

— O H I O —
HUDSON 

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: November 4, 2015

TO: City of Hudson Planning Commission for November 9, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Preliminary Site Plan Review for 53 First Street, Merino Block Development

ZONING: District 5 – Village Core District

PC Case No: 2015-27

Project Introduction

Application has submitted for primarily site plan review of the redevelopment of the block bounded by Park Lane to the north, First Street to the west, West Streetsboro Street to the south, and the Village Green to the east. The applicant has submitted a request for acceptance of the concept plan prior to proceeding with the detailed design work and submittal of the final site plan application. The scope of the project includes the following:

- a. Demolition of the two story structure at 53 First Street. A one story building, constructed in 1964, was relocated onto its current elevated foundation in approximately 2005 as part of the parking terrace and surrounding roadway improvements completed in association with First and Main.
- b. Relocation of the Baldwin-Buss-Merino House located at 36 North Main Street. The existing front covered porch addition and rear mass additions dating from the 1950s are proposed for removal resulting in a 3,145 sq ft building, the original 1836 footprint would be restored, and the structure would be relocated approximately 50 feet to the south while maintaining the current orientation to the village green.
- c. Construction of a proposed 10,000 sf footprint/20,000 sf total, two story building with first floor commercial use and upper level residential.
- d. Construction of a single story 3,000 sq ft commercial building at the southwest portion of the site.

The following information is attached to this report.

1. Plan submittal prepared by RDL Architects, submitted November 2, 2015.
2. Preliminary comment letter prepared by City Planner Greg Hannan, dated October 20, 2015.
3. Preliminary comment letter prepared by City Engineer Thom Sheridan dated October 8, 2015.

4. Preliminary Comment letter prepared by Fire Marshall Shawn Kasson dated October 12, 2015.

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to zoning district standards and notes the following:

Use: The proposed mixed use development of first floor commercial with upper level residential is acceptable. Staff notes the first floor use groups should be further defined as part of the final site plan application to confirm applicable parking standards. Office, retail, and restaurant uses within a tenant footprint greater than 5,000 sf and less than 10,000 sf would be subject to a conditional use approval. If any such tenant spaces are anticipated to exceed 5,000 square feet, a conditional use request should be submitted in conjunction with the final site plan application.

Setbacks: The applicant has indicated the intent to consolidate the five existing parcels. Setback standards have been applied to the anticipated consolidated parcel.

Front (North, West, and South property lines): 75% of the front wall of a commercial/retail building shall be built to the edge of the sidewalk. The preliminary plan appropriately acknowledges this standard.

Rear (East property line): 10 feet required. The proposed plan appears to be in compliance.

Impervious surface: Additional documentation will need to be submitted as part of the final site plan review to confirm the proposed and existing impervious surface coverage.

Building Orientation: The proposed building massing appears to comply with the following applicable standards which will be further reviewed as part of the final site plan submittal.

1. Buildings shall maintain a continuous wall plane at the front property line.
2. The main entrance shall face the street.
3. The front wall of the building shall be parallel to the street.

Pedestrian Connection: Sidewalks are required along the street frontages and along building facades abutting parking fields. The proposed paved surfaces surrounding the parking fields and along street frontages appear to have adequate depth. The sidewalk at the northeast corner of the site should be revised to provide a larger landing and cross walk to the north. The sidewalk along the eastern property line should maintain a minimum width of five feet.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Landscaping/Buffering

A landscaping plan must be submitted as part of the final site plan review to address the following LDC requirements:

1. Perimeter landscaping (10 ft depth) is required for the new parking lots to screen vehicles from the public right of way and the Village Green.
2. Interior island landscaping is required at a ratio of 160 sq ft per 10 parking spaces. The submitted parking field of 22 spaces must incorporate 350 sq ft of applicable interior landscaping.
3. Installation of street trees where none are present and preservation of existing street trees will be required.
4. Screening dumpsters/service structures: a solid, opaque fence or wall with continuous evergreen plantings must be proposed at the trash enclosure.
5. Several mature trees are present within the subject property and adjacent to the site on the Village Green. Additional study will be needed as part of the final site plan review to determine appropriate tree protection measures for those trees to be preserved.

Parking: The LDC allows on-street spaces within 300 feet of the development to contribute to the required parking supply. Staff notes 98 existing on-street/public spaces are present with 20 additional on-street spaces proposed. These spaces along with the 22 proposed on-site spaces total 140 spaces.

Staff has reviewed the required parking count two ways:

Mixed use project: per the Institute of Transportation Engineers Parking Generation 3rd Addition, the closest land use in the study is strip shopping centers (less than 30,000 sf) which typically require 4.1 spaces per 1,000 sf of gross floor area:

Area	Ratio	Spaces
16,145 sf	4.1 per 1,000 sf	67
7 residential units	2 per unit	14
	Total required	81

Listed individual uses: per the Land Development Code parking space requirements

Area	Ratio	Spaces
10,000 sf retail	1 per 250 sf	40
6,145 office	1 per 400 min.	15
7 residential units	2 per unit	14
	Total required	69

Based on the significant public parking within 300 feet of the development, staff is satisfied with the proposed parking count. Staff does note the following items which will require further study as part of the final site plan review:

1. Resident parking: The project provides a total of 22 on site spaces. The use of these spaces will be at a premium and the residents of the seven proposed dwelling units may occasionally not have access to the spaces. Information is needed regarding how resident parking needs will be accommodated. Additionally, the city is reviewing downtown parking regulations to determine the ability to accommodate downtown resident parking with on-street and public parking lots.

2. Angled parking stalls on First Street: Additional review is needed of the three angled parking stalls proposed south of the access drive. The close proximity of these spaces to vehicles turning onto northbound First Street from West Streetsboro Street may create traffic concerns.

Additional Comments:

Engineering Department: City Engineer Thom Sheridan has provided a preliminary comment letter dated October 8, 2015. Mr. Sheridan comments on several items separately discussed within the staff report. Mr. Sheridan additionally notes the need for a construction phasing schedule, determination of construction staging areas, and provides preliminary feedback related to utilities, stormwater management, and the need for a trip generation report.

Design Review: The Architectural and Historic Board of Review must approve the demolition of 53 First Street, the demolition/relocation of 36 North Main Street, and the building design of new buildings and alterations to existing buildings. The AHBR conducted a project introduction on October 14, 2015 and October 28, 2015 and has contracted with Consultant Architect Ted Sande to assist with review of the proposed relocation and restoration of the Baldwin-Buss-Merino house.

Streetscape: Staff recommends coordinating a streetscape design in accordance with the North Main Street design criteria. The incorporation of outdoor tables, planters, benches, and additional amenities is encouraged.

Parcel 3204009: The northern boundary of the development abuts this city parcel which is developed with Park Lane. This parcel was established as part of the development of First and Main. Staff is reviewing to determine if this parcel should be established as public right of way.

Growth Management: The project will be subject to the City of Hudson Growth Management Allocation system. The site plan must be approved before application for allotments can be made.

Development Agreement: The applicant has proposed to construct angled parking stalls, sidewalks, and landscaping areas within the public right of way. A development agreement will need to be established to insure the improvements are built to City of Hudson standards, inspected during construction, and guaranteed with a bond or other financial guarantee.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action, Chapter 1203.09(g)(3)

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.

