historic Residential Neighborhood to District 5 Village Core District.

If Planning Commission agrees with this recommendation it may use the following as the basis for its recommendation to Council:

Based on the evidence and representations to the Commission by City staff, 115 Executive Parkway – Suite 400, Hudson, Ohio 44236, as applicant and property owner, and other

interested parties, at a public hearing of the Planning Commission held at its regular meeting on October 10, 2016, the Planning Commission in Case No. 2016-26 recommends that City Council approve Draft Ordinance No. 16-149 An Ordinance Amending part Twelve of the Ordinances of Hudson to Amend the Official Zoning District Map to Rezone Summit County Tax Parcel 3203716 Which is West of Morse Road and South of Cutler Lane from District 4, Historic Residential Neighborhood to District 5, Village Core District.

Map Scale  
1 inch = 200 feet  
9/13/2016



# City of Hudson, Ohio

## Staff Report

File Number: 16-149

Meeting Date: 9/20/2016

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

**AN ORDINANCE AMENDING PART TWELVE OF THE ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCEL 3203716 WHICH IS WEST OF MORSE ROAD AND SOUTH OF CUTLER LANE FROM DISTRICT 4, HISTORIC RESIDENTIAL NEIGHBORHOOD, TO DISTRICT 5, VILLAGE CORE DISTRICT.**

**Executive Summary:** The ordinance would rezone this City-owned parcel, part of the Downtown Phase II site, to match the zoning of the rest of the Downtown Phase II site.

### **Legislative History**

The Official Zoning Map was adopted with the Land Development Code in December 1999.

### **Purpose & Explanation**

All of the Downtown Phase II site area is zoned District 5 - Village Core District with the exception of this single City -owned parcel which is zoned District 4 - Historic Residential Neighborhood. The parcel is 2.07 acres in size and is vacant. Staff recommends that the entire project area be zoned District 5.

### **Timing Considerations**

If Council conducts its first reading September 20, Planning Commission can hold its public hearing and render a recommendation at its October 10 meeting. Council could then adopt the map amendment before the end of the year.

### **Fiscal Impact**

Currently Budgeted

Supplemental Appropriation Required

X Appropriation Not Required.

### **Suggested Action**

Staff recommends Council conduct its first reading and refer the ordinance to Planning Commission for a public hearing and recommendation.

### **Submitted by,**

Jane Howington, City Manager

Mark Richardson, Community Development Director

AN ORDINANCE AMENDING PART TWELVE OF THE ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCEL 3203716 WHICH IS WEST OF MORSE ROAD AND SOUTH OF CUTLER LANE FROM DISTRICT 4, HISTORIC RESIDENTIAL NEIGHBORHOOD, TO DISTRICT 5, VILLAGE CORE DISTRICT.

WHEREAS, the City is the owner of record of Summit County Tax Parcel 3203716 (the “Subject Property”), an approximately 2.07 acre parcel which is currently vacant and zoned District 4 – Historic Residential Neighborhood; and

WHEREAS, the City plans to include the Subject Property in the Downtown Redevelopment Phase II project (hereinafter the “Project”); and

WHEREAS, all of the land to be included in the Project is zoned District 5 – Village Core District, with the exception of the Subject Property; and

WHEREAS, City staff recommends that the Subject Property be rezoned from District 4 – Historic Residential Neighborhood to District 5 – Village Core District so that all of the property to be included in the Project has the same zoning classification which will make the process to develop these properties as an integrated development more efficient; and

WHEREAS, upon the introduction of this Ordinance, its referral to the Planning Commission for a public hearing and recommendation, and a public hearing by this Council, Council determines that the rezoning of the Subject Property will be consistent with the public health, safety and general welfare and should be accomplished.

NOW, THEREFORE, BE IT ORDAINED by the Council of Hudson, Summit County, State of Ohio, that:

Section 1. Part Twelve, Land Development Code, of the Ordinances of Hudson is hereby amended to revise the Official Zoning District Map, incorporated within the Land Development Code, to rezone the Subject Property, described in Exhibit A hereto, from “District 4: Historic Residential Neighborhood” to “District 5: Village Core District.”

