

Meeting Date:  
October 27, 2025

Location:  
Ravenna St., near  
the intersection of  
Stow Rd.

Parcel Numbers  
3010370, 303108,  
3006324,  
3002169,3002375  
3001397,3004552  
3006323

Request:  
Compatibility Review  
of Canterbury  
Meadows, a 32-lot  
single family  
subdivision.

Applicant:  
Chris Brown, Prestige  
Builder Group

Property Owners:  
Kuchar LLC, George  
Vizmeg

Zoning:  
D2 – Rural Residential  
Conservation

Case Manager:  
Nick Sugar, City  
Planner

Staff Recommendation  
Incorporate comments  
on page 11 into  
preliminary  
subdivision design

**Contents**

- Site Plans, 9.12.25
- Wetland JD, 10.3.24
- Trip Generation  
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- Supplemental Docs  
& Public Comments



Existing Conditions, Hudson GIS

**Project Background:**

Prestige Builder Group has applied for Compatibility Review for Canterbury Meadows, a 32-lot single-family open space conservation subdivision. The 94.56-acre project area is comprised of eight parcels located near the corner of Ravenna St. and Stow Rd. The property is zoned District 2 – Rural Residential Conservation.

The Land Development Code calls for a three-step process for review of subdivisions as follows (1203.10)(d):

1. Compatibility review at a public meeting (scheduled for October 27, 2025)
2. Preliminary subdivision plan and conditional use approval at a public hearing (meeting date to be determined)
3. Final plat and improvement plans approval at a public hearing (meeting date to be determined)

This review is a high-level compatibility review of the proposed subdivision, with comments provided to guide the application for preliminary subdivision review.

## Overview

Staff notes the acreage was subject to a previous compatibility review and preliminary subdivision request, Canterbury Crossing (Case #23-676). Staff notes the following changes:

|                    | 2023 Proposal<br>(Previous Application) | Canterbury Meadows<br>(Current Application) |
|--------------------|-----------------------------------------|---------------------------------------------|
| Number of sublots  | 34                                      | 32                                          |
| Average lot size   | 1.18 acres                              | .98 acres                                   |
| Range of lot sizes | 0.79 – 2.57 acres                       | 0.78 – 1.86 acres                           |
| Overall open space | 49.86 acres<br>(53%)                    | 58.57 acres<br>(62%)                        |
| Open space – north | 29.93 acres<br>(52%)                    | 33.82 acres<br>(59%)                        |
| Open space - south | 19.93 acres<br>(54%)                    | 24.75 acres<br>(67%)                        |

Staff notes the following additional changes:

- Increased perimeter setback along eastern and western boundaries.
- Addition of an interior trail network, arboretum, and observation area.
- Open space access incorporated at 4 locations.

## Purpose and Intent – Section 1201.03

The Land Development Code has the following purpose and intent provisions:

*The regulations of this Land Development Code are intended to implement the City of Hudson Comprehensive Plan, as amended, and more specifically are intended to:*

- 1. Promote the public health, safety, convenience, comfort, prosperity, and general welfare;*
- 2. Secure safety of persons and property from fire, flood, and other dangers, and to secure adequate open spaces for light, air, and amenity;*
- 3. Conserve and stabilize property values through the most appropriate uses of land in relation to one another;*
- 4. Preserve and protect forests and woodlands, existing trees and vegetation, agricultural lands, floodplains, stream corridors, wetlands, and other sensitive environmental areas from adverse impacts of urban and suburban development;*
- 5. Facilitate the economic provision of adequate public facilities such as transportation, water supply, sewage disposal, drainage, electricity, public schools, parks, and other public services and requirements;*
- 6. Prevent congestion in travel and transportation, reduce community dependence on automobile travel, and encourage trip consolidation;*
- 7. Preserve and protect the architecture, history, and small-town character of the historic village core;*
- 8. Encourage innovative residential development so that growing demand for housing may be met by greater variety in type, design, and layout of dwellings, and by conservation and more efficient use of open space ancillary to such dwellings;*
- 9. Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core;*
- 10. Manage overall community growth, including population and employment growth, to benefit the community and to encourage fiscally efficient and orderly development; and*
- 11. Encourage a balance of residential and non-residential uses and development in the community so that future growth occurs in a fiscally prudent manner.*

Staff Comment: Staff notes the development is proposed as an open space conservation

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subdivision (OSCS). The goal of the OSCS is to cluster housing in order to preserve open space and protect existing natural resources. The specific design is studied further throughout this report.