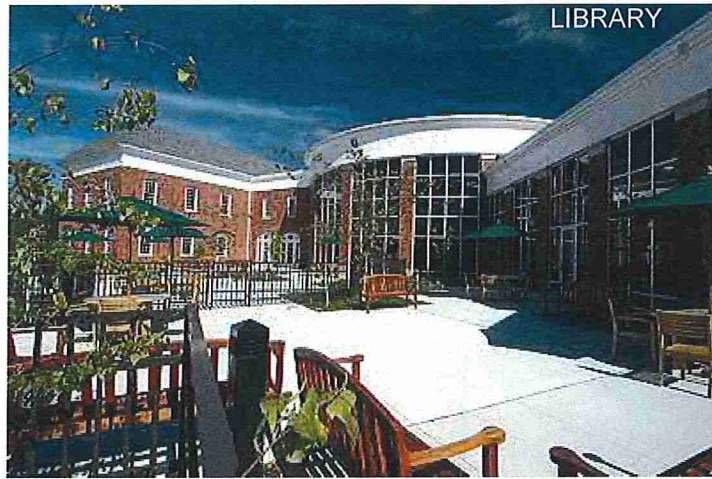
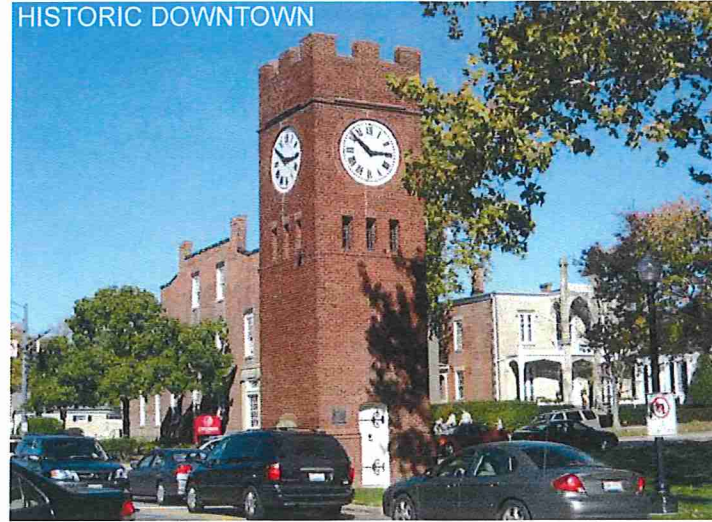
All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approval of this recommendation would indicate that a final site plan would be approved if the general layout was in substantial conformance with the preliminary plan, the conditions listed were addressed, and engineering requirements are met.

Approve the application for Preliminary Site Plan approval for Case No. 2015-27 for the Merino Block development, a mixed use development of the block bounded by Park Lane, First Street, West Streetsboro Street, and the Village Green according to plans dated as received November 2, 2015 with the condition that the following issues are addressed as part of the final site plan submission.

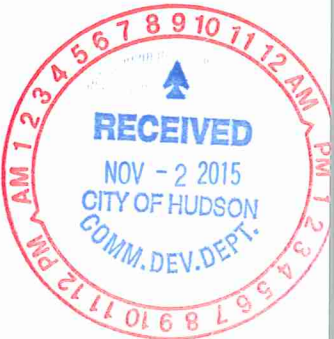
1. Additional documentation will need to be submitted as part of the final site plan review to confirm the proposed and existing impervious surface coverage.
2. The sidewalk at the northeast corner of the site should be revised to provide a larger landing and cross walk to the north. The sidewalk along the eastern property line should maintain a minimum width of five feet.
3. Submit a landscaping plan incorporating the requirements listed within this staff report dated November 4, 2015.
4. Provide additional information related to the following parking items:
 - a. Indicate the intended use of the first floor commercial spaces for further determination of adequate parking supply.
 - b. Information is needed regarding how resident parking need will be accommodated. Additionally, the city is reviewing downtown parking regulations to determine the ability to accommodate downtown resident parking within on-street and public parking lots.
 - c. Additional review is needed of the three angled parking stalls proposed south of the access drive. The close proximity of these spaces to vehicles turning onto northbound First Street from West Streetsboro Street may create traffic concerns.
5. The comments of City Engineer Thom Sheridan must be addressed per the October 8, 2015 correspondence.
6. The comments of Fire Marshall Shawn Kasson must be addressed per the October 8, 2015 correspondence.
7. Incorporate streetscape design compatible with the North Main Street design criteria.
8. A development agreement will need to be established to insure the improvements are built to city of Hudson standards, inspected during construction, and guaranteed with a bond or other financial guarantee.



RETAIL **3**

PUBLIC SPACE **2**

RESIDENTIAL **1**



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MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
53 FIRST STREET,
HUDSON, OHIO

IMAGERY BOARD
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SCHEMATIC
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A 1

CITY OF HUDSON : REDEVELOPMENT OF MERINO PROPERTY

EXISTING CONDITIONS:

The existing site consists of five parcels all owned by Richard Merino: A retail building on 53 First St, parking, a single family Residential property (the Merino House) and a Mixed Commercial building on 17 W Streetsboro Street (The Prestige building). Part of the site is located within the Historic District, except for the building at 53 First St, is known as the 'liquor store'.

PROPOSAL:

Several options were evaluated by the design team. The preferred plan reinforces the existing urban edges along Park Lane and First Street, and maximizes the density of the property. The Baldwin-Buss-Merino House will be moved so as to be centered on the Town Green. This will give it prominence and reinforce the historic character of Hudson's core. The proposed development will be visually connected to First & Main and will build out a corner of downtown Hudson that has been previously under-utilized. The proposal comprises of

1. A new two-story mixed use building with first floor commercial and upper level residential,
2. Maintaining the existing two story retail / commercial property (The Prestige building),
3. Modifying and relocating the residence (The Merino House) and
4. Demolishing the 2-story retail building on 53 First Street (The Liquor store). [This building was studied for consideration of rehabilitation but deemed not viable.]

WHY RELOCATE THE HOUSE?

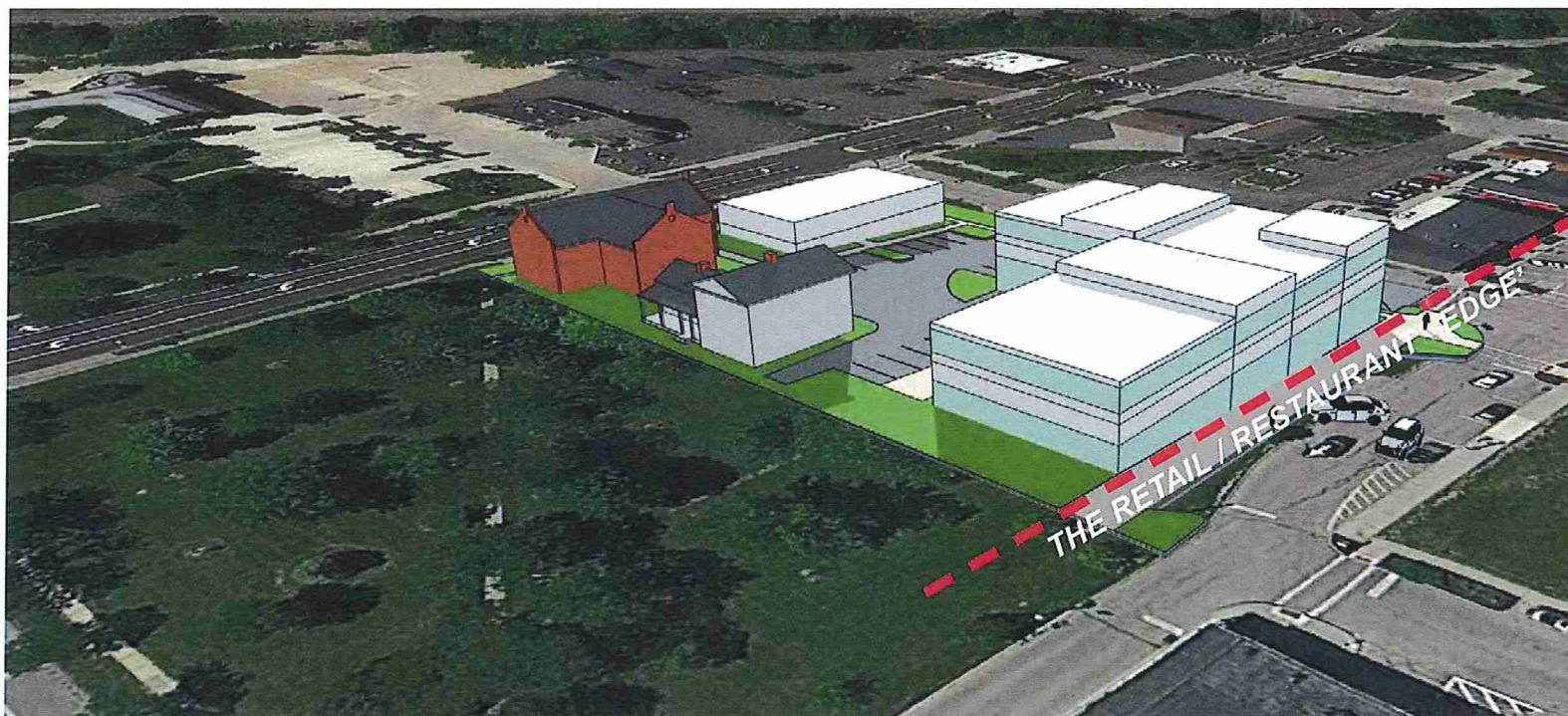
The Merino family has deep roots in the City, has sentimental ties to the structure, and wants the house to be a part of the development, but is concerned that if it is left in its current location, it will restrict the use of the remainder of the block. By fronting the house on the Town Green, the house can be converted into offices, a bed and breakfast, or as a residence for the owner. Moving the house, allows for the new 2 story mixed use building to further reinforce the retail/restaurant "edge" already existing on Park Lane in a continuous and homogenous manner.

