

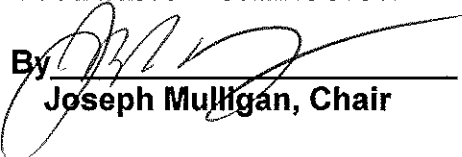
RECOMMENDATION

Based on the evidence and representations to the Commission by Dean Hoover, Reveille II LLC, Hudson Station, Suite #3, 5 Atterbury Blvd., Hudson, Ohio 44236, as applicant and property owner, and City staff, at a public hearing of the Planning Commission held at its Regular Meeting on June 10, 2013, the Planning Commission makes the following recommendation to City Council for Case No. 2013-10, Phases II and III of Hudson Station located northeast of the intersection of West Streetsboro Street and Atterbury Boulevard with the following finding:

Hudson Station is a project of special merit as a mixed-use commercial/industrial development that will contribute substantially to the preservation, enhancement, and revitalization of the downtown area of the City and that as such it qualifies for Growth Management Allocations for Special Merit or Special Hardship. Council authorizes staff to issue allocations of special merit or special hardship in an amount equal to the difference between the number of unused allocations, some of which may be issued to Hudson Station, at the time the final site plan is approved less two, and the number required for the townhomes at Hudson Station. This number is estimated to be between five and eight allocations of special merit.

Dated: June 10, 2013

**CITY OF HUDSON
PLANNING COMMISSION**

By 
Joseph Mulligan, Chair