

Meeting Date:
February 11, 2019

Location:
44 Clinton Street

Parcel Number
3202053

Request:
Site Plan Application

Applicant:
Laura Yeager Smith Home and Design

Property Owner:
JMS Property Group LTD

Zoning:
D5-Village Core District

Case Manager:
Kris McMaster

Staff Recommendation
Approval subject to conditions on page **three**.

Contents

- Site Plan
- Development Plans
- Landscaping Plan
- Asst. City Engineer review, dated 1/29/19 and City ROW Improvements exhibit
- Fire Marshal review, dated 2/6/19
- PC Decision of ROW Vacation and Dedication 2/18/18
- City Council Approval of ROW Vacation and Dedication 1/8/19
- Elevations



Existing Conditions, City of Hudson GIS

Project Background:

Proposed application is to construct a new free-standing store front building at the corner of Clinton Street and Morse Road. The parcel is proposed to be subdivided into two parcels to allow for separate ownership. The parcel to the east would contain the existing building. The newly created parcel to the west would accommodate a free standing, two story storefront building of 5,409 square feet to accommodate a design and interiors studio on the first floor and offices on the second floor. The two buildings would utilize a shared access and parking areas.

Adjacent Development:

To the south and east is the Hudson Library & Historical Society, to the north is office and business and to the west is property owned by the City of Hudson and future location of Downtown Phase II. All adjacents on located in District 5-Village Core District.

District Standards (Section 1205)

- ☐ **Property Standards** Application complies with applicable standards - An administrative lot split application is currently being reviewed (Condition 1). Site configuration conforms with lot split and approved ROW dedication and vacation.
- ☐ **Non-Residential Uses-Shared Parking** A cross-access and shared parking easements or other acceptable agreements in language acceptable to the city's solicitor is needed for the shared parking and access. (Condition 2)
- ☒ **Pedestrian Amenities** The city will be revising the ROW per Council approval to widen the sidewalk in front of the subject parcel to match the existing sidewalk east of the parcel along Clinton Street.

Use Standards (Section 1206)

- ☒ **Use** The development proposes a free standing, two story store front building to accommodate a design and interiors retail studio on the first floor and offices on the second floor. The existing and proposed businesses are permitted as a use by right.

Site Plan Standards (Section 1207)

- ☒ **Impervious Surface** The impervious surface coverage may be no more than 80% of the total gross lot area. Application complies with applicable standards
- ☒ **Wetlands/Streams** No suspect wetland areas were noted. A riparian setback is located on the east side of the site, however, will not impact the development.
- ☒ **Landscaping** The site plan indicates appropriate areas to accommodate the necessary landscaping. Proposed plan meets this requirement.
- ☒ **Parking** The applicant has proposed 8 spaces onsite with 22 existing on street spaces within 300 feet of the parcel for a total of 30 spaces. Additionally, the city ROW improvement will add an additional 6 on-street spaces. Application complies with applicable standards.

44 Clinton Street			
	Sq. ft	Regulation	Spaces Req
Existing Building (Office)	3236	One per 250-400 sq ft	8-13
Proposed Building (Retail/Studio)	5472	One per 250-400 sq ft	14-22
TOTAL		8,252	22-35

- ☐ **Exterior Lighting** An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g) (Condition 3).
- ☒ **Architectural Design** The AHBR has reviewed the design informally on 1/9/19 with a formal review scheduled for 2/13/19.

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2018-3097 January 11, 2019	February 11, 2019

City Departments:

- ☐ **Engineering** Assistant City Engineer Nate Wonsick has submitted a review letter dated January 29, 2019. Mr. Wonsick notes the site plan is acceptable and comments on the plan will need to be addressed as noted in review letter. (Condition 4)
- ☒ **Fire Department** Fire Marshal Shawn Kasson has submitted a review plan dated February 6, 2019 and is acceptable as noted in his comments.

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.