We believe that the original 1825 structure should be restored to its original state, with the later additions demolished, as we feel they offer little historic or economic benefit. Attached there are several plans that illustrate this.

Our goal is to make our property a great addition to already flourishing First and Main!



BIRD'S EYE VIEW
(FROM FIRST AND MAIN GREEN) **1**



BIRD'S EYE VIEW
(FROM PARK LANE) **2**



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MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
53 FIRST STREET,
HUDSON, OHIO

MASSING MODELS
HUDSON, OHIO

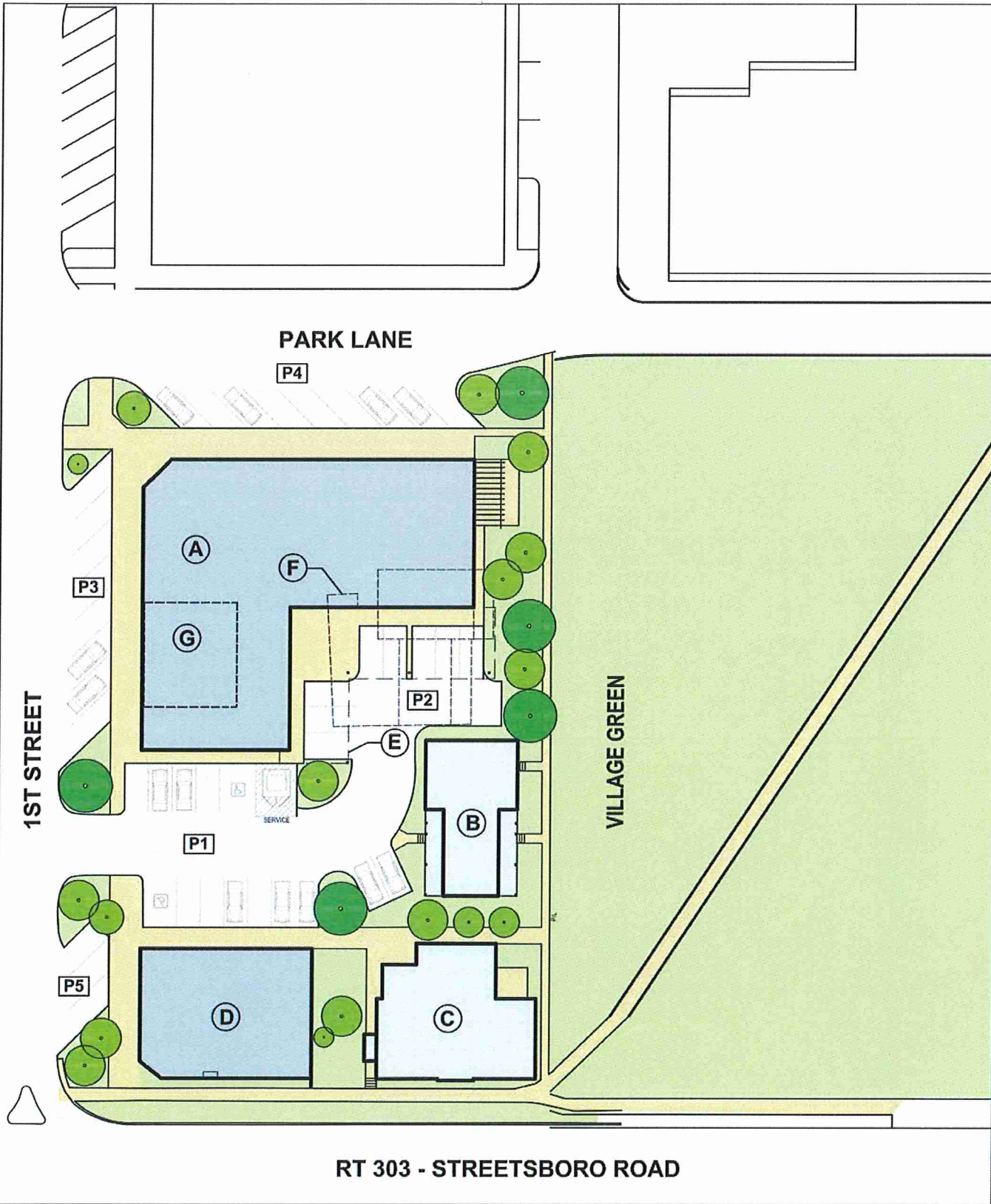
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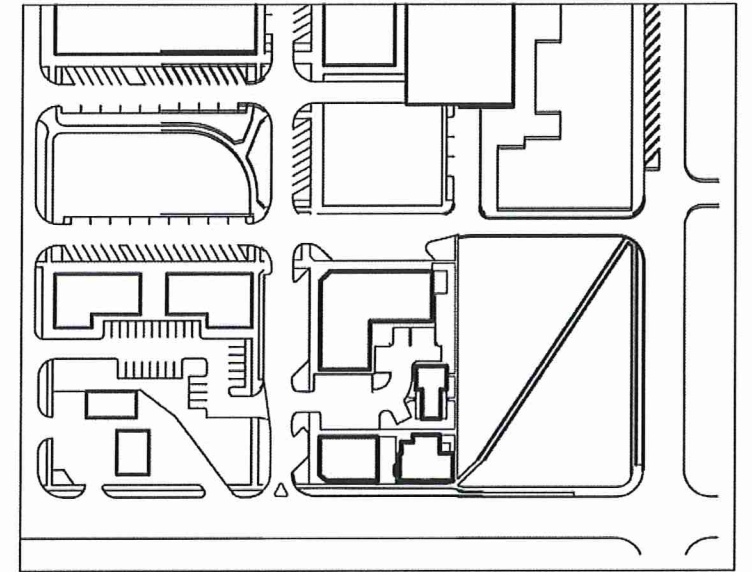
A 2



BUILDING SUMMARY

- A PROPOSED MIXED-USE BUILDING**
10,000 SF/FL / 20,000 SF TOTAL
7 UNITS ON 2ND FL
2-ST BUILDING
- B EXISTING BUILDING - RENOVATED RELOCATED**
ORIGINAL 1825 STRUCTURE +/-1,545 SF/FL
2-ST BUILDING
- C EXISTING BUILDING - MIXED COMMERCIAL**
+/- 2,300 SF/FL / +/- 4,600 SF TOTAL
2-ST BUILDING
- D PROPOSED RETAIL BUILDING**
+/- 3,000 SF
1-ST BUILDING
- E PROPOSED CAR PORT**
- F EXISTING ADDITIONS - TO BE DEMOLISHED**
1950'S ADDITIONS; NOT ORIGINAL TO HOUSE
- G EXISTING LIQUOR STORE - TO BE DEMOLISHED**

SITE PLAN KEY



SITE SUMMARY

ACREAGE	+/- 0.91 ACRES
	+/- 40,000 SF
LOT DIMENSIONS	+/- 160' x 250'

