



November 14th, 2022

From:

Standard Shop Co
9690 42nd ST S Suite J
Fargo, ND 58104

To:

City of Hudson
1140 Terex Road
Hudson, OH 44236

Letter of Intent for Proposed Development

Attn: Planning Committee

RE: Intended Land Use

Project Summary:

Standard Shop Co LLC proposes to build the following 48,000 Square Foot Light Industrial Business Park facility. The project will consist of 5 buildings of various widths. All buildings will have the same aesthetic designs, depth (50 feet) and elevation profile. The applicant is submitting this letter to cover permitted uses for the structure.

In accordance with local zoning and land use ordinances, these shops will include permitted, by-right use types based off of the table found in 1206.01 of the Hudson Code of Ordinances.



Existing Site Conditions

Currently zoned commercial, the two parcels are currently vacant with various trees and shrubbery.

Project Objective and Benefits

The project will benefit the City of Hudson in the following ways:

- The site will add a property tax basis to 2 previously undeveloped lots
- The site will add 48,000 sq ft of new light industrial, business, and commercial space to the city.
- Will offer a way for small business's to establish a cost-effective way to establish their operations in a physical location. We expect this facility to be able to support up to 60 new employable positions through the various business's that will enter this location.

Typical Uses

The typical use of these facilities fall under industrial use types, including workshops and custom small industry uses. In our experience, this has represented business's such as trades (plumbers, electricians, etc) or small business's such as someone that provides a service to the community. Business's in the past have been ones where the business use the facility as a home base and travel to their customer, as well as being a destination location where the customer comes to the business. Examples of these business would be a pressure washing business, accountant, insurance office, screen printer, carpenter, painters, sewing & alteration specialist, or other similar small business types. This development will be used as a business incubator for small businesses in Hudson who have outgrown their current space and need an affordable option. Businesses will need an occupancy permit from the city of Hudson prior to moving in.

We look forward to working with the City of Hudson throughout the approval and construction process along Terex and Hudson Drive.

Sincerely

Adam Stonestreet
Standard Shop Co