### Compatibility Review – Section 1203.10

The Land Development Code states the following related to the conceptual plan review step:

1203.10(d)(1)(A): Procedures for approval of preliminary subdivision plans

*A. Step 1: pre-application conceptual review. All persons intending to submit an application for preliminary subdivision approval shall attend a pre-application conceptual review meeting. In addition, the PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.*

Staff has prepared review comments based on the concept plans compliance with applicable LDC standards to assist the applicant with the application for preliminary subdivision review.

#### Surrounding Development:

East: Existing single-family house lots are adjacent to the east including nine single family lots on the west side of Stow Road ranging in size of 0.91 acres to 2.78 acres and a 130-acre Farm east of Stow Road.

North: The Canterbury Place Subdivision is adjacent to the north. These single family lots range in size of 0.88 acres to 1.5 acres with one larger 8.58-acre lot along the northwest portion of the site.

South: The Norfolk Southern Railroad is adjacent to the south. Beyond that is a 35-acre undeveloped lot owned by Metroparks serving Summit County.

West: Large single-family lots and the Hudson Equestrian Center are located to the west. The house lots vary greatly in size; however, the nearest adjacent lots are generally two acres to seven acres in size.

### Open Space Conservation Subdivisions – Section 1207.06

*The purpose of the open space conservation subdivision option is to provide alternative zoning regulations that permit residential development to take a more compact form in order to preserve and maintain existing open areas and sensitive natural resources. The open space conservation subdivision regulations are designed to advance the following goals:*

- 1. Goal #1- Section 1207.06(a)(1):** *Preserve open space in amounts that are greater than that achievable with more conventional subdivision design in order to provide a more environmentally sensitive residential development by preserving the natural character of open fields, farmland, stands of trees, ponds, streams, native vegetation, and similar natural features.*

#### Staff Comments:

- The proposed concept plan would provide 58.57 acres of open space, or 62% of the total gross land area.
- Wetlands, a stream, and 2 ponds are present within the project area. Section 1207.03 of the Land Development Code has the following requirements:
  - Wetlands: No disturbance is permitted within wetlands or their 50 ft setback
  - Streams: No disturbance is permitted within streams or their associated setbacks. Setbacks are determined by their drainage area. Staff

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anticipates the stream identified in the northern portion of the property would have a setback of 30 ft.

- The applicant submitted a wetland delineation to the Army Corp of Engineers requesting a Jurisdictional Determination (JD). The Army Corp conducted site visits and issued the attached JD letter with the following findings:
  - Two ponds are located along the acreage north of Ravenna Street. The ponds are isolated and do not have any downstream connections. The ponds appeared to be aesthetic features associated with nearby residences; however, 0.112 acres of wetland features are present around the edges of Pond 1.
  - A stream is located at the northwest portion of the property. Staff understands it was a previously tiled stream that has surfaced as the tile has been broken.
  - The majority of wetlands are located along the southern portion of the site. The majority are classified as emergent wetlands located within an agricultural field. The nearest relative permanent water source is Powers Brook; however, no continuous surface connects existing between the wetlands and this water source.
  - All features were determined to be non-jurisdictional, meaning none were determined to be waters of the United States. Department of Army Corp of Engineers authorization is not required if disturbance or fill is proposed within these areas.

The applicant has submitted a map depicting the wetland and stream features that would be impacted by the proposed subdivision (See Figure 1). The map includes the following:

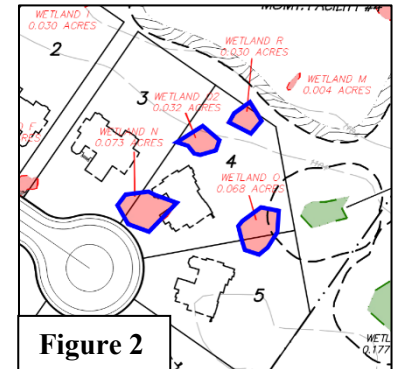
- Regrading the stream in the northwest portion of the property to construct a stormwater management pond
- Regrading the existing Pond #1 and .112 acres of wetlands to a stormwater management pond
- Impacts to approximately 0.2 acres of wetlands to establish sublots 3,4, and 5.
- Impacts to approximately .125 acres of wetlands to construct a stormwater management pond at the southeast portion of the site.