PARKING SUMMARY

P1	14 GUEST SPACES
P2	8 GUEST SPACES, (7 RESIDENTIAL)
P3	8 GUEST SPACES
P4	9 GUEST SPACES
P5	3 GUEST SPACES
TOTAL	39 PARKING SPACES

* LDC ALLOWS ON-STREET SPACES WITHIN 300' OF THE DEVELOPMENT TO CONTRIBUTE TO THE REQUIRED PARKING SUPPLY

PROPOSED SITE PLAN - OPTION 6



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MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
53 FIRST STREET,
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MERINO PROPERTY -
PROPOSED SITE PLAN

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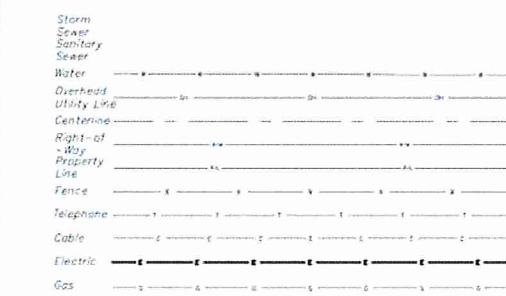
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A 3

UTILITY LEGEND



I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Deed of Record. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

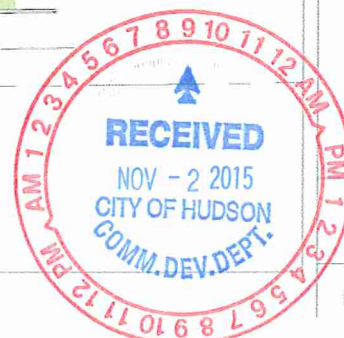
Scott A. Smith, P.S. # 7721
 All distances are from deed of record.
 Field work performed on Sept 22, 2015



EXISTING UNDERGROUND UTILITIES NOTE:
 THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LOC AND DEPT DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



SCALE: 1"=20'0"



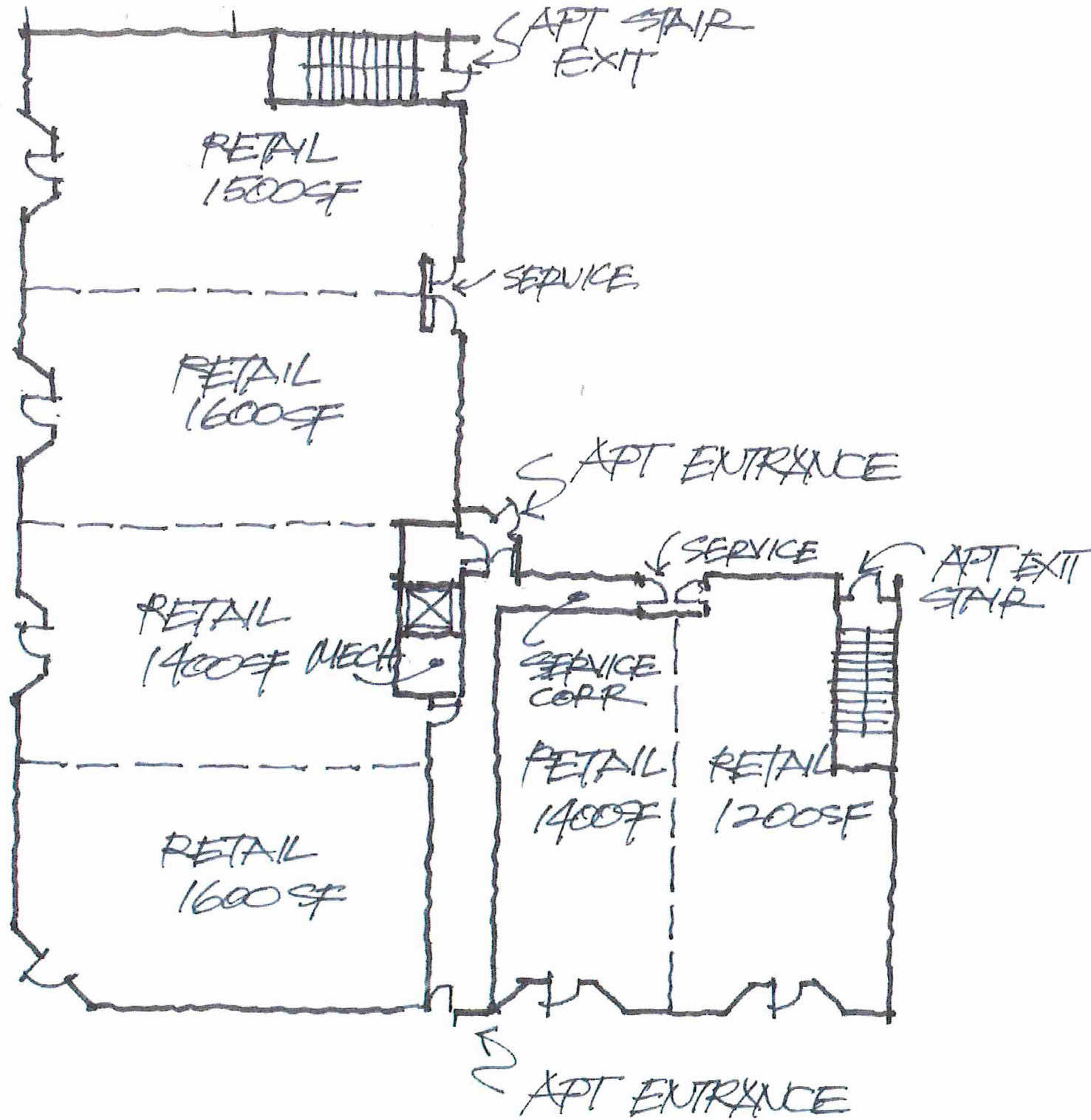
EXISTING CONDITIONS

LAD DESIGN consultants
 www.ladinc.net
 ENGINEERS PLANNERS SURVEYORS
 10220 Calhoun Drive, Mentor, Ohio 44060
 PHONE: (440) 255-1440 FAX: (440) 255-9876