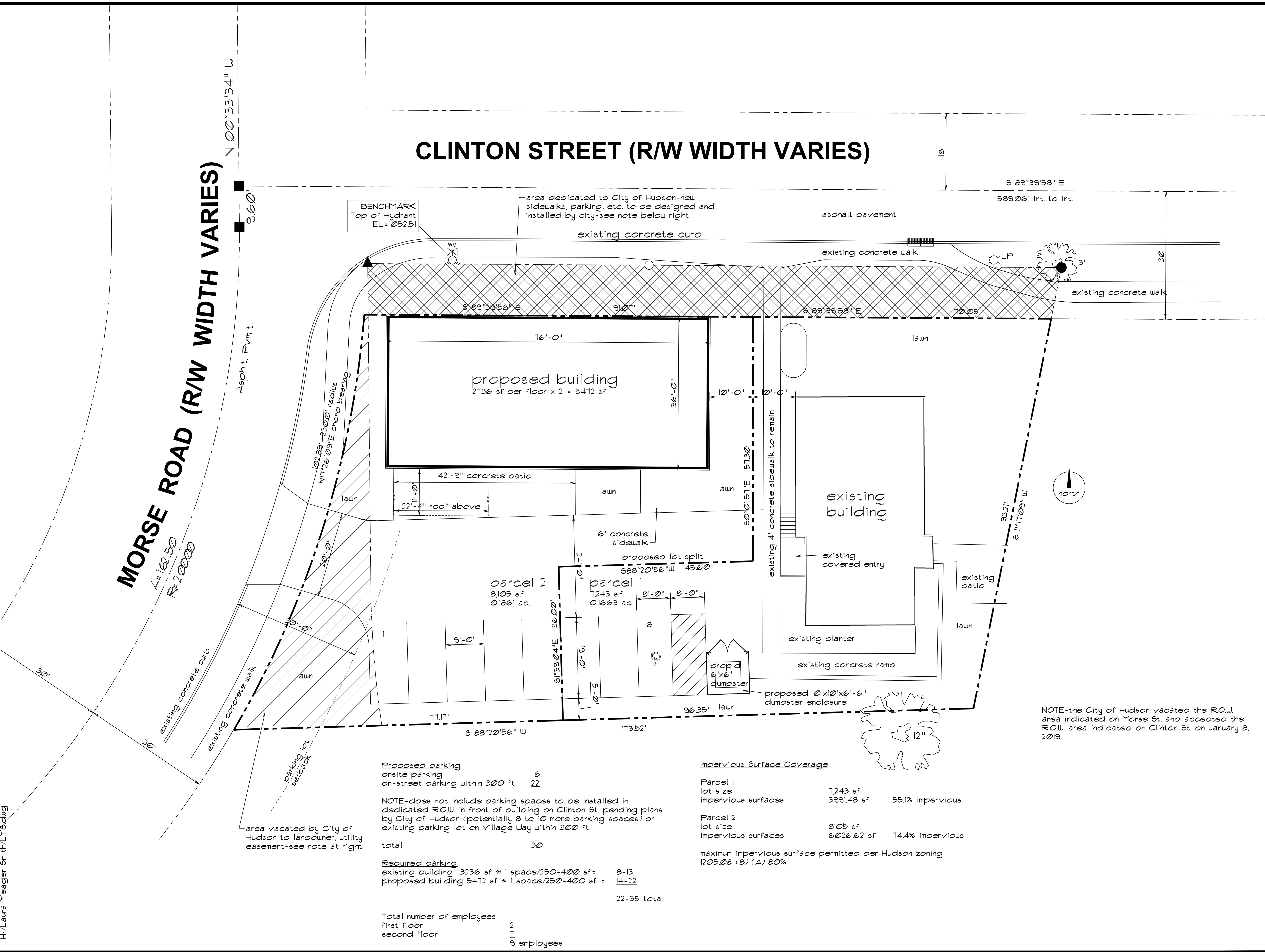
Required PC Action

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

Approve the site plan in Case 2018-3097 for 44 Clinton Street, Parcel #3202053, according to plans received January 15, 2019 subject to the following conditions:

1. An administrative lot split application must be approved by the City of Hudson for the proposed lot split.
2. A cross-access and shared parking easements or other acceptable agreements in language acceptable to the city's solicitor is needed for the shared parking and access.
3. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The comments of Assistant City Engineer Nate Wonsick must be addressed per the January 29, 2019 correspondence.



NOTE-the City of Hudson vacated the R.O.W.
area indicated on Morse St. and accepted the
R.O.W. area indicated on Clinton St. on January 8,
2019

<u>Proposed parking</u>	
onsite parking	8
on-street parking within 300 ft	22

NOTE-does not include parking spaces to be installed in dedicated ROW in front of building on Clinton St. pending plans by City of Hudson (potentially 8 to 10 more parking spaces) or existing parking lot on Village Way within 300 ft.

total	30
-------	----

Required parking
existing building 3236 sf @ 1 space/250-400 sf = 8-13
proposed building 5472 sf @ 1 space/250-400 sf = 14-22

22-35 total

Total number of employees	
first floor	2
second floor	<u>7</u>
	9 employees

Impervious Surface Coverage

Parcel 1		
lot size	7,243 sf	
impervious surfaces	399,48 sf	55.1% impervious

Parcel 2
lot size 8105 sf
impervious surfaces 6026.62 sf 74.4% impervious

maximum impervious surface permitted per Hudson zoning
120508 (8) (A) 80%

H:\Laura Yeager Smith\LY\dwg

MORSE ROAD (R/W WIDTH VARIES)
A=162.50
R=2,000.00

N 00°33'34" W

Asph't. Pvm't.

NOTE-sidewalk
scheduled to
encroach-
verify

BENCHMARK
Top of Hydrant
EL=1052.51

CLINTON STREET (R/W WIDTH VARIES)

18'

S 89°39'58" E
589.06' Int. to Int.

asphalt pavement

proposed onstreet parking by City of Hudson

proposed concrete sidewalk by City of Hudson

existing concrete walk

S 89°39'58" E

91.07'

S 89°39'58" E

70.05'

proposed building
2736 sf per floor x 2 = 5472 sf

lawn

lawn

existing building

existing covered entry

existing planter

existing concrete ramp

lawn

S 11°17'09" W
93.21'



Proposed parking
onsite parking 8
on-street parking within 300 ft 28

total 36
This number does not include the parking lot on Village Way, 3/4 of
which is within 300'

Required parking
existing building 3236 sf @ 1 space/250-400 sf = 8-13
proposed building 5472 sf @ 1 space/250-400 sf = 14-22

22-35 total

Total number of employees
first floor 2
second floor 1
9 employees

Impervious Surface Coverage

Parcel 1
lot size 7,243 sf
impervious surfaces 3,991.48 sf 55.1% impervious

Parcel 2
lot size 8,105 sf
impervious surfaces 6,026.62 sf 74.4% impervious

maximum impervious surface permitted per Hudson zoning
1205.08 (B) (A) 80%

REVISIONS
February 7, 2019
revised to
include
dedicated area
sidewalks and
parking on Clinton
St.
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NOTES

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(330) 668-4800 ext. 210
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January 14, 2019