Figure 1

The proposal would require City of Hudson approval and Ohio EPA approval to disturb the wetlands and stream. Based on such, staff notes the following:

- Staff acknowledges the drainage way at the northwest corner of the site has been identified as a stream; however, incorporating the proposed stormwater improvements along the stream would provide appreciable stormwater benefit for the drainage area.
- Staff notes several small wetland pockets are located south of Ravenna Street. These wetland impacts could be reduced through one of the following approaches:
  - Reconfiguring sublots 3-5 and the trail entrance to preserve the wetlands highlighted in Figure 2 and incorporate into the open space block. It appears a mix of shifting ROW west, reducing lot depth, and/or clustering could be considered.
  - Consider onsite mitigation, which is the process of creating or enhancing wetlands on the same property to compensate for wetland impacts.



**2. Goal #2 – Section 1207.06(a)(2):** *Reduce the lot area, yard, and setback requirement of the base zoning district in order to permit the grouping or clustering of dwelling units.*

Staff Comment: Staff has prepared the following table comparing the base zoning district requirements, the minimum open space conservation subdivision requirements, and the proposed subdivision.

|                    | Minimum D2 Requirements | Minimum OSCS Requirements | Proposed            |
|--------------------|-------------------------|---------------------------|---------------------|
| Lot Area           | 2.5 ac.                 | .22 ac.                   | .78 ac. to 1.86 ac. |
| Lot Width          | 200 ft.                 | 100 ft.                   | 140 ft.             |
| Front Yard Setback | 50 ft.                  | 20 ft.                    | 50 ft.              |
| Side Yard Setback  | 20 ft.                  | 10 ft.                    | 10 ft.              |
| Rear Yard Setback  | 50 ft.                  | 25 ft.                    | 25 ft.              |

**3. Goal #3 – Section 1207.06(a)(3):** *To allow a more flexible and economical residential layout and street design to provide a more efficient and aesthetic use of open space, and to save infrastructure costs.*

Staff Comment: Staff notes the following characteristics:

- A looped drive along the northern acreage
- Perimeter open space
- Internal trail network
- Preservation of the most substantial wetlands, including the 2.48-acre wetland along the southern acreage.

Further clustering of the sublots #26-32 would allow the perimeter setback to be increased and reduce the amount of roadway.

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Open Space Conservation Subdivisions (OSCS) are a conditional use in Zoning District 2. The following regulations apply:

**1. Section 1207.06(d)(2) – *Minimum parcel size***

The site shall contain a minimum area of 10 acres.

Staff Comment: Acceptable. The total project area is comprised of 94.56 acres. The northern acreage is comprised of 57.81 acres. The southern acreage is comprised of 36.75 acres.

**2. Section 1207.06(d)(e)(1) - *Minimum lot area and width***

a. *Minimum lot area: 10,000 square ft.*

Staff Comment: Acceptable. The smallest lot would be .78 acres, or 33,976 sq. ft.

b. *Minimum lot width (measured along the building front setback line): 100 ft.*

Staff Comment: A typical lot width of 140 ft has been provided; however, applicant to provide lot widths for each lot measured at the 50 ft front building setback.

c. *Minimum lot width (corner lots): 80 ft.*

Staff Comment: Applicant to provide lot widths for each lot measured at the 50 ft. front building setback.

