

Meeting Date:

October 13, 2025

Location:

Paige Lane (Private Drive accessed from Darrow Road)

Parcel Number

3010440

Request:

Conditional Use request for a model home sales office

Applicant:

Dustin McCullough, Pulte Homes

Property Owner:

Pulte Homes of Ohio

Zoning:

D3 – Outer Village Residential Neighborhood

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to conditions on pg. 5

Contents

- Applicant submittal containing use compliance letter, site plans, elevations 9.15.25
- Exhibits A-D
- Property Survey
- Landscape Plan
- Asst. City Engineer review dated 10.1.25



Existing Conditions, Hudson GIS

Project Background:

Pulte Homes is requesting to install a temporary use model home at the Preserve of Hudson, a 29-unit townhome development currently under construction.

The model home would function primarily as a sales office, operating between the hours of 10:00 am – 6:00 pm. One full-time associate would staff the office.

The model home would be located within building #1, unit #24. This is an end unit of the building and located internal to the site. A temporary parking lot would be constructed adjacent to the model home. The parking lot would be located at the future site of building #6, units #20-#23.

Model Homes are a Conditional Use residential use in District 3. They are intended to be a temporary use while a residential development is being constructed.

Adjacent Uses:

The property is adjacent to vacant land to the north, commercial offices and single family residential to the south, retail/service uses to the east, and vacant land to the west.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – MODEL HOME
CASE NO. 2025-1240	MEETING DATE: October 13, 2025

Use Standards (Section 1206)

The use is classified as a *Model Home* per the following definition.

(186) "Model home" shall mean a dwelling representative of other dwellings offered for sale or lease or to be built in an area of residential development within the City. "Model home" also includes a temporary and permitted use of a residential facility as a real estate sales office.

Model Homes are a conditional use within Zoning District 3 and subject to the following conditional use standards of Section 1206.02

The below Conditional Use Standards are applicable to the proposed use

- (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 Comprehensive Plan (as amended from time to time).*

Staff Comment: Staff notes the previously approved townhome development was reviewed per the previous Comprehensive Plan. The previous Comprehensive Plan recommended the townhome use for this specific area. The Future Land Use Map within the current Comprehensive Plan classifies this use as Suburban Residential, described as *Single family moderate-density development which preserves and protects the existing community character. Development is typically characterized by single-family detached residential housing and traditional subdivision design with curvilinear street patterns and open space dedications; however, areas located further from the Village Core are more rural in character. Protection of remaining sensitive environmental areas will be a high priority.*

- (2) *The use is physically and operationally compatible with the surrounding neighborhood. 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, including, but not limited to, conditions or measures addressing:*

- A. *Location on a site of activities that generate potential adverse impacts such as noise and glare;*

Staff Comment: Staff notes the model home would be located to the interior of the site, accessed from a private drive that extends approximately 400 ft from Darrow Road.

- B. *Hours of operation and deliveries;*

Staff Comment: The Conditional Use Standards specific to model homes state *A model home shall not be open for public viewing or business before 9:00 am or later than 8:00 pm.* The applicant states hours of operation would be from 10:00 am – 6:00 pm.

- C. *Location of loading and delivery zones;*

Staff Comment: Any deliveries are anticipated to occur at the temporary parking area.

- D. *Light intensity and hours of full illumination;*

Staff Comment: No additional lighting beyond typical residential fixtures are proposed.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – MODEL HOME
CASE NO. 2025-1240	MEETING DATE: October 13, 2025

E. Placement and illumination of outdoor vending machines;

Staff Comment: No vending machines are proposed.

F. Loitering;

Staff Comment: Not anticipated.

G. Litter control;

Staff Comment: The applicant states trash cans would be accessible inside the sales office.

H. Placement of trash receptacles;

Staff Comment: The applicant states trash cans would be accessible inside the sales office.

I. On-site parking configuration and facilities;

Staff Comment: A temporary parking area would be constructed to serve the model home/sales office. The parking area would provide 3 parking spaces, one of which would be an ADA parking space.

J. On-site circulation;

Staff Comment: The parking area would be access via the private drive. The applicant has stated the driveway will be paved prior to the establishment of the model home/sales office. Staff has observed paving occurring at the time of this report.

K. Privacy concerns of adjacent uses.

Staff Comment: Staff does not anticipate privacy issues with adjacent uses based on the existing location of the site and proposed location of the model home sales office to the interior of the site.

(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.*

Staff comment: Staff notes compliance with these requirements. The exterior building changes and parking area required to establish the use are temporary and would eventually be removed/revised to align with the previously approved site plan and design elevations.

(4) *To the maximum extend 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.*

Staff Comment: Adequate distance would be provided from both internal drive intersection and from Darrow Road, the nearest public road intersection.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – MODEL HOME
CASE NO. 2025-1240	MEETING DATE: October 13, 2025

- (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.*

Staff Comment: The proposed traffic circulation patterns are acceptable. Staff notes the parking area would be served by a separate driveway accessed from the private drive.

The applicant has submitted a traffic statement, written by GPD Group. The statement acknowledges the development is expected to have little traffic while the model home is in place as it would not be fully built out and occupied.

- (6) *The use will be adequately served by public facilities and services.*

Staff Comment: The applicant states public utilities would be installed prior to the establishment of the use. The use would be served by Hudson Electric, Hudson Water, DOSSS, Enbridge gas, and Spectrum internet.

- (7) *The use provides adequate off-street parking on the same property as the use.*

Staff Comment: While a significant number of visitors is not anticipated, question if the model home sales office would operate on an appointment basis or allow walk in visitors?

- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.*

Staff Comment: Staff does not recommend additional landscaping as adverse impacts are not anticipated to adjacent uses and the use is temporary.

- (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. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.*

Staff Comment: Not applicable

Model Homes are also subject to the following special conditions:

- (18) *Special conditions for model homes:*

A. *Such use shall be temporary only and conditional use approval shall automatically lapse and be null and void after two years from the date of PC approval or BZBA approval on appeal, whichever is later.*

Staff Comment: Staff will monitor this time frame, which would align with conditions on the zoning certificate.

B. *A paved parking area for visitors shall be provided.*

Staff Comment: Acceptable. A concrete parking area is proposed.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – MODEL HOME
CASE NO. 2025-1240	MEETING DATE: October 13, 2025

C. No business other than new home sales or leasing shall be conducted from the model home.

Staff Comment: Acceptable. The applicant states no other business is proposed.

D. The number of employees on-site at the model home shall not exceed three sales and marketing personnel.

Staff Comment: Acceptable. One sales associate would staff the proposed use.

E. A model home shall not be open for public viewing or business before 9:00 a.m. or later than 8:00 p.m.

Staff Comment: Acceptable. The hours of operation would be between 10:00 am – 6:00 pm.

City Departments:

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|--|---|
| <input checked="" type="checkbox"/> Engineering | Assistant City Engineer David Rapp has reviewed the request and provided the attached review letter dated October 1, 2025 |
| <input checked="" type="checkbox"/> Fire Department | Fire Marshal Shawn Kasson has reviewed the request with no comments. |
| <input checked="" type="checkbox"/> Hudson Public Power | Public Works Assistant Superintendent Dave Griffith has reviewed the request with no comments. |

Required PC Action

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 Conditional Use application for a model home sales office, Case 2025-1240, according to plans received September 15, 2025 subject to the following condition:

1. Such use shall be temporary only and conditional use approval shall automatically lapse and be null and void after two years from the date of PC approval