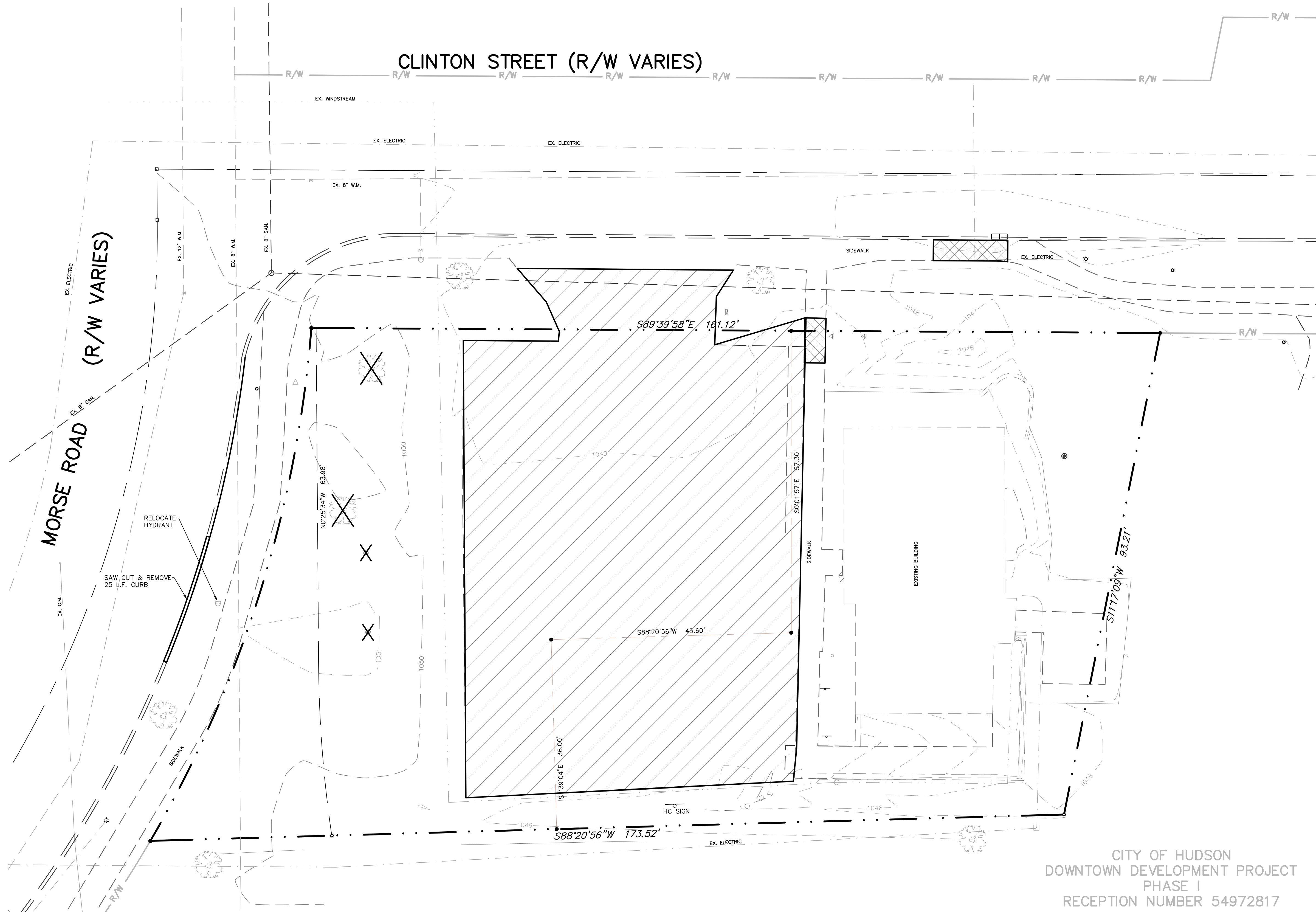
new building for
LAURA YEAGER SMITH
HOME & DESIGN AND
SMITHS CURATED
Clinton St.
Hudson, Ohio 44236

site plan

1" = 10'

1

1 of 5



CITY OF HUDSON
DOWNTOWN DEVELOPMENT PROJECT
PHASE I
RECEPTION NUMBER 54972817

LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- TREE TO BE REMOVED
- BUSH TO BE REMOVED

BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
OHIO NORTH ZONE
COMB. FACTOR 0.9999321

LEGEND

- 5/8" IRON PINS TO BE SET
(WITH IDENTIFICATION CAPS 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED

FLOOD ZONE

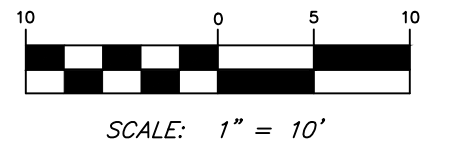
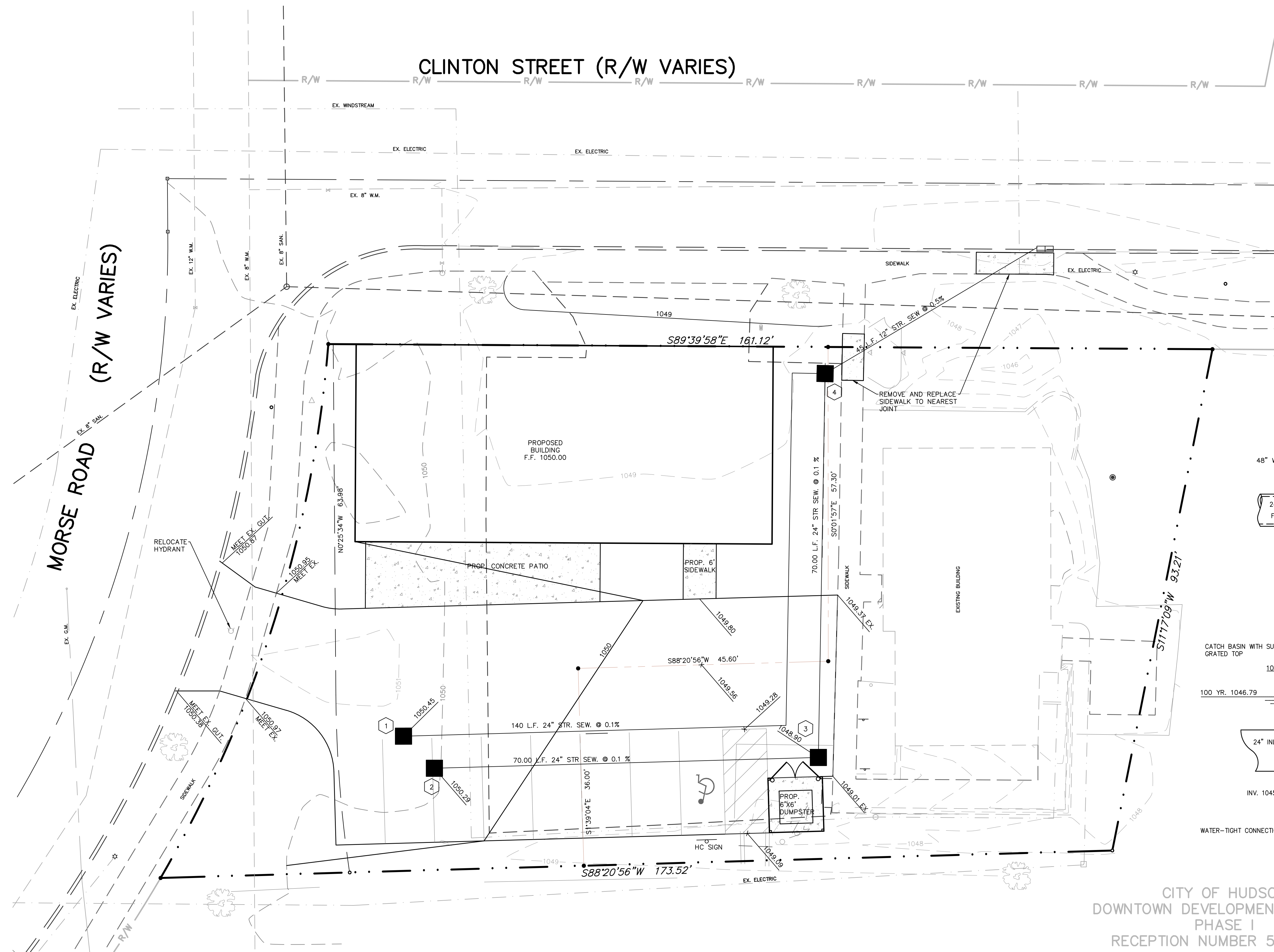
PARCEL LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 39153C0127E WITH AN EFFECTIVE DATE OF JULY 20, 2009.