**3. Section 1207.06(e)(2) - *Setbacks***

*Intent: The intent of the following setback requirements is to establish uniform building setbacks within an open space conservation subdivision, especially uniform front yard setbacks, in order to produce building/street patterns that evoke the character of small rural villages*

*Building setbacks, yard requirements and maximum impervious area for lots within an open space conservation subdivision in these districts shall be determined on a case-by-case basis by the City Manager and PC during the subdivision approval process or the site plan approval process. All determinations of setbacks and yard requirements shall use as a starting point the minimum setbacks set forth in division (e)(2)C. of this section, which may be modified to meet the criteria set forth in 1207.01, Maximum Impervious Surface Coverage*

a. *Minimum front yard setback: 20 ft.*

Staff Comment: Acceptable. The typical lots are depicted with a 50 ft. front building setback.

b. *Minimum side yard setback: 10 ft.*

Staff Comment: Acceptable. The lots are depicted with a 10 ft. side yard setback

c. *Minimum rear yard setback (principal structure): 25 ft.*

Staff Comment: Acceptable. The lots are depicted with a minimum 25 ft. rear yard setback.

d. *Perimeter setback: Buildings shall be setback at least 100 ft. from the perimeter property line of the subdivision.*

Staff Comment: Acceptable. A perimeter setback to the sublots is depicted with the following characteristics:

- 100 ft. along the western boundary south of Ravenna Street
- 135 ft. along the western boundary north of Ravenna Street
- 100 ft. along the northern boundary
- 112 ft. along the eastern boundary north of Ravenna Street
- 100 ft. along the eastern boundary south of Ravenna Street

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- 250 ft. along the southern boundary south of Ravenna Street.

The building setbacks would be in excess of these dimensions. An increased bufferyard of approximately 250 ft. is depicted along the adjacent Norfolk Southern Rail property to the south.

#### 4. Section 1207.06(f)

*OSCS fronting an arterial street shall establish a landscaped bufferyard with a minimum width of 100 feet along the boundary fronting the arterial street or road.*

Staff Comment: Not Applicable. Ravenna Street is a city-defined collector road, therefore the 100 ft. landscape bufferyard would not be applicable.

#### 5. Section 1207.06(g)(1)

*Base density: The overall density of an open space conservation subdivision shall be based on the specific density prescribed by the base underlying zoning district as provided in Chapter 1205, District 2 maximum density of one unit per 2.5 acres.*

Staff Comment: The applicant has provided the following preliminary density calculation. Staff notes the following:

- The preliminary subdivision plan shall document in detail the proposed density based on the LDC net density definition. The site survey required as part of the preliminary plan application will need to document any easements applicable to the existing property.
- A portion of the property (.5 acres) is located to the south of the rail line. This portion of the property is zoned District 8. Section 1207.06(g)(2) states *If an open space conservation subdivision is in more than one zone district, the number of allowable dwelling units must be separately calculated for each portion of the subdivision that is in a separate zone district, and must then be combined to determine the number of dwelling units allowed in the entire subdivision.* Therefore, the preliminary plan should confirm this portion has been omitted from the density calculation.
- The applicant calculated 13 units as the maximum allowable in the southern acreage; however, only 12 units would be permitted. The provided table incorrectly rounded this number up.

|            | GROSS<br>LAND<br>AREA TO<br>EXTG. R/W | EXTG.<br>WETLAND &<br>POND<br>AREA | PROPOSED<br>R/W | NET<br>LAND<br>AREA | SUBLOTS                                        |                     |           |
|------------|---------------------------------------|------------------------------------|-----------------|---------------------|------------------------------------------------|---------------------|-----------|
|            |                                       |                                    |                 |                     | ALLOWABLE<br>DENSITY                           | PROPOSED<br>DENSITY | AREA      |
| DISTRICT 2 |                                       |                                    |                 |                     | ONE DWELLING<br>UNIT PER 2.5 ACRE<br>(NET/2.5) |                     |           |
| NORTH:     | 57.81 Ac.                             | 1.56 Ac.                           | 3.53 Ac.        | 52.72 Ac.           | 21                                             | 21                  | 20.46 Ac. |
| SOUTH:     | 36.75 Ac.                             | 3.51 Ac.                           | 1.02 Ac.        | 32.22 Ac.           | 13                                             | 11                  | 10.98 Ac. |
| TOTAL:     | 94.56 Ac.                             | 5.07 Ac.                           | 4.55 Ac.        | 84.94 Ac.           | 34                                             | 32                  | 31.44 Ac. |

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**6. Section 1207.06(h)**

*A minimum of 50% of the gross acreage be retained as open space conservation.*

Staff Comment: Acceptable. The proposed concept plan would provide 58.57 acres of open space, or 62% of the total gross land area.

