

Meeting Date:
December 8, 2025

Location:
Robinson Field Park
2600 Ravenna Street

Parcel Numbers
3009267

Request:
Major Site Plan

Applicant:
Brad Kosco, P.E., P.S.
City Engineer, City of
Hudson

Property Owner:
City of Hudson

Zoning:
D2- Rural Residential
Conservation

Case Manager:
Nick Sugar, City Planner

Staff Recommendation
Approval subject to
conditions on page 8

Contents

- Applicant Submittal Letter
- Site Plans
- Wetland Delineation
- Trip Generation Report
- Assistant City Engineer Review Letter dated 12.2.25
- Parks Master Plan
- Comprehensive Plan
- Supplemental Documents



City of Hudson GIS

Project Background:

Robinson Park is located at the southeast corner of Ravenna Street and Stow Road. It is currently an unimproved 29.2-acre parcel located within Zoning District 2 – Rural Residential Conservation. The park was donated by the Robinson Family in 1998.

At the direction of City Council, the City of Hudson is proposing a parking area that would permit limited access to the property. The proposal was requested by Council at their 2025 Council retreat. Council authorized permission to bid and award this project in October 2025 as part of the Annual Programs approval. The parking area would provide 3 parking spaces and a 30ft x 30ft clearing. No trails or park amenities are proposed at this time. A small sign would be placed at the entrance identifying the park.

The specific location was chosen to:

1. Avoid wetland impacts
2. Minimize clearing and grading
3. Provide adequate sightline distances at the driveway entrance

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

Adjacent Development:

The property is adjacent to single family residential to the north, south, east and west

Chapter 1204.04 – Site plans

Site Plan applications are reviewed to the following general standards:

1. *The development shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.*

Staff Comments:

The proposal is consistent with the following statements of the Comprehensive Plan:

- Action item 4.1.1 states *Continue the implementation of the City of Hudson Parks Master Plan* (page 83).
- Action item 4.1.3 states *Maintain and enhance existing park networks and programs.*

The proposal is consistent with the following statements of the Parks Master Plan:

- This portion of Robinson Field Park was found to be “suitable for development”, while the remaining portions of the park were found to be “moderately suitable for development” or “most suitable for conservation” (page 8)
- During outreach, stakeholders noted the inability to access undeveloped parks such as Robinson Field Park and DiNovi Woods (page 41).
- The Strategic Action Plan has a goal to *Maintain undeveloped parkland for future park and facility needs* (page 49)
- The Strategic Action Plan has a goal under *Maintain and Protect Assets to Long Range Projects to Continue to maintain Robinson Field Park and MacLaren Woods in park inventory for development based on future needs* (page 60).
- The recommendation for Robinson Field Park acknowledges active use may be suitable for the park; however, since the tennis and Pickleball courts have found a home at Barlow Farm Park, Robinson Field Park should continue to be maintained as undeveloped until the need arises (page 192).

2. *The development complies with the use regulations as set forth in Chapter 1206.*

Staff Comment: The development complies, as it is a permitted use by right in this zoning district. No accessory buildings are proposed.

3. *The development complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," except to the extent modifications, variances, or waivers have been expressly allowed.*

Staff Comment: See analysis on pages 5-8.

4. *The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.*

Staff Comment: The development would comply with the applicable regulations. Staff notes the following:

- No utilities are proposed; therefore, review is not required from the Summit County Department of Sanitary Sewer Services (DSSS).

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

- Wetlands are located on the property; however, no disturbance is proposed within any wetlands or their setbacks.
- Less than 1 acre of land disturbance is proposed; therefore, no permitting is required from the EPA or Summit Soil and Water Conservation District (SSWCD).

5. *The proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site to the maximum extent feasible and shall incorporate measures to minimize soil erosion during all construction phases.*

Staff Comment: The proposal avoids and minimized land disturbance. Staff notes the scope of the parking area is minimal to provide limited access to the park acreage.

6. *The development must protect and enhance historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process.*

Staff Comment: No known historic structures or archaeological features are located within the project area.