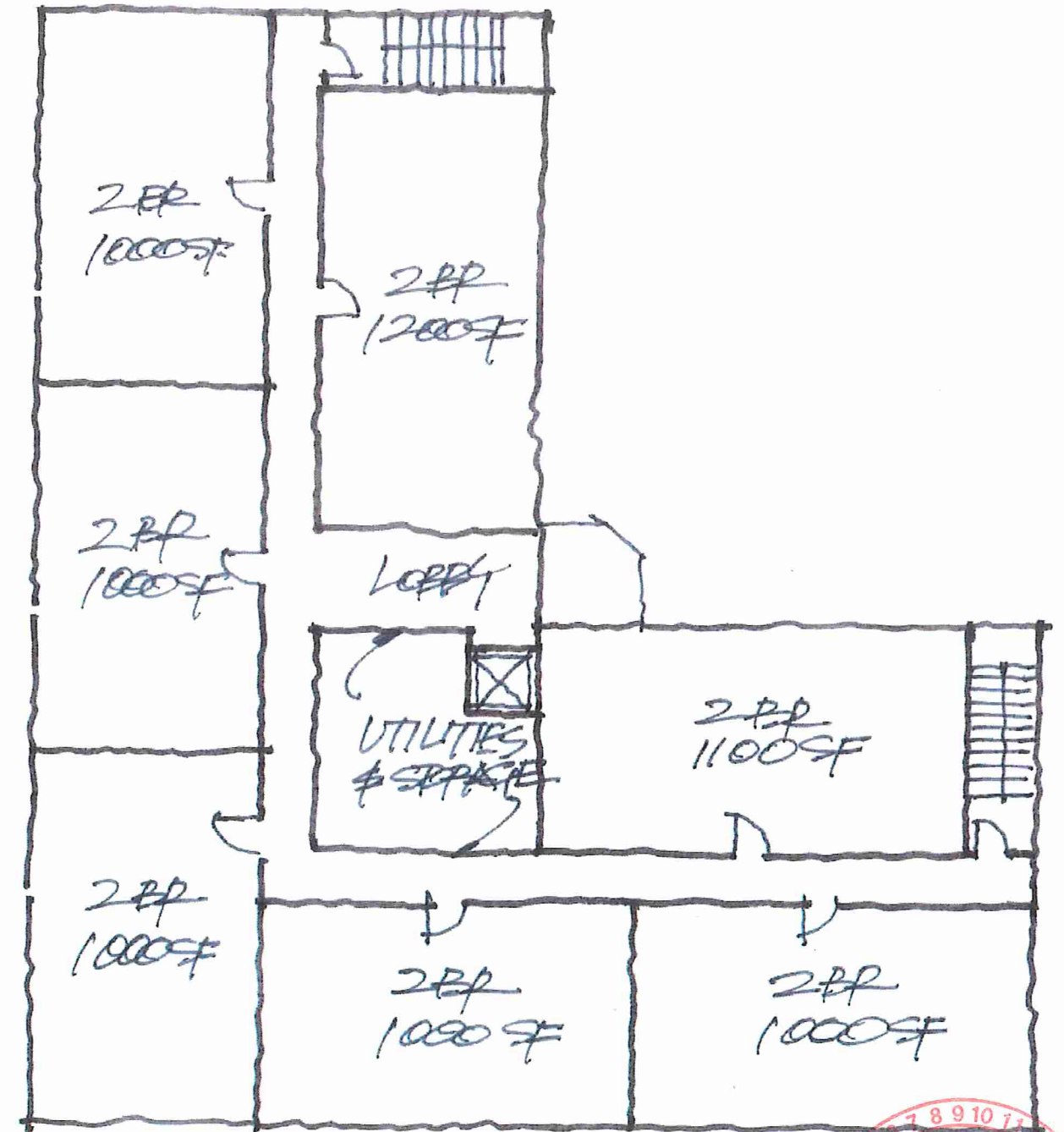
DATE: 09/25/2015
 SCALE: HOR. 1"=20'
 VERT. 1"=10'
 FILENAME: SURVEY
 COMPUTER S:
 TAB NAME: EXIST

RICHARD A MERINO
 CITY OF HUDSON
 SUMMIT COUNTY, OHIO

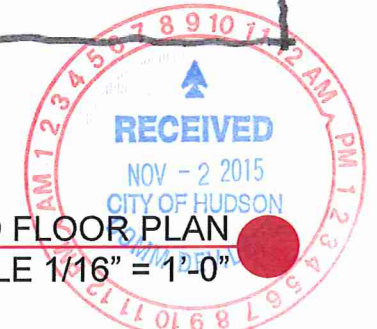
SHEET 1 OF 1
 CONTRACT No. RDLAR1-1501



FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



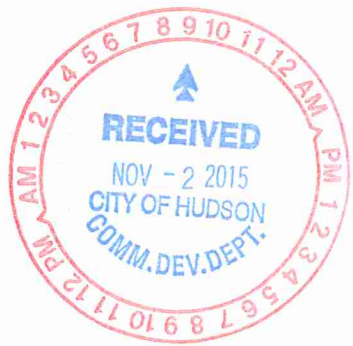
SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



<p>RDL ARCHITECTS</p> <p>16102 Chagrin Blvd., Suite 200 Shaker Heights, Ohio 44120 PHONE 216.752.4300 FAX 216.752.4301 RDLarchitects.com</p>	<p>MERINO'S DEVELOPMENT 34 & 36 N.MAIN STREET, 53 FIRST STREET, HUDSON, OHIO</p>	<p>MERINO PROPERTY - SCHEMATIC FLOOR PLANS</p>	<p><small>THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.</small></p>	<p>PROJECT # 15038 DRAWN BY AKK CHECKED BY FILE NAME PLOT DATE NOV. 09, 2015</p>	<p>SCHEMATIC DESIGN</p>	<p>A5</p>
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PROPOSED MIXED-USE MASSING **1**
ALONG PARK LANE



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MERINO PROPERTY -
PROPOSED ELEVATIONS

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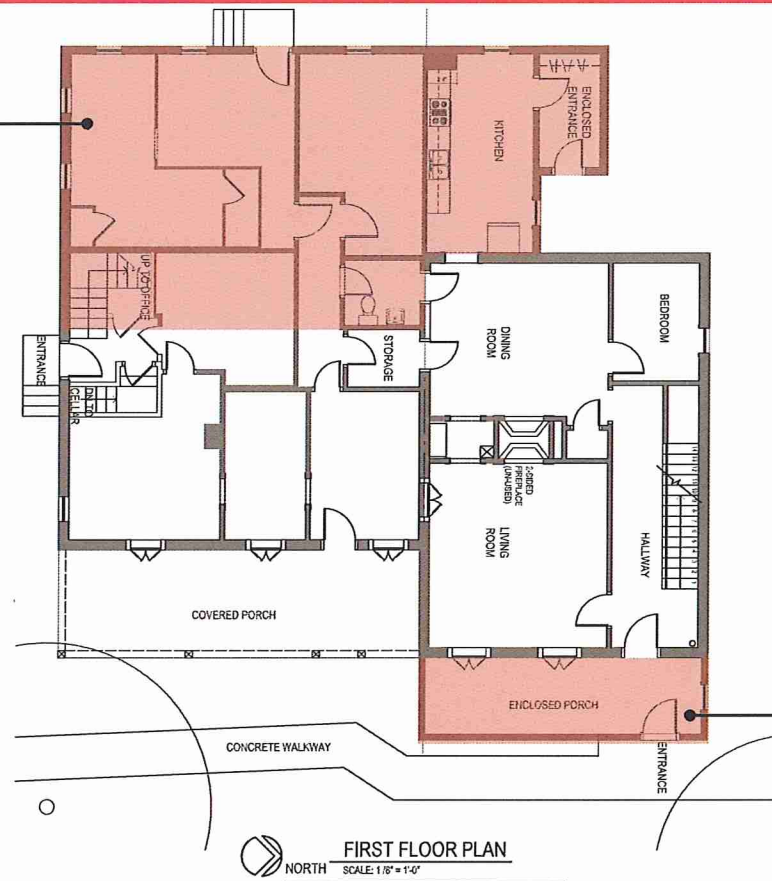
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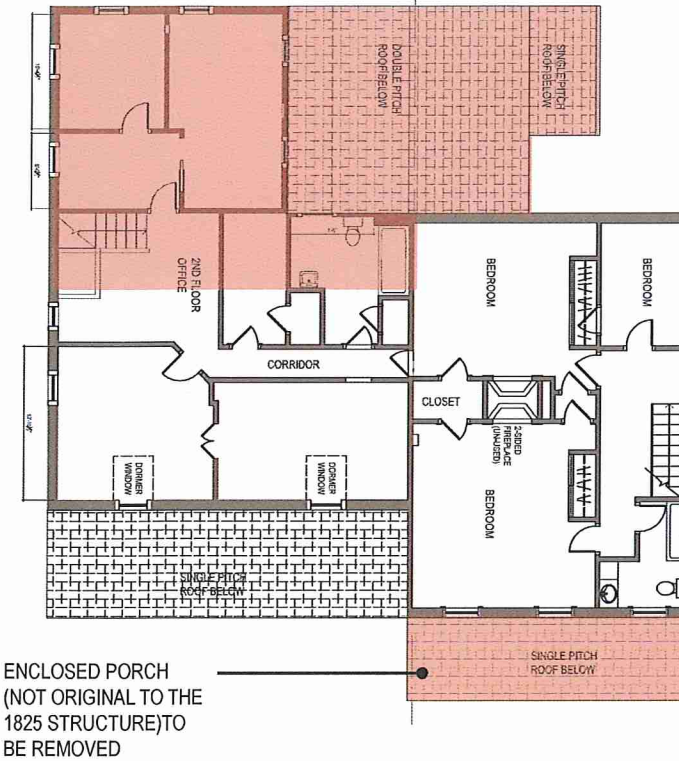
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A 6

