

Meeting Date:
September 8, 2025

Location:
200 Laurel Lake
Drive

Parcel Numbers
3203045

Request:
Major Site Plan to
construct 7 duplex villa
buildings

Applicant:
Jeffrey Jardine,
Riverstone Survey

Property Owner:
Laurel Lake Retirement
Community LLC

Zoning:
D3- Outer Village
Residential Neighborhood

Case Manager:
Nick Sugar, City Planner

Contents

- Site Plans, 7.18.25
- Assistant City Engineer Review Letter Dated 9.2.25
- Previous Documents from the June 9, 2025 Submittal



City of Hudson GIS

Project Background:

The application for Major Site Plan Review was introduced at the June 9, 2025 Planning Commission meeting. The request was tabled at request of the applicant with the Planning Commission's understanding the applicant would make the following modifications:

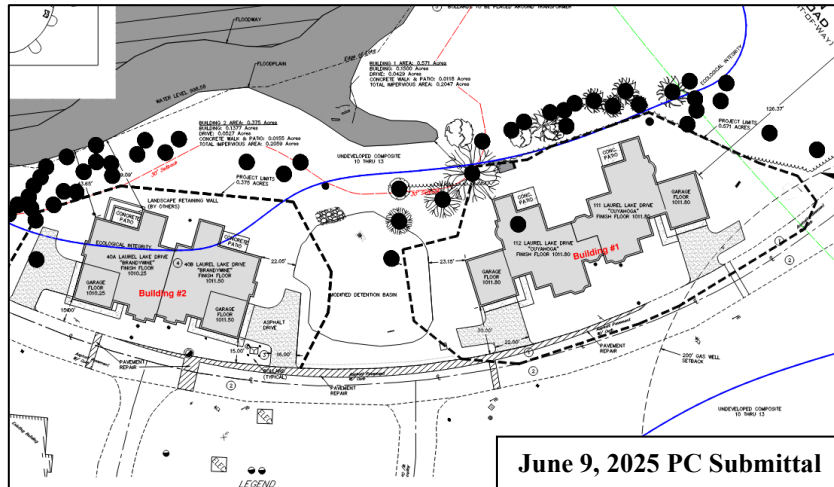
- Revise the site plan to depict five units to align with the previous BZBA Conditional Use decision.
- Revise the site plan so the limits of disturbance do not encroach into the Index of Ecological Integrity (IEI).

The applicant has submitted revised site plans for Planning Commission's consideration. Staff has prepared this addendum to the June 9, 2025 staff report to document the changes and provide comment. For reference, the previous staff report and submittal documents are included in the agenda.

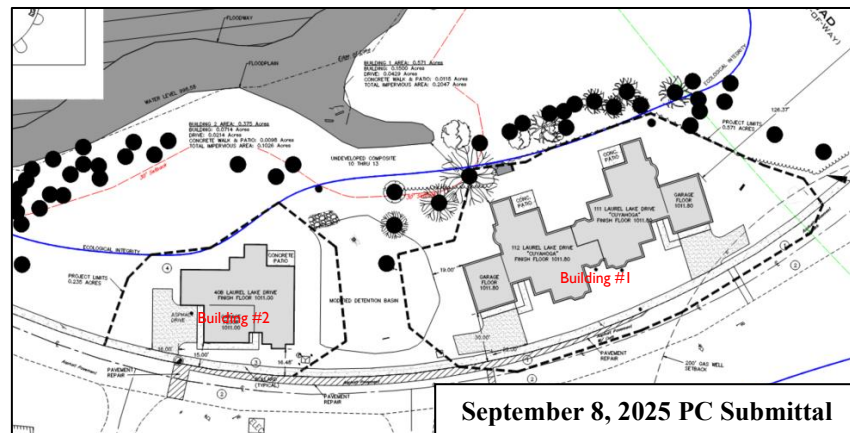
Notable Design Changes and Findings

Staff notes the following:

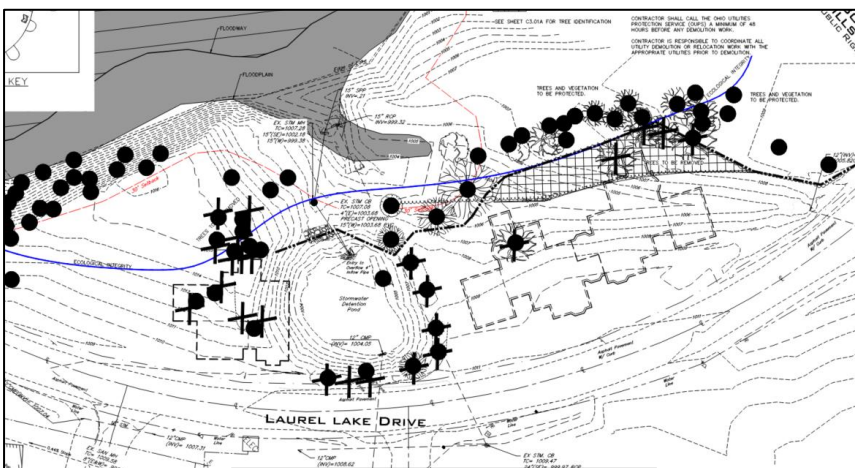
1. Building #2 has been redesigned back to a single unit; however, the project limits have a minor deviation within the Index of Ecological Integrity and the demolition plan below depicts tree removal within the IEI limits. The applicant should ensure the depicted project limits capture all proposed work.