Section 2. The Director of Community Development shall cause the Official Zoning District Map to be amended as set forth in Section 1.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
David A. Basil, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance was duly passed by the Council of said Municipality on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

**EXHIBIT A**  
**to**  
**Ordinance No. 16-149**

Situated in the City of Hudson Village, County of Summit and State of Ohio:

And known as being part of Original Hudson Township Lot No. 55 and is further described as follows:

Beginning at the intersection of the centerline of Morse Road, (60 feet wide), and West Prospect Street, (60 feet wide);

Thence along the centerline of Morse Road, South 19 deg. 50' 09" East, 200.78 feet;

Thence North 89 deg. 32' 03" West, 31.99 feet to a point on the Westerly right of way of Morse Road;

Thence along the Westerly right of way of Morse Road, South 19 deg. 50' 09" East, 248.41 feet to a point of curvature;

Thence continuing along the Westerly right of way of Morse Road, along the arc of a curve deflecting to the left, 239.60 feet to a point, said arc having a radius of 330.00 feet and a chord which bears South 40 deg. 38' 10" East, 234.37 feet, said point being the principal place of beginning.

Course 1: Thence continuing along the Westerly right of way of Morse Road, along the arc of a curve deflecting to the left 93.11 feet to a point of reverse curvature, said arc

having a radius of 330.00 feet and a chord which bears South 69 deg. 31' 10" East, 92.80 feet.

Course 2: Thence continuing along the Westerly right of way of Morse Road, along the arc of a curve deflecting to the right, 367.06 feet to a point on the Northerly line of land conveyed to the Hudson Local School District in Volume 5608, Page 146 S.C.R. where a 1" iron pipe was witnessed 0.14 feet South and 0.45 feet East, said curve having a radius of 270.59 feet and a chord which bears South 38 deg. 44' 27" East, 339.56 feet.

Course 3: Thence along the Northerly line of the Hudson Local School District, as aforesaid, North 89 deg. 49' 41" West, 450.00 feet to an iron pin set.

Course 4: Thence North 26 deg. 57' 50" East, 332.07 feet to an iron pin set, said point being the principal place of beginning and Containing 2.0304 acres of land according to survey by Matthew C. Neff, Professional Surveyor No. 7315, Dempsey and Neff, Inc., dated April 27, 1995.