Prepared By
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS — SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836-6661

Demolition Plan for
44 CLINTON STEET
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 10'

FEBRUARY, 2019



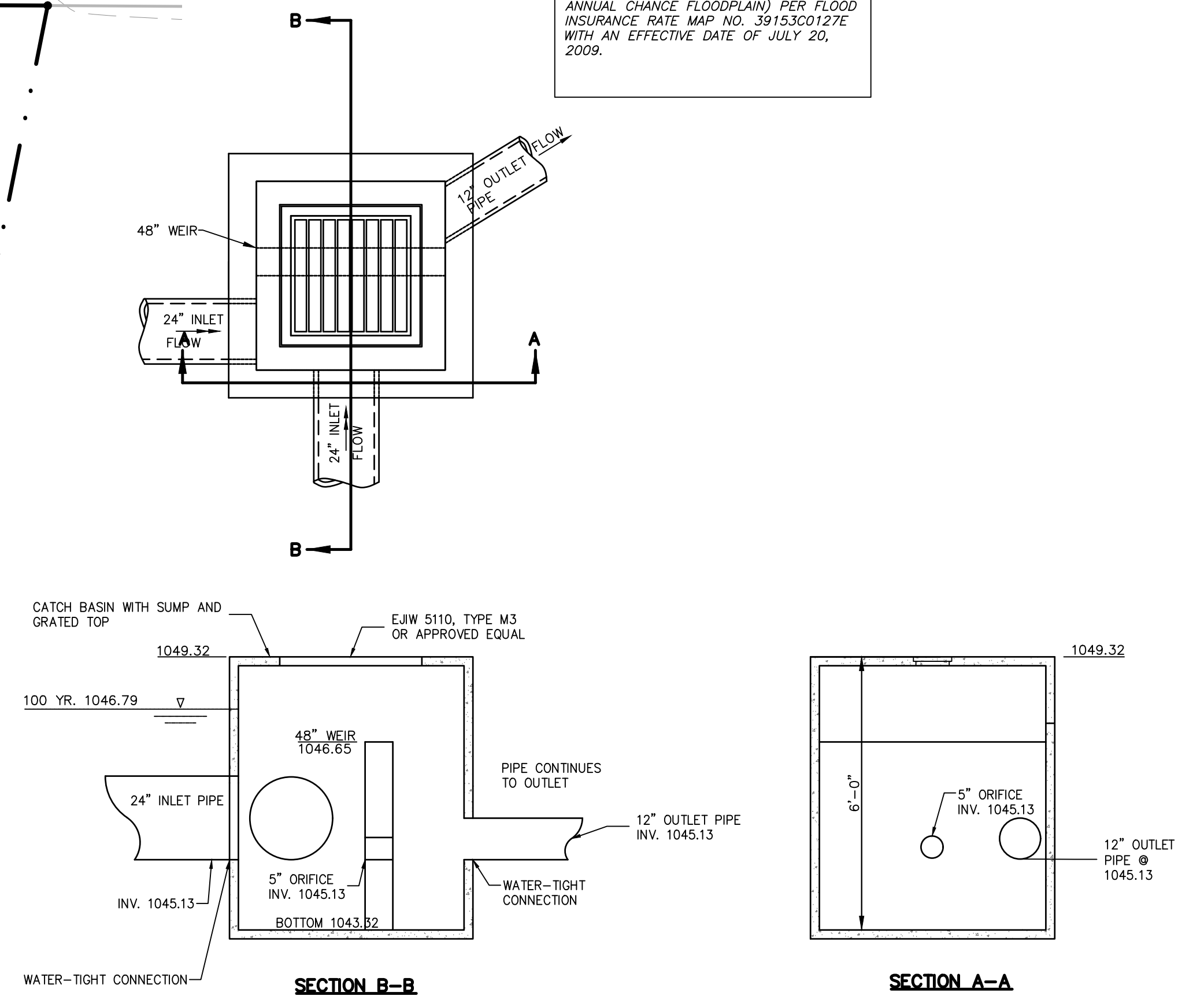
BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
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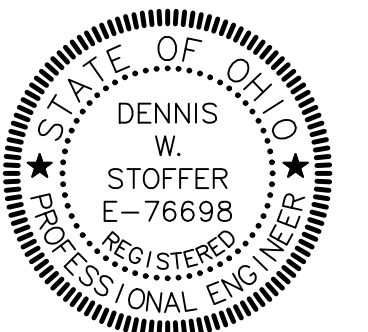
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WITH AN EFFECTIVE DATE OF JULY 20,
2009.