Chapter 1205.04 – District 1 Zoning District Standards

- ✓ **Uses**
1205.05(b)(4)(A) Acceptable. The proposed use is classified as “*Public park or recreation area, including multi-purpose trails*”. This is a permitted by right use within Zoning District 2.
- ✓ **Parcel Size**
1205.05(d)(3) *Minimum lot size: two and one half acres*
Staff Comment: Acceptable. The parcel is 29.2 acres.
- ✓ **Building Setbacks**
1205.05(d)(5) *All other developments—case-by-case determination: Because of the pervasiveness of environmentally sensitive areas within District 2, building setbacks and yard requirements for development shall be determined on a case-by-case basis by the PC either during the subdivision approval process or during the site plan approval process. All determinations of setbacks and yard requirements shall use as a starting point the minimum setbacks set forth in divisions (d)(5)C. through E. of this section, which may be modified pursuant to the conditions and criteria set forth in Section [1207.01](#), Maximum Impervious Surface Coverage.*
- *Minimum front yard setback: 100 ft*
Staff Comment: Acceptable. Staff notes the parking area is proposed with a front yard setback of 45 ft. It is proposed with a reduced setback to Ravenna Street in order to minimize clearing of the mature trees, reduce impervious surface, and avoid wetlands. Staff has provided the following analysis of the criteria set forth in Section 1207.01:
1. *Minimize visual impacts from the development, including but not limited to screening from adjacent properties and protection of scenic views.*
Staff Comment: Staff notes existing brush would remain along Ravenna Street (See Figure 1); however, recommend incorporating additional



Figure 1

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

evergreen trees between the parking area and the street to ensure there is year round screening.

2. *Preservation of significant trees or vegetation. (See Section 1207.02, Tree and Vegetation Protection.)*

Staff Comment: The reduced setback is proposed, in part, to preserve existing trees.

3. *Erosion prevention and control, including but not limited to protection of steep slopes and natural drainage channels. (See Section 1207.02, Tree and Vegetation Protection; Section 1207.03, Wetland/Stream Corridor Protection; and Section 1207.07, Stormwater Management/Drainage/Erosion Control.)*

Staff Comment: Existing slopes and natural drainage channels would generally be maintained. The majority of the proposed grading would occur to construct storm water management adjacent to Ravenna Street.

4. *Protection of aquifer recharge areas, and in particular areas lying within the one-mile and five-mile time of travel limits for the City of Hudson's designated wellhead protection area. (See Section 1207.08, (Wellhead Protection Area Standards.)*

Staff Comment: Staff notes the project area is not located within the designated wellhead protection area.

5. *Stream corridors and wetland protection and buffering. (See Section 1207.03, Stream Corridor and Wetlands Protection.)*

Staff Comment: Wetlands have been identified to the interior of the property. Establishing a reduced front setback for the parking area would ensure no wetlands or their setbacks would be disturbed.

6. *Preservation of existing levels of ecological integrity as shown on any of the individual metrics or the undeveloped IEI composite set forth in Appendix B to this Code.*

Staff Comment: The IEI composite is studied further on page 5. While the proposed project area would fall within the IEI, it would not be located within the two highest classifications, which the LDC sets a priority for retention.

- *Minimum side yard setbacks: 30 ft for principal non-residential structures.*

Staff Comment: Acceptable.

- *Minimum rear yard setback: 50 ft for principal non-residential structures:*

Staff Comment: Acceptable.

- ☑ **Driveway Curb Cuts** *Lot widths of more than 150 feet: No more than two driveway curb cuts per lot.*
1205.05(d)(9) Staff Comment: Acceptable. The parcel would have 1 driveway curb cut.

- ☑ **Pedestrian/Bicycle Linkages** *Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.*
1205.04(d)(12)

Staff Comment: Staff notes this section of Ravenna Street was identified for a potential sidewalk extension on the current Walk & Bike Plan; however, did not

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

score high enough to warrant funding at this time. This location will be a consideration for future funding.