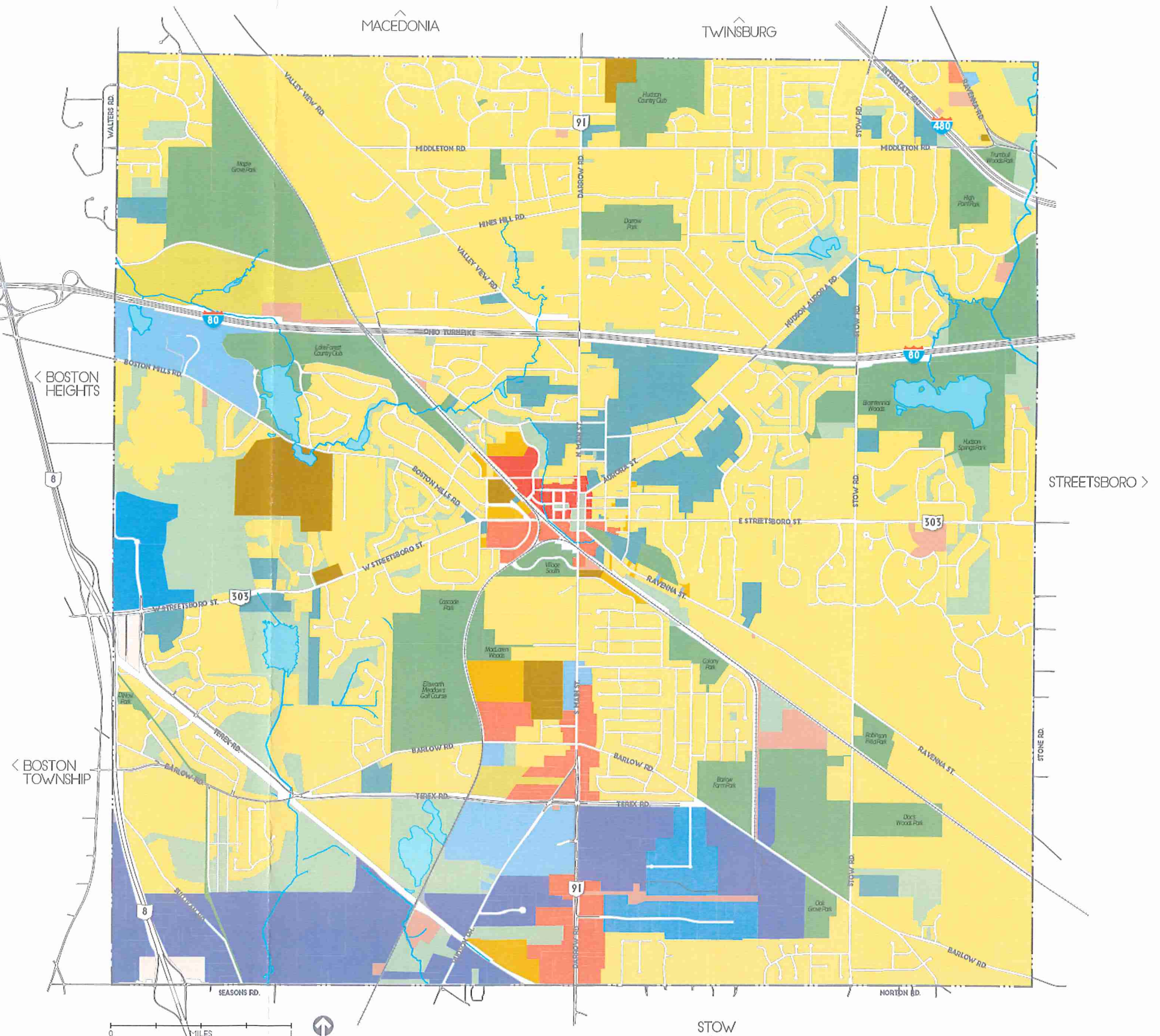
Be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are to indicate angles only.

# LAND USE PLAN

The Land Use and Development Plan identifies desired future land uses for all areas within the City of Hudson and provides a framework to guide future planning and land use policy decisions. It supports a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, while preserving Hudson's historic character and small-town charm. Downtown Hudson remains the heart of the city, with commercial and office uses clustered along main corridors. Stable and peaceful single family detached neighborhoods are the "building block" of the community, with an adequate mixture of smaller and denser residential units to help diversify the stock. Employment areas in the south accommodate a diverse array of businesses and support well-paying jobs.