PROPOSED CONTROL STRUCTURE O.D.O.T CB-2-4 (MODIFIED)

NO SCALE

CITY OF HUDSON
DOWNTOWN DEVELOPMENT PROJECT
PHASE I
RECEPTION NUMBER 54972817



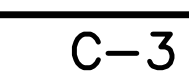
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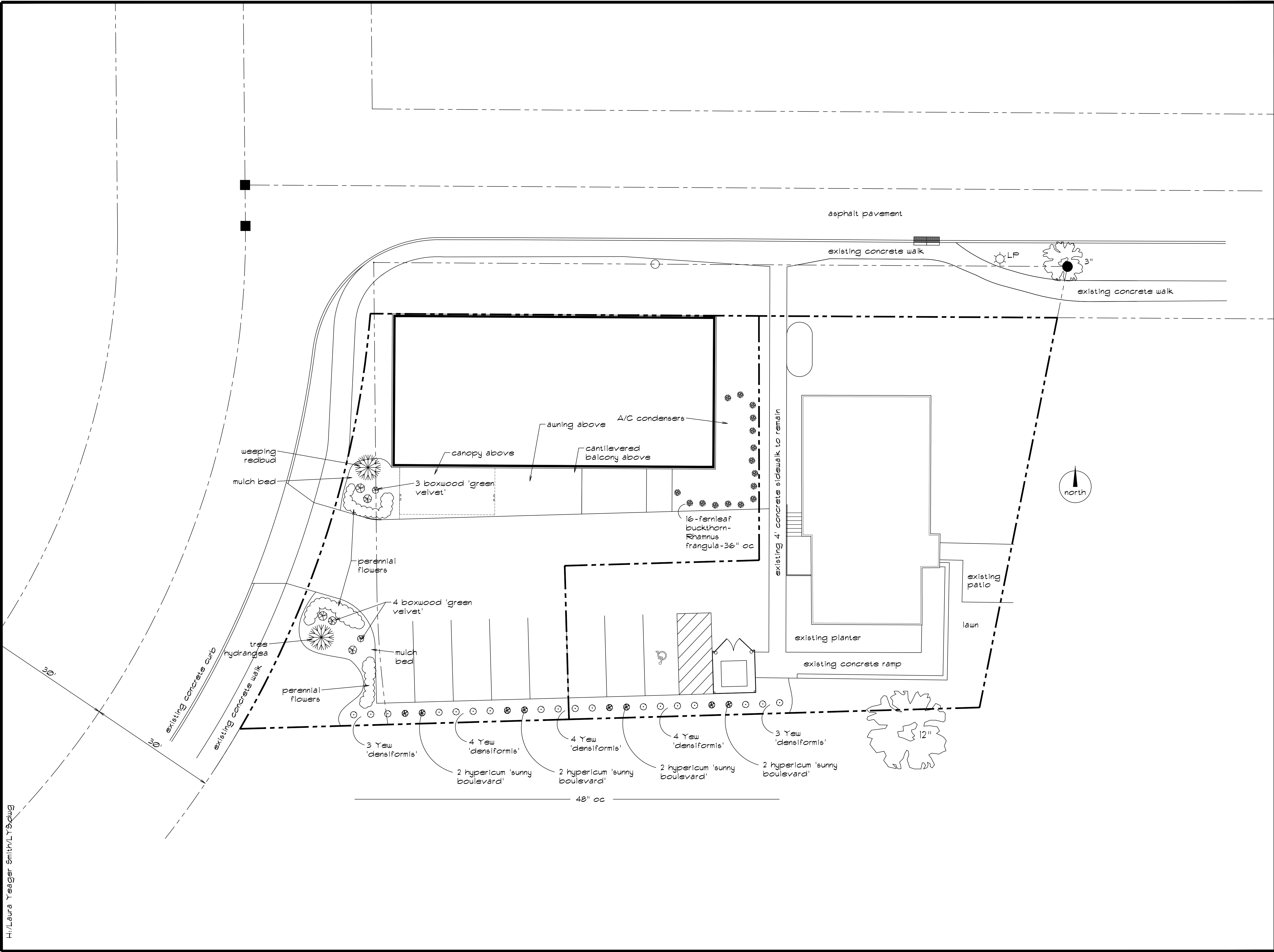
Grading Plan for
44 CLINTON STEET
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 10'

FEBRUARY, 2019

PROPOSED STORM STRUCTURE DATA				
No.	STRUCTURE	TOP	INV.	PIPE INFORMATION
1	CB	1050.45	1045.27-24" E.	140.00 L.F. 24" HDPE @ 0.1%
2	CB	1050.29	1045.27-24" E.	70.00 L.F. 24" HDPE @ 0.1%
3	CB	1048.90	1045.20-24" N. & S.	70.00 L.F. 24" HDPE @ 0.1%
4	CONTROL STRUCTURE	1049.32	1045.13-24" N., S. & N.E.	45.00 L.F. 24" HDPE @ 0.5%
5	EX. CB	1047.60	1044.90-12" S.W.	





H:\Laura Yeager Smith\Y&S\dwg

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January 14, 2019

new building for
**LAURA YEAGER SMITH
HOME & DESIGN AND
SMITHS CURATED**
Clinton St.
Hudson, Ohio 44236

landscaping plan

1" = 10'

— O H I O —

HUDSON

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

Date: January 29, 2019

To: Kris McMaster, City Planner, Community Development

From: Nate Wonsick, P.E., Assistant City Engineer

Re: 44 Clinton Street Proposed Building – Engineering Review

The City of Hudson Engineering Department has reviewed the plans submitted 1/15/19 and the comments are below. Note: 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.