1950's LARGE 2 STORY
ADDITION TO BE REMOVED



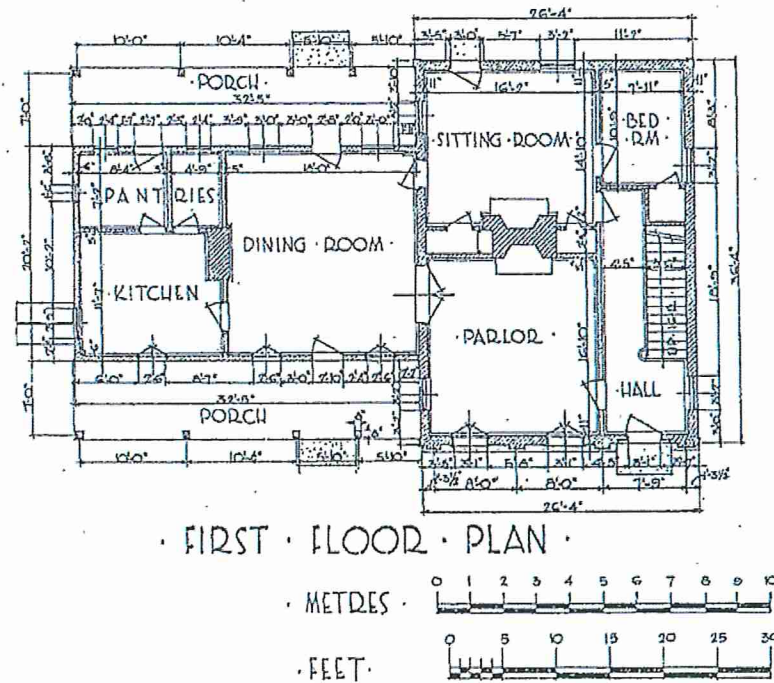
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



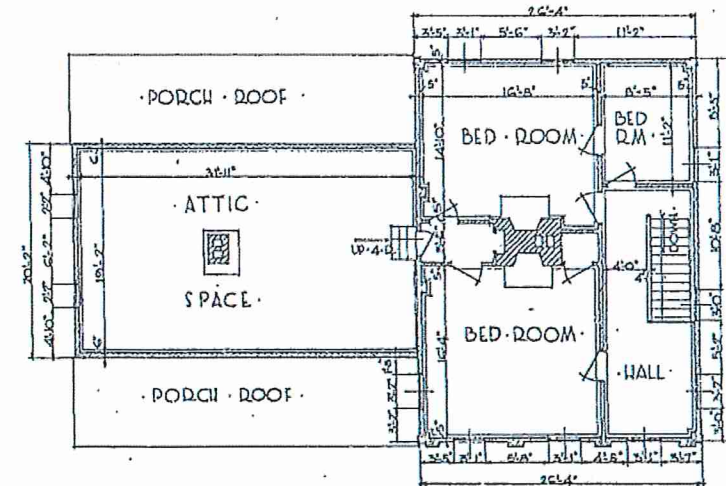
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

TO BE DEMOLISHED

EXISTING FLOOR PLANS 1

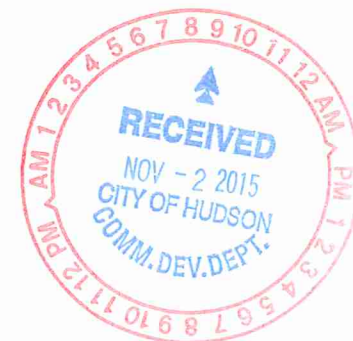


FIRST FLOOR PLAN



SECOND FLOOR PLAN

ORIGINAL FLOOR PLANS 2
(HOUSE TO BE RESTORED TO IT'S ORIGINAL DESIGN)



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MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
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MERINO RESIDENCE -
EXISTING AND PROPOSED
FLOOR PLANS

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EXISTING EAST ELEVATION 2

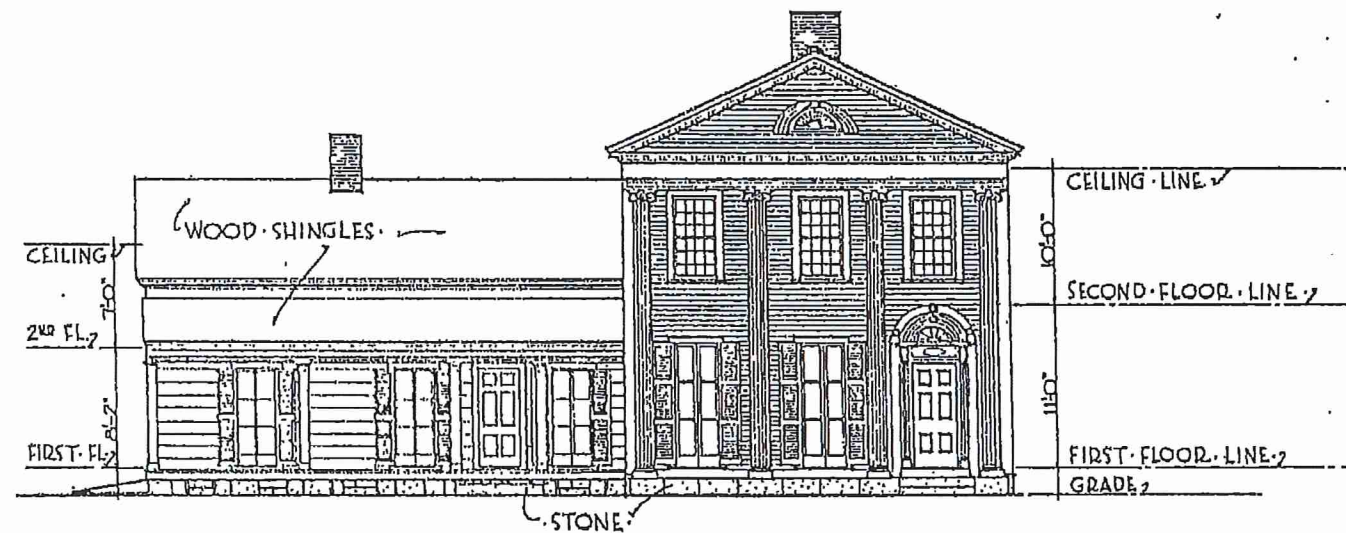


EXISTING SOUTH ELEVATION 1

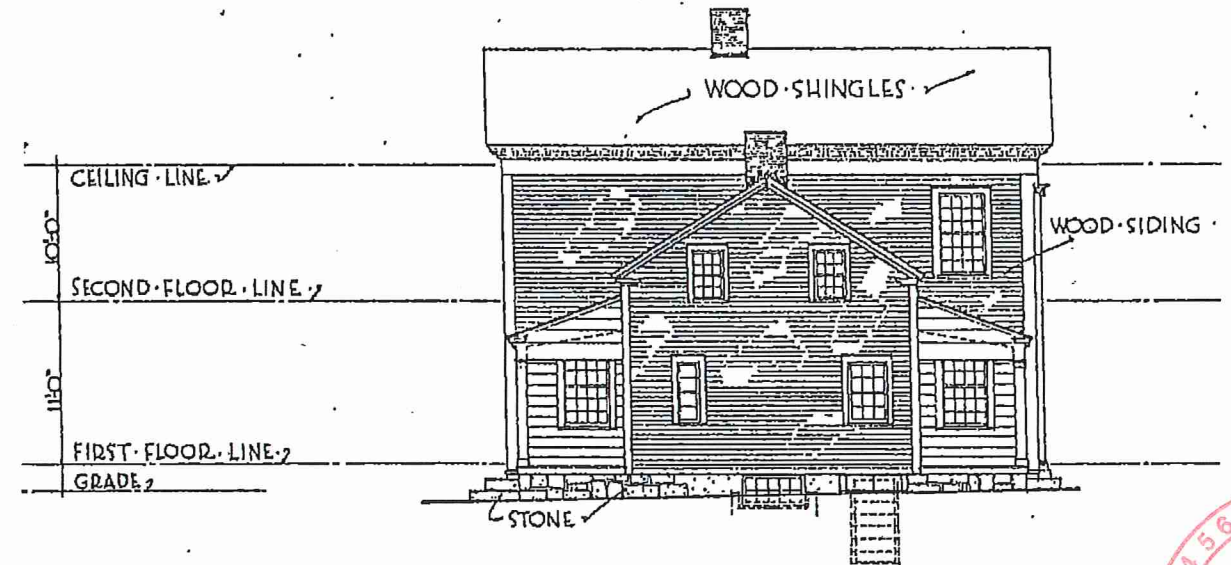
ENCLOSED PORCH
(NOT ORIGINAL TO THE 1825
STRUCTURE) TO BE REMOVED
1950's LARGE 2 STORY
ADDITION TO BE REMOVED



