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August 14, 2023

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City Planner, Community Development  
City of Hudson  
1140 Terex Road  
Hudson, OH 44236

Subj: Planning and Zoning Review Submission - Statement of Compliance

Ref: Western Reserve Academy's  
Ellsworth Hall Expansion and Renovation Project

Mr. Sugar,

The following application for planning and zoning approval is being submitted for Western Reserve Academy's Ellsworth Hall Expansion and Renovation project. The following letter outlines the review criteria required for this submission.

**PROJECT CRITERIA:**

1. Zone District – District 4 Historic Residential Neighborhood (Conditional Use)
2. Building Use (Unchanged) – 1<sup>st</sup> Floor Dining Hall, 2<sup>nd</sup> and 3<sup>rd</sup> Floors are Dormitory, Basement has building utilities and lounge uses
3. Proposed Building Addition – (+7,539sf) first floor new addition, + (-2,300sf) demolished addition, for a net gain of **+5,239sf**
4. Proposed Addition Height – 24'-0" Single Story with a partial basement
5. Building Fire Suppression – Fully Sprinkled with existing 2<sup>nd</sup> and 3<sup>rd</sup> floor NFPA 13r system and the 1<sup>st</sup> floor and basement a NFPA 13 system.

**RESPONSES TO SEPTEMBER 12, 2023 EMAIL FROM NICK SUGAR:**

Submittal Requirements:

Item 21 Traffic Study - See attached traffic study - 'Basic Trip Generation Report'

Item 27 Affidavit of Applicant – See attached Affidavit from Applicant (Thomas Arnold)

Item 12 Tree and Vegetation Plan – See attached existing landscaping plan and proposed landscaping plan.

Item 8 Exterior Lighting Plan – See attached site lighting plan, photometrics and lighting cut sheets.

Item 7 – Statement of Compliance

1. Refer to Section 1206 Use Regulations statement below.

2. Refer to Section 1206 Use Regulations Statement and Conditional Use Statement below.
3. Refer to Section 1206 Use Regulations statement below.
4. Refer to Drawing C301 for site access.
5. Refer to Traffic Study and C301 site plan attached. This is an existing curb cut that is being widened to accommodate deliveries and Fire Department access to site.
6. Ellsworth Hall will maintain all of the public facilities and services.
7. Refer to PARKING section below for off-street parking compliance.
8. Refer to Section 1207 Zoning Development and Site planning compliance below.
9. The approved dormitory occupancy is being reduced by 4 beds.
10. NA
11. Parking setback from Residential purposes is compliant.
12. Pedestrian drop off and pick up area is compliant. Refer to drawing C301
13. NA
14. Emergency Vehicle access is compliant.

**SECTION 1205 ZONING DISTRICTS:**

Requirement	Statuette	Proposed add.	Compliant
Front Yard Setback	1.5 times ht.	NA	yes
Side and rear yard Setback	NA		
Rear Yard Setback	40ft	>40ft	yes
Structure Height	40ft	18ft	yes
Number of Curb cuts	2	2	yes

**SECTION 1206 USE REGULATION:**

Classification – Private School (Conditional Use)

The buildings use and occupancy is unchanged. Ellsworth Hall historically has served as the WRA’s primary dining hall with two floors of dormitories above the first floor, and the status of Ellsworth Hall’s occupancy and building use will not change with this project.

**PARKING:** Ellsworth Hall

**Required:** 1 space per two teachers, employees, and administration, plus 1 space per 10 students

8 Resident faculty/spouse	= 4 spaces
25 employees	= 13 spaces
<u>106 Dorm Students</u>	<u>= 11 spaces</u>
Total Parking Req’d	= 28 spaces

General population students have dedicated campus parking elsewhere and are not allowed to park at Ellsworth Hall and were not counted in calcs above.

	Required	Existing Site	Proposed	Compliant
Ellsworth Hall (West Lot)	28	23	28	yes
Morgan Hall (New Lot)	35	35	NA	yes

**FIRE DEPARTMENT SITE ACCESS:**

Please refer to the new site plan for dedicated In/Out Site entry that has been designed to comply with the Fire Departments Equipment access requirements. OFC Section 503.1.1 Allows for the increase in the fire department perimeter access distance of 150 ft for a fully sprinklered building, at the discretion of the fire marshal.

SITE UTILITIES: Project impact on main site utilities serving Ellsworth Hall

**Water Service:** Service will be increased to accommodate in Sprinkler System on First Floor and Basement.

**Gas Service:** Gas service will remain a dual service with both campus owned and backup Gas company services. The gas pressure within the existing service will be increased from low pressure to medium pressure.

**Sanitary Sewer Service:** Unchanged, there will be a new private on-site grease trap.

**Storm Sewer Service:** Unchanged.

SITE AMENITIES:

**Trash and recycling:** All existing trash and recycling containers are being removed from site and replaces with one combination trash and recycling compactor that will be screen with a brick wall.

**Sport Equipment Sheds:** The existing structures will be removed from the site.

**Mechanical Equipment:** All new mechanical equipment will either be in the basement of the new addition or within a roof screened in area, and not visible from the ground.

NEW SITE GRADING FOR EXTERIOR PATIO:

The proposed site grading for the new addition and patio is provided within the civil drawings. The development of this grading maintains the existing Ellsworth Hall finished floor south entry elevation, creating an exterior seating area directly adjacent to the building with step waterfall seating connecting the new patio with the existing soccer field grade elevation. Refer to the landscape drawing for materiality and plantings.

**SECTION 1207 ZONING DEVELOPMENT AND SITE PLAN STANDARDS:**

Maximum Impervious Surface coverage (60)	Compliant
Tree and Vegetation Protection plans.	Compliant - Refer to civil and landscaping plans.
Wetlands/Stream Corridor Protection – Landscaping/Buffering	Not applicable
Stormwater Mgt./Drainage/Erosion Control	Not applicable
Off-Street Parking	Compliant - Refer to civil drawings.
Exterior Lighting	Compliant - Refer to civil drawings. The net increase to impervious surfaces on the site is 0.2 acres.
	Compliant - Refer to site lighting plan.

**CONDITIONAL USE CRITERIA:**

The buildings use and occupancy is unchanged and compliant. Ellsworth Hall historically has served as the WRA's primary dining hall with two floors of dormitories above the first floor, and the status of Ellsworth Hall's occupancy and building use will not change with this project.

Additional Conditional Use considerations:

Site Activities	No Change
Hours of operation and deliveries	No Change
Location of loading and deliveries	No Change – new design greatly reduces the view corridors for the loading area

Light intensity and hours	Compliant
Outdoor vending machines	NA – non on site
Loitering	No Change
Liter Control	No Change
Placement of trash receptacles	Compliant
On site parking	Compliant
On site circulation	Compliant – Site pedestrian access improved and vehicle service areas centralized
Privacy Concerns	No Change

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