The City of Hudson Engineering Department has the following comments:

Approvals that will be needed prior to the City of Hudson Engineering Acceptance include:

1. Summit County Building Standards shall review the building structures and fire lines.
2. Summit County DSSS shall review and approve the sanitary sewer for this site. (note: there will likely be no basement or hung plumbing due to routine sanitary backups in this area of the system.)
3. Submit documentation of approval of all the above.

Overall plan comments:

1. The surface of all fire access lanes shall be engineered to provide a bearing weight of 60,000 pounds. Fire access areas shall be determined by the fire department.
2. Show all utility connections to the proposed building.
3. Please include the pre and post impervious box on the first page of the plans per section 1.7 of the Engineering Standards.
4. The commercial drive apron shall be 8" MS concrete. See Hudson Engineering Standards. Apron flares shall be per the City standards.
5. Add a note to the plans that all roof drains shall be connected to the underground detention system.
6. Add additional spot grades to the grading plan to verify positive drainage to the catch basins. A minimum slope of 1.5% is recommended across the parking lot.
7. Add notes to the plans regarding the construction phasing of the proposed work, impacts to the right-of-way, and maintenance of traffic. (i.e. where will a crane sit, designated contractor staging and parking areas, how will the traveling public be impacted) Agreements for staging may need to be worked out with nearby properties.

Water system comments:

1. Show the location of the proposed hydrant to be relocated.
2. Add the City of Hudson Water general notes and hydrant details to the plans.

Storm Sewer/ Storm Water Management Comments:

1. A professional engineer shall stamp and sign the storm water management plans and calculations.
2. Add a catch basin at each change in direction on the 24" underground detention storm pipe (add 2 total at the 90 degree bends)
3. Submit a draft copy of the Long Term Maintenance Agreement for the underground detention pipes.
4. All storm sewer pipes from an outlet structure to a City sewer shall meet City of Hudson standards for pipe material per City Engineering standards section 4.1.A.
5. A 30' wide access easement to the City of Hudson shall be granted to the underground detention pipes and shall also be 30' past the 100-year water surface of the system. Show the limits of this easement on the improvement plans. This easement shall be recorded prior to acceptance of the improvements.

Please resubmit the plans and storm water management report for further review.

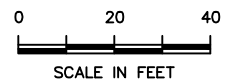
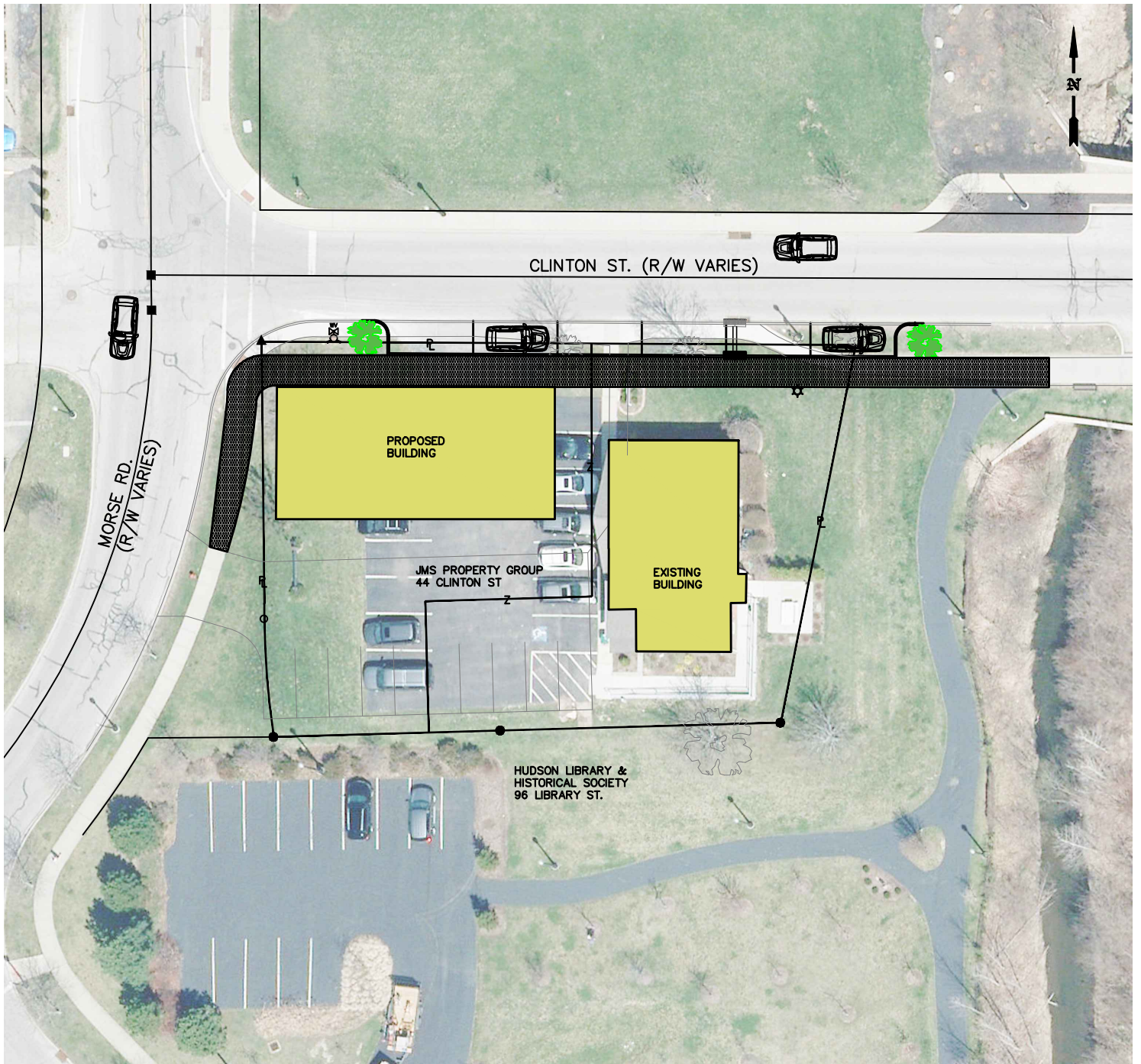
If you have any questions, please contact our office.