## MAP KEY

- Single Family Detached**  
Single Family Detached homes are stand-alone housing units with one unit per parcel and are the predominant land use within Hudson.
- Single Family Attached**  
Single Family Attached homes include townhomes, rowhomes, or duplexes, and should be mostly located within or near Downtown Hudson, major corridors, and commercial areas.
- Multi-Family**  
Multi-Family residences include apartments, condominiums, and senior housing. They should be located within or near Downtown Hudson, major corridors, and commercial areas, and should be in keeping with the quality and appearance of Hudson's neighborhoods.
- Core Mixed-Use**  
The Core Mixed-Use area comprises Downtown Hudson and consists of a blend of uses within a vibrant and walkable environment.
- Commercial**  
Commercial uses include a range of uses that provide for the day-to-day retail and service needs, including restaurants, retail shops, entertainment venues, grocery stores, and service uses. Office uses are also supported within the commercial designation, where appropriate.
- Interchange Commercial**  
The Interchange Commercial designation accommodates commercial uses near Route 8 interchanges at Route 303 and Seasons Road. These areas are oriented towards a more regional and automotive audience than other commercial areas of the community.
- Office**  
Office uses are composed of professional offices and medical uses. It is also appropriate for office uses to be found within areas designated as Commercial and Business Park Flex on the Land Use Map.
- Business Park Flex**  
The Business Park Flex designation accommodates many of Hudson's business parks that permit a blend of light industrial and office uses within a subdivision-like or campus-like setting.
- Industrial**  
Industrial uses include higher-intensity land uses such as processing, manufacturing, storage, or distribution of goods.
- Parks and Recreation**  
Parks and Recreation areas include grounds used for active recreation, including parks, athletic fields, trails, playgrounds, and golf courses.
- Open Space**  
Open Spaces are natural areas that are set aside for conservation purposes, are not conducive to development due to flooding or topographical issues, and/or provide passive green space within a subdivision or development.
- Public/Semi-Public**  
The Public/Semi-Public land use is composed of institutions and community facilities that define Hudson's overall quality of life.
- Utilities / Rail**  
Utilities and railroad rights-of-way and facilities provide critical infrastructure throughout the city.
- Flex**  
The Flex designation is a special land use category reserved for two properties owned by the City of Hudson whose future use will be dictated by a combination of the City's administrative and operational needs as well as community attitudes and market forces.



# LAND USE FRAMEWORK

The Downtown Phase II Plan provides an overall vision, with the Land Use Framework Plan depicting a desirable development program for the project study area. However, flexibility should be maintained and the City should remain responsive to the market, but in keeping with the guiding principles. Building sizes and footprints will likely vary between the proposed development program within this plan and what is eventually constructed. The Plan should guide development, but not limit or constrict it. The framework includes both public and private properties; private properties should be considered for redevelopment if desired by the private property owners.

## MAP KEY

	Phase II Study Area		Potential Development Site
	Townhome		Potential Connection
	Multi-Family		Potential Parking Area
	Office		Potential Building Location
	Office with Residential above		Overhead Utility (to remain)
	Flex Use		Proposed Hike Bike Path
	Open Space		Existing Wetland
	Landscape Buffer		



## RESIDENTIAL IMPROVEMENTS

#	Use	Total Building Footprint (s.f.)	Floor(s)	Total Building Area (s.f.)	Units	Parking Required	Parking Provided	Totals
1	Multi-Family	64,000	3	192,000	102	204	245	144 Units Multi-Family
2	Multi-Family (upper floors)*	45,000	2	90,000	42	84	84	
3	Townhome (w/ garage)	--	2	3,000/unit	44	88	88	48 Units Townhome
4	Townhome (w/ garage)	--	2	3,000/unit	4	8	8	

## NON-RESIDENTIAL IMPROVEMENTS

#	Use	Building Footprint (s.f.)	Floor(s)	Total Building Area (s.f.)	Tenants	Parking Required	Parking Provided	Totals
2	Office (ground floor)	38,250	1	38,250	-	96 - 153	154	135,750 s.f. Office Space
5	Office	16,000	3	48,000	-	120 - 192	152	
6	Office	16,500	3	49,500	-	124 - 198	131 + 38 in overflow lot	
7	Flex	5,000	2	10,000	-	25 - 40	-	21,750 s.f. Flex Space
8	Flex	1,750	1	1,750	-	4 - 7	-	
9	Flex	5,000	2	10,000	-	25 - 40	-	

## POTENTIAL CONNECTIONS

#	Roadway Segment	Roadway Length (f.)	Roadway Width (f.)
A	Residential	1,250	28
B	Mixed Use	450	28
C	Office	600	28

\* Mixed-use buildings within #2 are three stories, with the ground floor as office and the upper two floors as residential.

\*\* The lower end of the range is a minimum 1 space per 400 sq. ft. and the higher end of the range is a maximum 1 space per 250 sq. ft. based on the City parking regulations.