TO BE DEMOLISHED



EAST FRONT ELEVATION



SOUTH SIDE ELEVATION

ORIGINAL ELEVATIONS 3
(HOUSE TO BE RESTORED TO IT'S ORIGINAL DESIGN)



RDL
ARCHITECTS

16102 Chagrin Blvd, Suite 200
Shaker Heights, Ohio 44120
PHONE 216.752.4300
FAX 216.752.4301
RDLarchitects.com

MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
53 FIRST STREET,
HUDSON, OHIO

MERINO RESIDENCE -
EXISTING AND PROPOSED
ELEVATIONS

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PROJECT # 15036
DRAWN BY AKK
CHECKED BY
FILE NAME
PLOT DATE NOV. 09, 2015

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SCHEMATIC
DESIGN

A 8



SOUTH WEST CORNER 3



NORTH ELEVATION 2



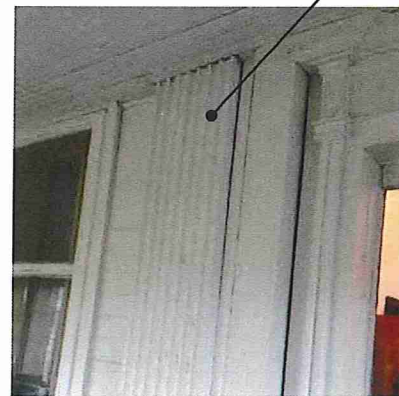
WEST ELEVATION 1

TO BE DEMOLISHED

SMALL SINGLE STORY ADDITION AND ENCLOSED MUDROOM TO BE REMOVED

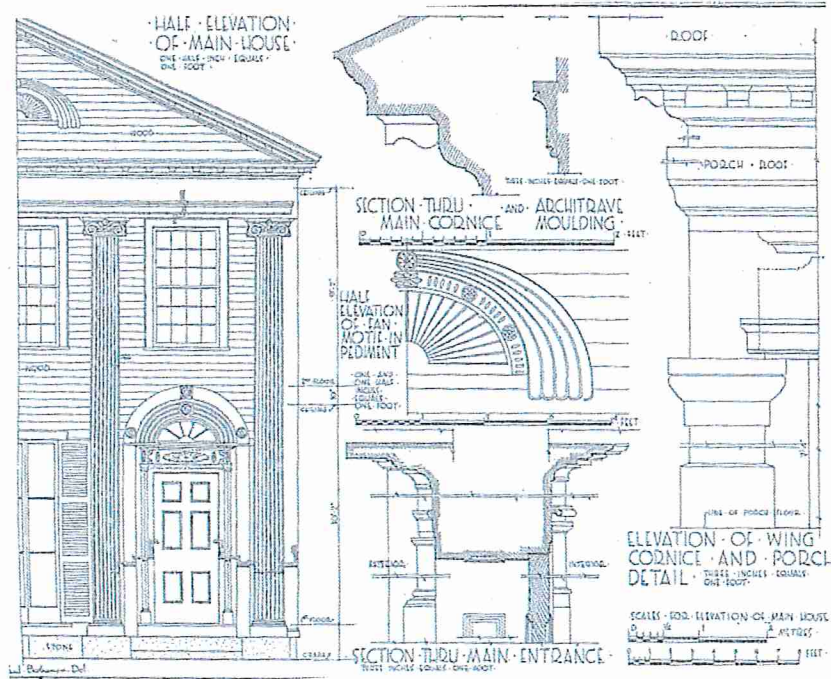
1950's LARGE 2 STORY ADDITION TO BE REMOVED

FLAT PILASTERS WITH IONIC CAPITALS, ARCHED DOORWAY, MOULDINGS AND OTHER FEDERAL STYLE DETAILS TO BE RESTORED.



HISTORICAL SIGNIFICANCE:

The house in it's current size as well as location prohibits our ability to maximize the potential of the site. The intent is to retain and restore the 1825 structure to it's former state, while the later additions can be sacrificed, as they do little to support the Architectural integrity of the structure. This proposal has the opportunity to further enhance the First & Main Development and allow the house to be enjoyed and appreciated by all.



ORIGINAL DETAILS TO BE RE-CREATED/ RESTORED 4

MERINO RESIDENCE - PROPOSED ELEVATIONS AND HISTORIC DETAILS

RDL ARCHITECTS

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FAX 216.752.4301
RDLarchitects.com

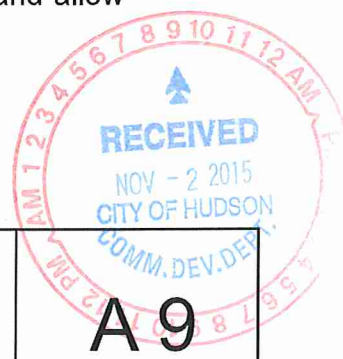
MERINO'S DEVELOPMENT
34 & 36 N.MAIN STREET,
53 FIRST STREET,
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PROJECT # 15036
DRAWN BY AKK
CHECKED BY
FILE NAME
PLOT DATE NOV. 09, 2015

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SCHEMATIC DESIGN





COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

October 20, 2015

David Wimer
381 Middlebury Rd
Watertown, CT 06795

RE: PC 2015-27- Preliminary Site Plan review for 53 First Street, Merino Block Development

Mr. Wimer:

Thank you for your submission of the preliminary site plan application for the proposed redevelopment of the Merino Block. The application has been scheduled for the Planning Commission (PC) agenda for the November 9, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Additionally I am available to meet and review the comments at your convenience.

Chapter 1203 Development Review and Administrative Procedures

Approval Process:

1. PC approval of the conditional use and preliminary site plan (November 9, 2015 meeting)
2. AHBR will complete preliminary design preliminary review of the proposed project including the proposed relocation of 36 North Main Street. (October 28, 2015 or November 11, 2015 meeting)
3. PC review of the final site plan (suggest November 30, 2015 submittal for the January 11, 2015 meeting)
4. Engineering Department will complete an administrative review of the project.
5. The parcels must be consolidated. Our review of the other aspects of the project will assume the consolidation. This may be accomplished with a lot consolidation plat that is approved administratively through the Minor Subdivision approval process and may occur concurrently with other approvals necessary.

Chapter 1205 – District Regulations

1205.08 District 5: Village Core District

Use: The proposed mixed use development of first floor commercial with upper level residential is acceptable. Staff notes the first floor use groups should be further defined as part of the final site plan application to confirm applicable parking standards. Office, retail, and restaurant uses within a tenant footprint greater than 5,000 sf and less than 10,000 sf would be subject to a

conditional use approval. If any such tenant spaces are anticipated to exceed 5,000 square feet, a conditional use request should be submitted in conjunction with the final site plan application.

Density: The site proposes seven dwelling units on the 0.92 acre site for a density of 7.6 units per acre. Multifamily development is permitted a maximum density of 30 units per acre.

Open Space: The proposed seven unit residential development is exempt from the open space dedication standards as less than 10 units are proposed.

Setbacks: The applicant has indicated the intent to consolidate the five existing parcels. Setback standards have been applied to the anticipated consolidated parcel.

Front (North, West, and South property lines): 75% of the front wall of a commercial/retail building shall be built to the edge of the sidewalk. The preliminary plan appropriately acknowledges this standard.