Chapter 1207 – Zoning Development and Site Plan Standards

- ✓ **Impervious Surface 1207.01(a)(3)** *The maximum impervious surface coverage for commercial, industrial, and institutional uses shall be determined on a case-by-case basis based on the criteria set forth in division (b) of this section, but in no case shall the maximum impervious surface coverage exceed sixty percent of the total gross area of the underlying lot or lots except for the following:*
Staff Comment: Acceptable. Staff notes .035% of the 29.2-acre parcel would be developed as impervious coverage.

- ✓ **Limits of disturbance and Tree protection 1207.02** Staff notes the proposed clearing limits are limited to the parking area, stormwater management area, and the 30 ft x 30 ft greenspace. The City Arborist has performed a site visit and stated he would provide support throughout construction to help retain trees adjacent to the disturbance limits.

The project area is identified on the Index of Ecological Integrity (see Figure 2); however, is among the second lowest composite. Priority areas of retention include *areas falling within the two highest quality ecological integrity classifications*. A site-specific wetland study was performed and verified no wetland impacts are proposed.



- ✓ **Wetland and Stream Protection 1207.03** *All buildings, accessory structures, and parking areas or lots shall be set back at least fifty feet horizontally (map distance), from the delineated edge of a wetland;*
No person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within stream corridors, wetlands, and their setbacks, except as may be expressly allowed in this Code.
Staff Comment: A wetland delineation and water resources study was performed for the property. The delineation identified approximately 14 acres of wetlands. The project location was largely determined by the results of the delineation. Staff notes the proposed limits of disturbance would be setback 90 ft from the closest point of the wetland.

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

✓ **Landscaping**
1207.04

Staff notes the following Landscaping requirements:

- *Landscaping requirements shall apply to all new property development, except bufferyard requirements shall not apply to individual single-family dwellings and parking lots of five spaces or smaller.*
- *Parking lots containing twenty or more vehicular parking spaces shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of six inches of top soil mix, as well as perimeter landscaping.*
- *All parking lots shall provide perimeter landscaping.*
- *Existing vegetation shall be preserved in accordance with Section 1207.02 , Tree and Vegetation Protection, and may be credited towards landscaping requirements*

Staff Comment: Acceptable. The proposed parking lot would have 3 spaces; and therefore, would be exempt from the buffering requirements. Staff recommends the existing surrounding vegetation be credited towards the perimeter landscaping requirements with the addition of evergreen tree plantings along the frontage per the previous recommendation on Page 4.

✓ **Stormwater Management**
1207.07

A small, dry stormwater detention pond is proposed on the west side of the entrance. The pond has been designed according to the City of Hudson Engineering standards. The applicant has provided the attached responses to the requirements to provide non-structural control techniques in section 1207.07(d)(1)(B).

✓ **Adequate Public Facilities**
1207.11

The project site would not utilize water, sewer, or electric.

✓ **Parking Space Requirements**
1207.12

Each land use shall provide the minimum number of off-street parking spaces based on the requirements set forth below or the requirements set forth in the Parking Generation Manual (Institute of Transportation Engineers, 3rd Edition). The method of calculating off-street parking requirements shall be established by City staff during initial review of a development application.

Staff Comment: The LDC does not have a specific minimum parking space requirement for the “Public Park or Recreational Area” use description. The applicant has submitted a trip generation analysis report, performed by TMS Engineers. The report has the following findings:

- The trip generation manual contains studies for public parks. However, these studies include parks with active amenities which would not be applicable to Robinson Field Park which does not. Therefore, other methods for predicting future generated traffic must be used.
- The report used Wildlife Woods Park in Peninsula as a comparison. This park is similar to Robinson Field Park as it has limited amenities.
- City of Hudson Engineering staff performed vehicle counts at Wildlife Woods Park on a clear October day. Very minimal traffic was observed.

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

- The report concludes an estimated 2 vehicle trips in the AM peak hour and 1 vehicle trip in the PM peak hour can be expected.

Staff notes Section 1207.12e)(5) states *Landbanking of parking area for potential future use is encouraged*. To ensure parking is not overbuilt but provide the flexibility for future expansion, the Planning Commission could consider approving landbanked parking spaces with this submittal. Staff recommends an expansion of 3 additional spaces be considered as depicted in Figure 3.