Sincerely,



Nate Wonsick, P.E.
Assistant City Engineer

C: File.

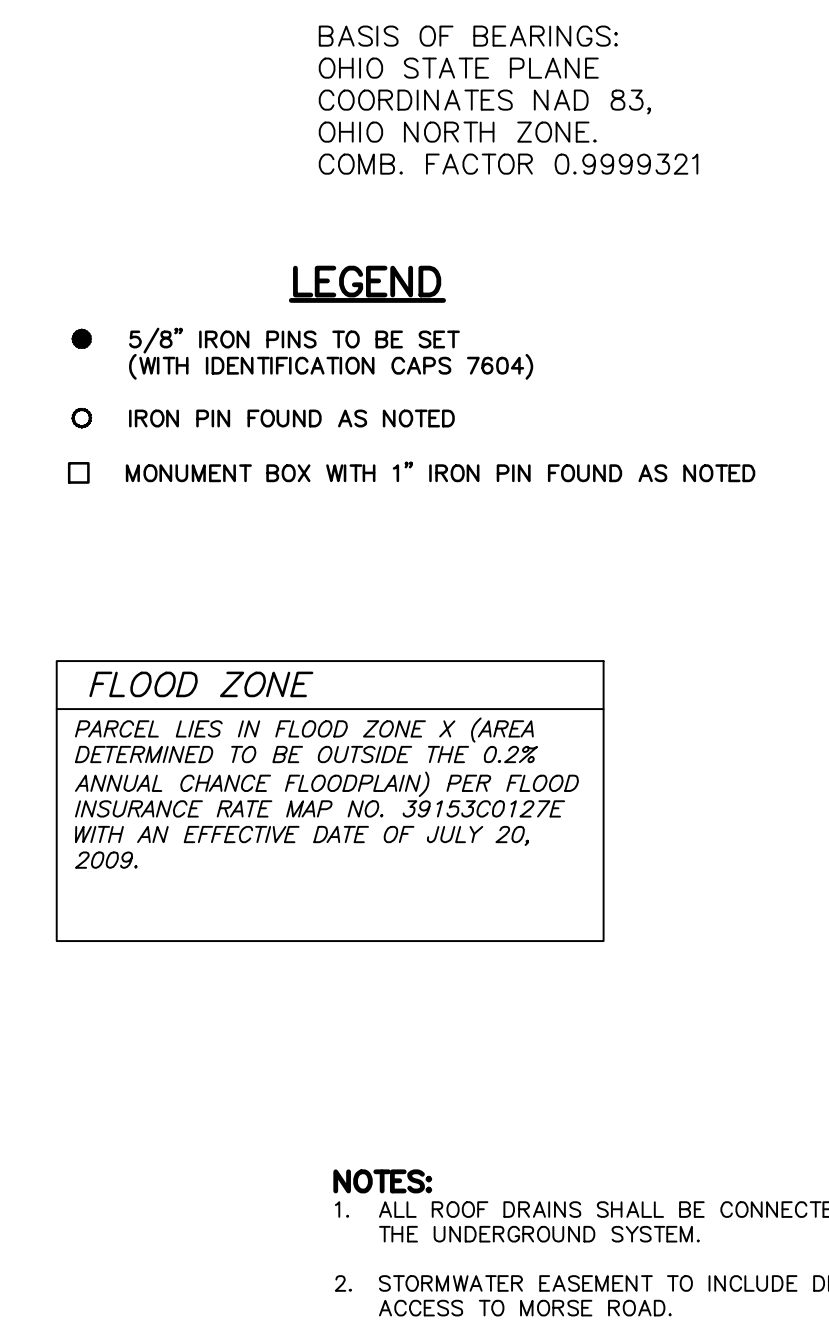


115 Executive Parkway, Suite 400
Hudson, Ohio 44236
(330) 342-1770

STREET PARKING & 8' SIDEWALK

CLINTON STREET

Drawn: JMS	Checked: BSK	Date: 09/14/2018
Scale: 1" = 40'	Drawing No: Figure 1	



A circular professional engineer seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "DENNIS W. STOFFER" and "E-76698". The word "REGISTERED" is written in a smaller font along the bottom inner edge of the seal.

FEBRUARY, 2019



Reviewed
No Comments
02/06/2019



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

**PLANNING COMMISSION
CASE NO. 2018-5260**

Replat of Permanent Parcel #32-02053 located at 44 Clinton Street for a Right-of-Way Vacation fronting Morse Road and Right-of-Way Dedication fronting Clinton Street

DECISION

Based on the evidence and representations to the Commission by the applicant Dennis Stoffer, Spagnulo Associates, LLC., and City staff at a public meeting of the Planning Commission held at its regular meeting on December 10, 2018, the Planning Commission unanimously approved the Replat of Hudson Crossing Parkway Industrial Subdivision for Case 2018-5260 involving the right-of-way vacation of 1,229 square feet fronting Morse Road and right-of-way dedication of 1,938 square feet fronting Clinton Street according to the Replat dated as received October 25, 2018. Further Planning Commission recommends that Council approve the right-of-way vacation of 1,229 square feet fronting Morse Road and right-of-way dedication of 1,938 square feet fronting Clinton Street and authorize the City Manager to deed these lands to the property owner at 44 Clinton Street and the City of Hudson. The following conditions must be met in conjunction with the requested Replat:

1. Council must approve the right-of-way vacation of 1,229 square feet fronting Morse Road and right-of-way dedication of 1,938 square feet fronting Clinton Street and authorize the City Manager to deed over the lands to be vacated and dedicated.
2. Applicant shall provide to the city information describing the proposed terms or rights associated with the easement and to whom it shall benefit.

Dated: December 10, 2018

CITY OF HUDSON
PLANNING COMMISSION

Robert S. Kagler, Chair

AN ORDINANCE VACATING A PORTION OF THE RIGHT-OF-WAY FRONTING MORSE ROAD AND ACCEPTING THE DEDICATION OF THE RIGHT-OF-WAY FRONTING A PORTION OF CLINTON STREET; AND DECLARING AN EMERGENCY.