Rear (East property line): 10 feet required. The proposed plan appears to be in compliance.

Impervious surface: The impervious surface coverage may be no more than 80% of the total gross lot area. Additional documentation will need to be submitted as part of the final site plan review to confirm the proposed and existing impervious surface coverage.

Maximum Structure Height: The proposed two story building is anticipated to be within the allowable maximum height of 40 feet.

Building Orientation: The proposed building massing appears to comply with the following applicable standards which will be further reviewed as part of the final site plan submittal.

1. Buildings shall maintain a continuous wall plane at the front property line.
2. The main entrance shall face the street.
3. The front wall of the building shall be parallel to the street.

Pedestrian Connection: Sidewalks are required along the street frontages and along building facades abutting parking fields. Staff recommends maintaining a 10 to 12 foot width sidewalk with tree wells and an eight foot walking zone along First Street, as is existing. The proposed paved surfaces surrounding the parking fields and along Park Lane appear to have adequate depth for pedestrian access.

Parking: Off-street parking shall be located to the rear of the main building on the interior of the lot. The proposed layout is acceptable.

Section 1207 Zoning Development and Site Plan Standards

Section 1207.04 Landscaping/Buffering

A landscaping plan must be submitted as part of the final site plan review to address the following LDC requirements:

1. Perimeter landscaping (10 ft depth) is required for the new parking lots to screen vehicles from the public right of way and the Village Green.
2. Interior island landscaping is required at a ratio of 160 sq ft per 10 parking spaces. The submitted parking field of 33 spaces must incorporate 640 sq ft of applicable interior landscaping.
3. Street trees are present along a significant portion of the frontage. Installation of trees where none are present and preservation of existing trees will be required.
4. Screening dumpsters/service structures: a solid, opaque fence or wall with continuous evergreen plantings must be proposed at the trash enclosure.

Section 1207.07 Stormwater Management/Drainage/Erosion

Stormwater management will be reviewed by the Engineering Department as part fo the final site plan review.

Section 1207.12 Off-Street Parking and Loading Requirements

The LDC allows on-street spaces within 300 feet of the development to contribute to the required parking supply. Staff notes 98 existing on-street/public spaces with 22 additional on-street spaces proposed. These spaces along with the 33 proposed on-site spaces total 153 spaces.

Staff has reviewed the required parking count two ways:

Mixed use project: per the Institute of Transportation Engineers Parking Generation 3rd Addition, the closest land use in the study is strip shopping centers (less than 30,000 sf) which typically require 4.1 spaces per 1,000 sf of gross floor area:

Area	Ratio	Spaces
16,145 sf	4.1 per 1,000 sf	67
7 residential units	2 per unit	14
	Total required	81

Listed individual uses: per the Land Development Code parking space requirements

Area	Ratio	Spaces
10,000 sf retail	1 per 250 sf	40
6,145 office	1 per 400 min.	15
7 residential units	2 per unit	14
	Total required	69

Section 1207.14 Exterior Lighting

A lighting plan, including a photometric layout and fixture cut sheets, will need to be submitted as part of the final site plan application review.

Department Comments

Tom Munn, Public Works Superintendent, provided the following comments:

1. Nine large shade trees will be removed on this project.
2. Additional shade trees should be added around the new Merino house location.
3. Existing parking lot and associated perimeter landscaping are in need of repair/maintenance. Confirm if all applicable areas will be repaired/replaced.
4. This is the preliminary site plan review, however a detailed landscape plan should be submitted with Site Plan application.

Bruce Bee, Electric Department: See attached plan notes.

Shawn Kasson, Fire Marshall: See attached comments

Thom Sheridan, City Engineer: See attached comments

Additional Comments:

Design Review: The Architectural and Historic Board of Review must approve the demolition of 53 First Street, the demolition/relocation of 36 North Main Street, and the building design of new buildings and alterations to existing buildings.

Streetscape: Staff recommends coordinating a streetscape design in conjunction with the North Main Street design criteria.

Parcel 3204009: The northern boundary of the development abuts this city parcel which is developed with Park Lane. Staff will review internally to determine if this parcel should be established as public right of way.

Growth Management: New residential units require Growth Management Allocations that are awarded two times per year. The site plan must be approved before application for allotments can be made. The next GMA deadline is December 15, 2015 for allocations to be awarded on March 1, 2016.

Please contact me for any assistance I can provide.

Sincerely,



Gregory P. Hannan, AICP
City Planner

CC: Mark Richardson, Community Development Director
Thom Sheridan, City Engineer



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

MEMORANDUM

Date: October 8, 2015
To: Greg Hannan, City Planner
From: Thomas J. Sheridan P.E., P.S.
Re: **53 First Street, Redevelopment of the Merino Block**

The City of Hudson Engineering Department has reviewed the preliminary plans submitted October 02, 2015 for the above referenced project. The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

Summary of Engineering Comments:

- The project will need to submit storm water calculations confirming the proposed area of impervious pavement was included in the downtown development design. Storm water management may be necessary if the impervious areas have not been accounted for.
- The proposed angled parking along First Street and Park Lane will be reviewed and analyzed to determine if impacts to the roadway traffic and pedestrian sidewalks/tree lawns will be an issue with the City and the public infrastructure. The City Manager will have the final approval on these parking spaces and this will be determined at a later review when the applicant submits more detailed plans.
- Due to the proximity of the site to downtown Hudson, the sequence of construction in moving the structures, erecting the proposed buildings and the existing traffic within the site, shall be defined and detailed in the future submittal. How will the site maintain existing tenants during construction?
- No storage of materials, equipment or vehicles staging will be permitted within the City of Hudson Right of Way without approval by the City. All construction activities shall be within this construction property site or from another private property site.
- Material deliveries will not be permitted to block traffic during construction.
- No work shall impact the City of Hudson Greens or Properties near this site.
- The downtown events shall be investigated and stated in the plans to the contractor and the impacts to the public and downtown events shall be minimalized. The developer can obtain these event dates by contacting our communication manager with the City of Hudson for the various seasons of the year during the construction of this project.
- Closing of the existing sidewalks will need to be reviewed and approved by the City.
- The City of Hudson General construction notes shall be included in plans.
- The City of Hudson Sanitary Sewer notes shall be included in plans.

- The Sanitary sewer will need to be extended and other utilities to the site within the right of way to accommodate the proposed multipurpose structure. Maintenance of traffic plans, City of Hudson utility trench detail, boring details, and pavement details shall be included in the final plans.
- Utility connections and right of way work will require a Right of Way Bond.
- The developer shall provide a trip generation report for the site and investigate with the property owner if a traffic study was completed in the recent past. A traffic study may be required for the site. Where will be the designated overnight parking spaces for the apartment tenants?

The items above are the major items we have reviewed based on this preliminary plans submitted and please note the City reserves the right to add or delete to this list as more details of the site are submitted.

If you have any questions, please contact us.

Respectfully,



Thomas J. Sheridan, P.E., P.S.
Hudson City Engineer

C: T. Calabro - Inspector
File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: October 12, 2015
TO: Greg Hannan, City Planner
FROM: Shawn Kasson, Fire Marshal ^{SK}
SUBJECT: Merino Block Redevelopment – MPC Case #2015-27

I have reviewed the preliminary proposal for the Merino Block redevelopment project dated 09/28/15. Upon review I have the following comments:

- Knox Boxes must be furnished and installed in approved locations on each building.
- It is anticipated that the proposed mixed-use building will be protected by an automatic sprinkler system. The fire department connection (FDC) for the sprinkler system must meet the following requirements:
 - FDC must be installed in an approved location.
 - FDC must meet City of Hudson specifications.
 - FDC must be located within 40' of a fire hydrant.
 - FDC riser pipes must be painted red in color.
 - FDC must be furnished with an approved means to identify the protected building.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
 - FDC
 - Natural gas meters
 - Ground mounted electrical transformers (if provided)

The scope of the review is preliminary. Further comments are probable as the design progresses. Please contact me with any questions.