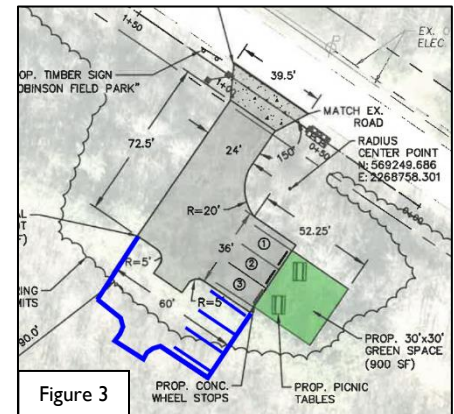


Figure 3

✓ Parking Design 1207.12

Staff notes the following parking lot design requirements:

- *Parking facilities serving buildings and facilities required to be accessible to the physically disabled shall have conveniently located designated handicapped parking spaces to be provided as follows*

Staff Comment: Staff notes the park is undeveloped and not handicap accessible in its current state; therefore, staff recommends ADA spaces be considered in the future if amenities or active recreation are proposed.

- *Minimum access width: 20 ft.*

Staff Comment: Acceptable. Staff notes a 24 ft wide access drive.

- *Minimum Stall Size: 9 ft width x 19 ft length*

- Staff Comment: Acceptable. The proposed stalls measure 10 ft x 19 ft.

- *Paving. Any off-street parking or loading area shall be surfaced with a pavement having an asphalt or concrete binder of sufficient strength to support vehicular loads imposed on it while providing a durable, dustless surface.*

Staff Comment: Acceptable. The proposed surface would be chip and seal with a binder.

- *Wheel stops. Each wheel stop shall be a singular block of reinforced concrete, stone, or other durable material six inches in height, six inches in width, and eight feet in length*

Staff Comment: Acceptable. Wheel stops are depicted in the submitted plans.

✓ Traffic/Emergency Access 1207.13

Staff notes the following:

- The applicant has provided a sight distance study noting adequate sight distance triangles for the driveway entrance.
- The City Fire Marshal has reviewed the proposal and has no comments.

✓ Exterior Lighting 1207.14(g)

No exterior lighting is proposed. City of Hudson parklands close after dusk.

Hudson Planning Commission	SITE PLAN REVIEW – ROBINSON PARKING AREA
Case No. 25-1428	December 8, 2025

- ✓ **Oil/Gas Exploration And Drilling Uses 1207.19(c)** *No structure suitable for occupancy shall be erected within 100 feet of any unplugged oil and gas well head. If the well has been abandoned and plugged, no habitable structure shall be erected within twenty-five feet of the plugged well head.*
- Tank batteries shall not be located or relocated closer than 200 feet to a structure suitable for occupancy, nor can any such structure be erected within this distance.*
- Staff Comment:** Acceptable. Staff notes the nearest tank battery and well head are located approximately 1,000 ft to the west of the property, across Stow Road.

City Departments:

- ✓ **Engineering** Assistant City Engineer David Rapp has reviewed the request and provided the attached review letter dated December 2, 2025.
- ✓ **Fire Department** Fire Marshal Shawn Kasson has reviewed the proposal with no comments.
- ✓ **Hudson Public Power** Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and noted there is no electric infrastructure at this location.
- ✓ **City Arborist** City Arborist Tom Kiepura has reviewed the request and noted he would provide support throughout construction to help retain trees adjacent to the disturbance limits.

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 Major Site Plan application for the Robinson Field Park parking area per Case 25-1428, according to plans received September of 2025, subject to the following conditions:

1. The minimum front yard setback shall be reduced to the proposed 45 ft based on the intent to preserve existing vegetation, reduce impervious surface coverage, and avoid wetland impacts.
2. The Landscaping and Bufferyard Plan shall be revised to include additional evergreen plantings between the parking area and Ravenna Street.
3. Three additional parking spaces shall be landbanked as depicted in Figure 3 of this staff report in the event the proposed 3 parking spaces are not adequate.
4. The comments of Assistant City Engineer David Rapp shall be addressed per the December 2, 2025 correspondence.