**7. Section 1207.06(i)**

*OSCSs are intended to result in environmentally sensitive and innovative design. Open space conservation subdivisions shall comply with the following standards:*

- 1. Compliance with all other applicable use and development standards, including adequate public facility and performance standards, as set forth in this Code.*

Staff Comment: While the development standards would be reviewed in detail during the preliminary subdivision application, staff notes the following:

- The proposal would extend and be served by City of Hudson water and Summit County sanitary sewer.
- A preliminary drainage plan has been submitted and depicts a series of stormwater management ponds to serve the development.
- Each home would be served by a two-car garage (minimum).
- An existing tank battery is located at the western edge of the site; however, would not be impacted.
- The proposal would be subject to the Performance Standards of 1207.10, which includes general noise standards.

- 2. Preservation of significant natural resources, natural areas and features, native vegetation, riparian corridors, wetlands, significant wildlife habitats, open lands, or agricultural property through maintenance of large, contiguous blocks of land and other techniques.*

Staff Comment: Staff notes the following:

- The proposed site plan provides a contiguous perimeter block of open space; however, additional reconfiguration of the parcels south of Ravenna Street would preserve additional wetland areas.
- Refer to the previous analysis on Pages 3-5 regarding wetlands/resources.

- 3. Provision of additional amenities such as parks, trails, common areas, and access to public recreational areas and open space.*

Staff Comment: Staff notes an internal trail network, arboretum, and observation deck are proposed. The trail is described as a “mowed natural trail”. Staff recommends the following be incorporated into the preliminary plan:

- Include signage whenever the trail intersects a street.
- Extend additional trail around stormwater pond #3.
- Question if the trail could loop the entire perimeter of the property.
- Maintain a minimum 50 ft setback from the mowed path to the perimeter property line.

The Planning Commission and the Park Board will review appropriateness of public open space dedication as part of the preliminary plan application.

- 4. Protection of adjacent residential development through landscaping, screening, fencing, buffering, and similar measures. See Section 1207.04(e) for required type of landscaped bufferyards between open space conservation subdivisions and other land uses.*

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Staff Comment: Staff notes a landscaping plan has been submitted depicting buffering, mounding, and existing vegetation. The applicant should include the property boundaries on the submitted tree survey to better evaluate existing vegetation utilized for screening/buffering.

5. *Adequate utility services must be available to the property.*

Staff Comment: Acceptable. The application notes storm sewer would be extended along Ravenna Street to serve the site. City of Hudson water and Summit County sewer would be extended from the west to serve the site.

### Conditional Use Standards – Section 1206.02

Density/Compatibility: The preliminary subdivision plan shall document in detail the proposed Open Space Conservation Subdivisions are subject to the following conditional use criteria:

- (1) *The use is consistent with the policies and intent of the Comprehensive Plan.*
- (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;*
  - B. *Hours of operation and deliveries;*
  - C. *Location of loading and delivery zones;*
  - D. *Light intensity and hours of full illumination;*
  - E. *Placement and illumination of outdoor vending machines;*
  - F. *Loitering;*
  - G. *Litter control;*
  - H. *Placement of trash receptacles;*
  - I. *On-site parking configuration and facilities;*
  - J. *On-site circulation;*
  - K. *Privacy concerns of adjacent uses*
- (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.*
- (4) *To the maximum extent 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.*
- (5) *On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*
- (6) *The use will be adequately served by public facilities and services.*
- (7) *The use provides adequate off-street parking on the same property as the use.*
- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.*
- (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.*

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**Staff Comments:** Preliminary comments related to the concept plan compliance with the conditional use standards are as follows:

1. Staff notes the Future Land Use Plan within the Comprehensive Plan classifies this acreage as “*Rural Residential*” (pgs. 52 – 53). “*Rural Residential*” is defined as *single family, low-density development which preserves and protects the existing rural character and sensitive environmental areas such as woodlands, wetlands, agriculture, and floodplains. Development is typically characterized by single-family detached estate homes; however, rural conservation design and open space preservation techniques are also permitted.* This Plan classification was established to generally align with the existing District 2 zoning and purpose statement.
2. The proposed building footprints shall be revised to meet the architectural design standard the front face of the main body must sit forward at least 18" from the front face of the wings, including garages.
3. A trip generation report was submitted. The findings state the proposed residential development is expected to generate a total of 28 trips in the AM peak hour and 36 new trips for the PM Peak hour and; therefore, the traffic generated by these homes should not have an impact on the surrounding street network.

