

June 7, 2021

Mrs. Marilyn R. Sulentich, Trustee
35201 Glen Kyle Lane
Willoughby Hills, Ohio 44094

The Honorable Kate Schlademan
City of Hudson
1140 Terex Road
Hudson, OH 44236

Subject: Zoning Text Amendment, SR 91 (Darrow Rd.), Hudson, Ohio

Dear Council Member Schlademan,

Thank you for conducting a professional process regarding the proposed text amendment to the Land Development Code to allow residential planned developments in District 7. As noted, the site is partially zoned District 3 Residential and partially zoned District 7 Office Overlay. I am the owner of the 12.5-acre parcel located on Darrow Road, and this letter is to certify that I am in full support of the proposed text amendment as this alleviates an undue hardship as a result of the split zoning.

This property has been in our family for at least 80 years. It was originally purchased by my grandfather in the 1940s, who farmed the land. I spent my weekends there as a child and have many fond memories from this time.

The zoning changes made by the City of Hudson several years ago to Office Overlay significantly reduced the marketability and value of my property and has deprived me of reasonable economic use of the property.

We have marketed this property, entertained offers, and held discussions with potential end users of the site. Developers expressing interest in the property have identified residential as the highest and best use, and the Office Overlay split zoning has reduced developable land based on restricted permitted use of the entire parcel. It has also reduced the salability of the front portion of land along Darrow Road as creating access to the back portion of the site would impair the frontage.

The suggestion to build an office building on the site is unrealistic. There has been no demand from developers or end users for this use, pre- and post-Covid. As we are all aware from reading the news, the post-Covid office environment is characterized by high vacancy, reduced rent and no new construction. As a result, the current zoning overlay makes development of the site next to impossible.

The proposed development of 48 luxury townhomes is an aesthetically attractive development, which fills a dramatic need for Hudson residents. I understand there are many older Hudson residents, either retired or with grown children, seeking to downsize and yet remain in the community. This project provides a housing alternative to keep these residents in Hudson, while freeing up single family homes for new families to move into town and populate the great Hudson Schools.

I have reviewed Mr. Krutowsky's proposed development. Not only does it satisfy community need, but it also is a beautiful project that will enhance this portion of SR 91. I have had responsibility for stewardship of this property for the past 40 years, and I am delighted at the prospect of this land becoming home for current and future residents of Hudson. I am confident my grandparents would say, "well done granddaughter."

Thank you for your consideration.

Sincerely,

Marilyn R Sulentic TTE

Marilyn R Sulentic TTE (Jun 7, 2021 20:07 EDT)

Marilyn R. Sulentic, Trustee

cc: Elizabeth Slagle, Clerk of Council, City Council