



City of Hudson, Ohio

Staff Report With Text

File #: 16-148 **Version:** 3 **Name:**

Type: Ordinance **Status:** Passed

File created: 9/13/2016 **In control:** City Council Workshop

On agenda: 2/14/2017 **Final action:** 2/21/2017

Title: AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE LAND DEVELOPMENT CODE TO EXPEDITE THE DEVELOPMENT APPROVAL PROCESS. (as revised 2/7/2017)
Executive Summary: The amendments consolidate non-Charter related amendments from Ordinance 16-57 with original Ordinance 16-148. The amendments expedite the development approval process.

Sponsors: David A. Basil

Indexes: Community Development - LDC

Code sections:

Attachments: 1. Overview of Recent Amendments, 2. Outline of Subject Amendments, 3. Minor, Basic, Major Development, 4. Council and PC Meetings, 5. Original Proposed Ordinance No. 16-148, as introduced 9-20-2016, 6. Ordinance No. 16-148, as revised 2-7-2017

Date	Ver.	Action By	Action	Result
2/21/2017	3	City Council	third reading	
2/21/2017	3	City Council	adopted on third reading	Pass
2/14/2017	3	City Council Workshop	item forwarded	
2/7/2017	3	City Council	tabled	Pass
2/7/2017	3	City Council	third reading	
12/20/2016	2	City Council	third reading	
12/20/2016	2	City Council	tabled	Pass
12/13/2016	2	City Council Workshop	item forwarded	
12/6/2016	1	City Council	second reading	
12/6/2016	1	City Council	public hearing held	
9/20/2016	1	City Council	first reading & referral to the Planning Commission	

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE LAND DEVELOPMENT CODE TO EXPEDITE THE DEVELOPMENT APPROVAL PROCESS. (as revised 2/7/2017)

Executive Summary: The amendments consolidate non-Charter related amendments from Ordinance 16-57 with original Ordinance 16-148. The amendments expedite the development approval process.

Legislative History

The Land Development Code was adopted in December 1999. The proposed legislation has undergone the review process attached to this report.

Purpose & Explanation

At its meeting of December 20, 2016, Council conducted its third reading of two ordinances concerning amendments to the Land Development Code. Ordinance 16-57 dealt with amendments authorized by changes to the Charter and other amendments that would streamline the development approval process. Council adopted only those parts that dealt with the Charter amendments. Ordinance 16-148 dealt with Planned Developments, District 5 zoning regulations and government facilities. Council continued Ordinance 16-148 to February 7 for further action, consolidating the original text with those parts of Ordinance 16-57 that did not deal with the Charter. The amendments are the versions Planning Commission recommend following its review and public hearings, except that repeal of call up provisions is no longer being proposed. Public notice requirements are not being amended except to add posting requirements for properties with increases to impervious surface coverage in District 4.

The goal of the legislation is to expedite the review and approval of development projects that meet the City's zoning and design standards, remove barriers to development and promote investment in the community, and make the project approval process simpler, better, faster, and less expensive without changing our high community standards.

Benefits our applicants will see:

1. Administrative review of more small projects will save them time
2. More easily understood regulation will make complying with them easier
3. Steps removed from the Planned Development process will save up to six weeks
4. More predictability and less subjectivity in the approval process
5. The requirements for Downtown Phase II, development in District 5 and government facilities will be met more easily

Benefits staff will see:

1. Administrative review will save time preparing documents for meetings, agendas, and minutes for some cases, most of which are presently on AHBR's consent agenda.
2. Fewer code violations.
3. Greater clarity and specificity and fewer errors will reduce questions about the code.

These ordinances support many of the goals of the Community Development Department Kaizen event that were presented at the January 9 Planning Commission meeting. The Kaizen team's goals were 1) reduce the time needed to review submitted applications internally, 2) reduce the number of steps in the internal review process, and 3) improve the customer experience to be positive.

Staff has consolidated previous summaries of the amendments in the attached Outline. The Outline does not include the changes proposed to District 5 regulations as follows:

1. Office uses may be part of a PD.
2. The minimum width of a storefront module for uses over 5,000 square feet is increased from 30 to 40 feet to match design standards.
3. Minimum lot width requirements are decreased as follows:
 - a. Multi-family from 100 feet to not applicable
 - b. Provisions for lots abutting railroad right-of-way are deleted
4. Maximum number of dwellings per structure is increased as follows:
 - a. Town homes from 4 to 8 dwellings
 - b. Multi-family from 12 to 20 dwellings
5. Minimum front yard setbacks for residential uses are amended as follows:
 - a. Residential uses from 20 to 5 feet.
 - b. 75% of front wall at property line applies to multi-family and nonresidential
 - c. AHBR may approve deviations to setback averaging
6. The maximum impervious surface coverage is increased from 75% to 80%
7. Distance between residential buildings is decreased from 20 to 10 feet

8. Off-street parking requirements are amended as follows:
 - a. Parking in the front is no longer allowed. Parking in the side allowed.
 - b. Parking in the side is increased from 10% of the parking to 20%
9. Perimeter parking landscaping is reduced from 10 feet to five feet.
10. Screening of service equipment is required only from views from the street.

Timing Considerations

Council may act on this ordinance at its February 7 meeting. Staff recommends Council act as soon as possible so the developers of Downtown Phase II can develop plans in accordance with the recommended amendments.

Fiscal Impact

Currently Budgeted

Supplemental Appropriation Required

 X Appropriation Not Required.

Suggested Action

Staff recommends Council adopt the legislation as recommended by Planning Commission.

Submitted by,

Jane Howington, City Manager

Mark Richardson, Community Development Director