June 9, 2025 PC Submittal



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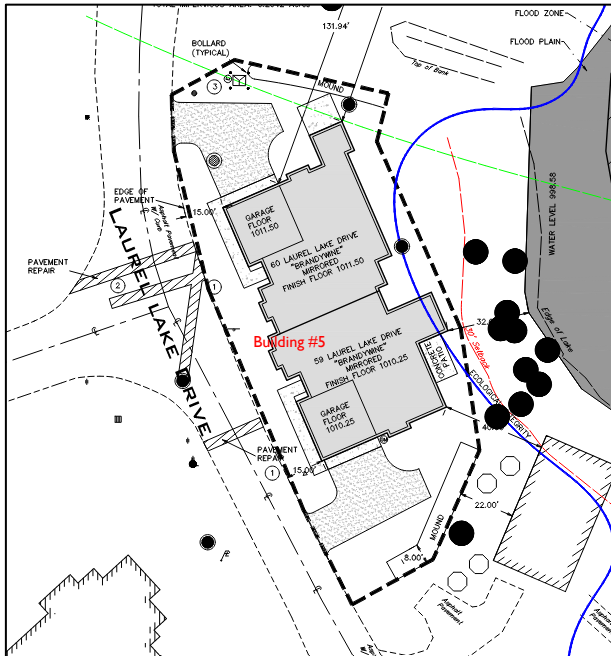


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Demolition/ Tree Clearing Plan

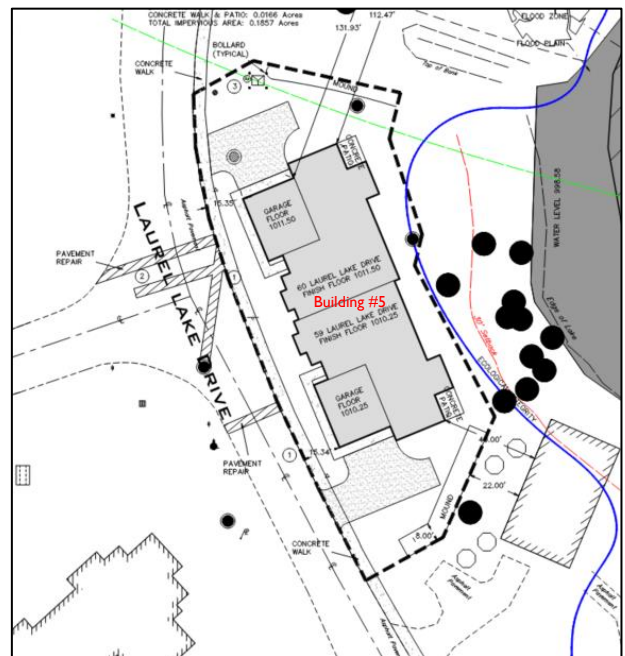


Trees proposed to be removed within IEI

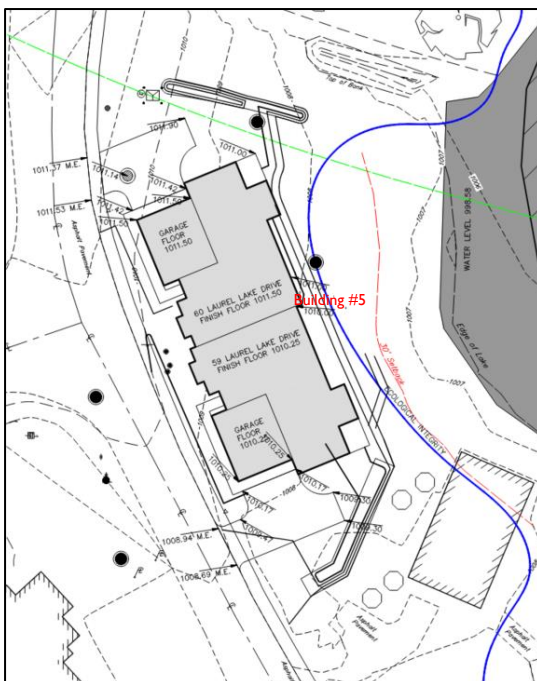
2. Building #5 footprint has been reconfigured to reduce disturbance into the IEI; however, the project limits plan and site grading plan below depict minor disturbance/grading within the IEI limits. Additionally, staff has identified a tree adjacent to the project limits that is noted to be preserved; however, preservation does not seem feasible due to its proximity to the proposed grading and building. Staff suggests revising the site plans to show removal.



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Grading Plan



Tree identified near the project limits

Hudson Planning Commission	SITE PLAN REVIEW – LAUREL LAKE VILLAS
Case No. 25-229	September 8, 2025

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.

Staff Recommendation

Staff recommends the Planning Commission review the submitted application, staff comments, and testimony from the applicant and public prior to formal action on the request. Staff recommends the Planning Commission consider the following items, updated from the June 9th staff report, as part of any determination on the request:

1. Building #2:
 - a. Project limits and tree removal extend into the Index of Ecological Integrity (IEI).
2. Building #5
 - a. Project limits and grading extend into the Index of Ecological Integrity (IEI).
 - b. Tree identified adjacent to grading/project limits.
3. Buildings #8 and #9:
 - a. A separate floodplain application is required for review by the City's Floodplain Administrator per Section 1205.14.
 - b. Proposed light pole exceeds the maximum height of 16 ft per Section (e)(1).
4. The Landscaping Plan is required to be revised to verify the minimum bufferyard width of 50 ft is met, requiring four small trees and two large and medium trees every 100 ft. Section 1207.04(k)(1)(A)
5. The comments of Assistant City Engineer David Rapp shall be addressed per the review letter dated September 2, 2025.
6. Design of the buildings would require review from the Architectural and Historic Board of Review.