Staff notes the report was performed for 34 dwelling units. The applicant should revise the report to accurately reflect the proposed number of units and incorporate the comments made by the Engineering Department in the attached review letter.

4. The western perimeter setback north of Ravenna Street could be appreciably increased to improve the transition to the adjacent large lot development and further direct density away from the neighboring properties. The setback could be increased by reducing the front yard setbacks (lots #12-14, #29-32), lot depths, the perimeter setback to the pre-existing house at 2351 Ravenna Street, and shifting the proposed roadway to east.

#### **District 2 Zoning Standards – Section 1205.05**

1205.05(a) District 2 purpose statement:

*Purpose. This district is established to protect and preserve the most rural areas of the City in which agriculture, woodlands, wetlands, other sensitive environmental areas, and low-density residential development are the predominant land use patterns. Overall existing residential density is less than one dwelling unit per five acres, consisting primarily of single-family detached estate homes. There remains large amounts of open space and potential development areas. The regulations contained in this district will permit continued, low-density residential development, but will encourage new residential development that incorporates rural residential conservation designs and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as wetlands, floodplains, or aquifer recharge areas. Other permitted uses include agriculture, park and recreational uses, institutional uses, and public uses.*

Staff provides the following preliminary comments related to the compatibility plans compliance with applicable district standards

- The dimensional standards within this section are not applicable as they are guided by the Open Space Conservation Subdivision standards of Section 1207.06.
- Staff notes Section 1205.05(d)(2)(a) of the district standards encourage all residential developments of five or more lots in District 2 to utilize the open space conservation subdivision provisions.
- The orientation requirements of Section 1205.05(d)(7)(C)(1) state “*doors of attached garages shall not face the street.*” Staff notes the footprints of sublots #28 and #29 would need to be revised to relocate the garages to interior of the lot.
- Section 1205.05(d)(12)(A) states “*provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.*” The

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concept plan depicts a sidewalk along one side of the interior drive and along Ravenna Street.

### City Departments

- ☒ **Engineering**      Assistant City Engineer David Rapp has submitted the attached review letter dated October 21, 2025.
- ☒ **Fire Department**      Fire Marshal Shawn Kasson has submitted the attached review letter dated October 21, 2025.
- ☒ **Hudson Public Power**      Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and stated HPP will coordinate with the designers/engineers to serve the site.

### Required PC Action, Section 1203.10(d)(1)(A)

The PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.

### Recommendation

Staff recommends the following be preliminary comments be addressed within the preliminary site plan design submittal:

1. Wetlands: Reconfigure sublots 3-5 and the trail entrance to preserve the wetlands highlighted in Figure 2 and include in the open space block or implement onsite mitigation.
2. Dimensional Standards: Depict lot widths at the front setback line.
3. Density: Document in detail the proposed density based on the LDC net density definition. The comments on Page 7 of this report shall be addressed. The site survey required as part of the preliminary plan application shall document any easements applicable to the existing property.
4. Amenities: Further study the internal trail network pursuant to the recommendations on page 7 of the staff report.
5. Tree Protection: Revise the tree survey to include the property survey in order for staff and the Planning Commission to properly evaluate the tree and vegetation requirements of Section 1207.02.
6. Architectural Design Standards:
  - a) Revise the proposed building footprints to meet the architectural design standard stating the front face of the main body must sit forward at least 18" from the front face of the wings, including garages.
  - b) Revise the orientation of sublots #28 and #29 to relocate the garages to the interior of the lot.
7. Revise the Trip Generation report to accurately reflect the proposed number of units.
8. Compatibility: Increase the western perimeter setback north of Ravenna Street to improve the transition to the adjacent large lot development and further direct density away from the neighboring properties.
9. Address the comments made by Assistant City Engineer, David Rapp, in the letter dated 10.22.25.
10. Address the comments made by Fire Marshal Shawn Kasson in the letter dated 10.21.25.