WHEREAS, the right-of-way fronting Morse Road and adjacent to the Parcel is a dedicated public right-of-way, constituting approximately 1,229 square feet, located within the City of Hudson and owned by the City (the "City Land"); and

WHEREAS, JMS Property Group, Ltd. ("Owner") is the owner of Permanent Parcel No. 32-02053 (44 Clinton Street) (the "Parcel") and the Owner desires to dedicate to the City of Hudson as public right-of-way approximately 1,938 square feet of the Parcel that fronts Clinton Street (the "Owner Land"); and

WHEREAS, with the completion of both the vacation and dedication contemplated herein, the City will be able to straighten out the existing right-of-way and sidewalk on Clinton Street to match the existing right-of-way on Clinton Street; and

WHEREAS, additionally, as part of the vacation and dedication contemplated herein, the Owner has agreed to grant to the City of Hudson a utility easement in the City Land; and

WHEREAS, the Owner has filed an application with the City which requests the above described rights-of-way be simultaneously vacated and dedicated as part of a replat of the Parcel; and

WHEREAS, this Council wishes to accept dedication of the Owner Land for public use as provided in Section 1208.02 of the City's Codified Ordinances; and

WHEREAS, this Council wishes to vacate the City Land as provided in Section 1208.03 of the City's Codified Ordinances; and

WHEREAS, the Planning Commission has recommended approval of the vacation of the City Land and the dedication of the Owner Land and this Council further deems this vacation and dedication to be for good cause based upon the need to provide consistency in the right-of-way on Clinton Street and with the condition for the vacation approved by Council herein;

NOW, THEREFORE, BE IT ORDAINED by the Council of Hudson, Summit County, State of Ohio, that:

Section 1: Pursuant to Section 1208.03 of the City's Codified Ordinances, the right-of-way fronting Morse Road and adjacent to Permanent Parcel No. 32-02053 is hereby vacated.

Section 2: The vacation of the right-of-way set forth in Section 1 of this Ordinance is subject to the following condition being satisfied:

- (a) The replat shall provide information describing the proposed terms or rights associated with the proposed utility easement that will be granted to the City and shall be to the satisfaction of the City Engineer.

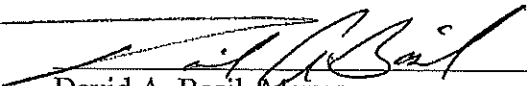
Section 3: Pursuant to Section 1208.02 of the City's Codified Ordinances, the City Manager is authorized to cause the acceptance of dedication of the Owner Land to be recorded in the Summit County Records.

Section 4: The City Manager is authorized and directed to execute such documents as are necessary to accomplish the vacation and dedication of the aforementioned areas.

Section 5: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health and welfare and for the further reason that it is immediately necessary in order for the City to prepare for improvement and maintenance obligations for the new public land; wherefore, this Resolution shall be in effect immediately upon its passage provided it receives the affirmative vote of five (5) members of Council except that six (6) affirmative votes shall be required if all members are present; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

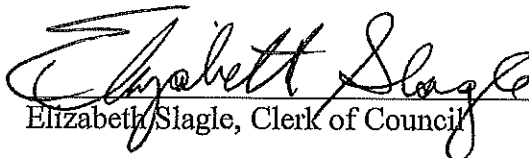
PASSED: January 8, 2019


David A. Basil, Mayor

ATTEST:

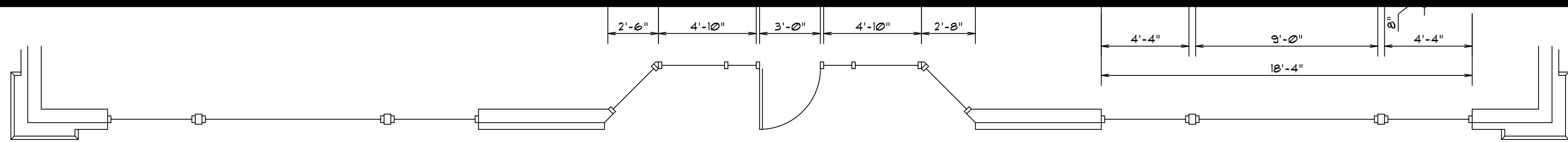

Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance No. 18-195 was duly passed by the Council of said Municipality on January 8, 2019.


Elizabeth Slagle, Clerk of Council

First Reading: December 18, 2018

Second Reading: January 8, 2019



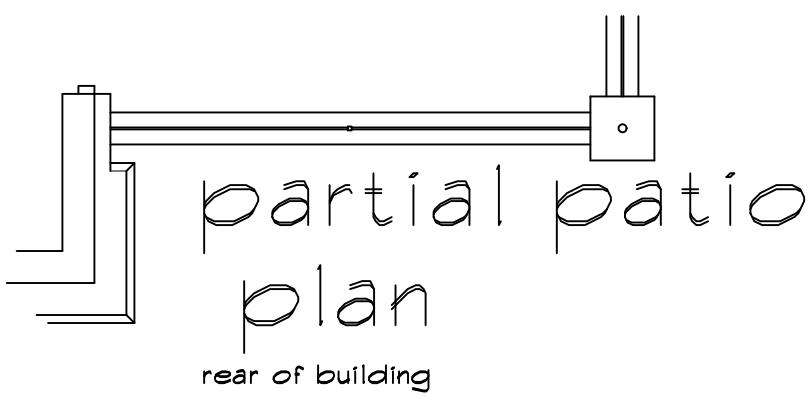
front (north) elevation
Clinton Street



left side (east) elevation
44 Clinton Street



right side (west) elevation
Morse Street



REVISIONS

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russ@marchetta.com
December 12, 2018

new building for
**LAURA YEAGER SMITH
HOME & DESIGN AND
SMITHS CURATED**
Clinton St.
Hudson, Ohio 44236

front, side elevs

1/4" = 1'-0"

H:\Laura Yeager Smith\LYS.dwg

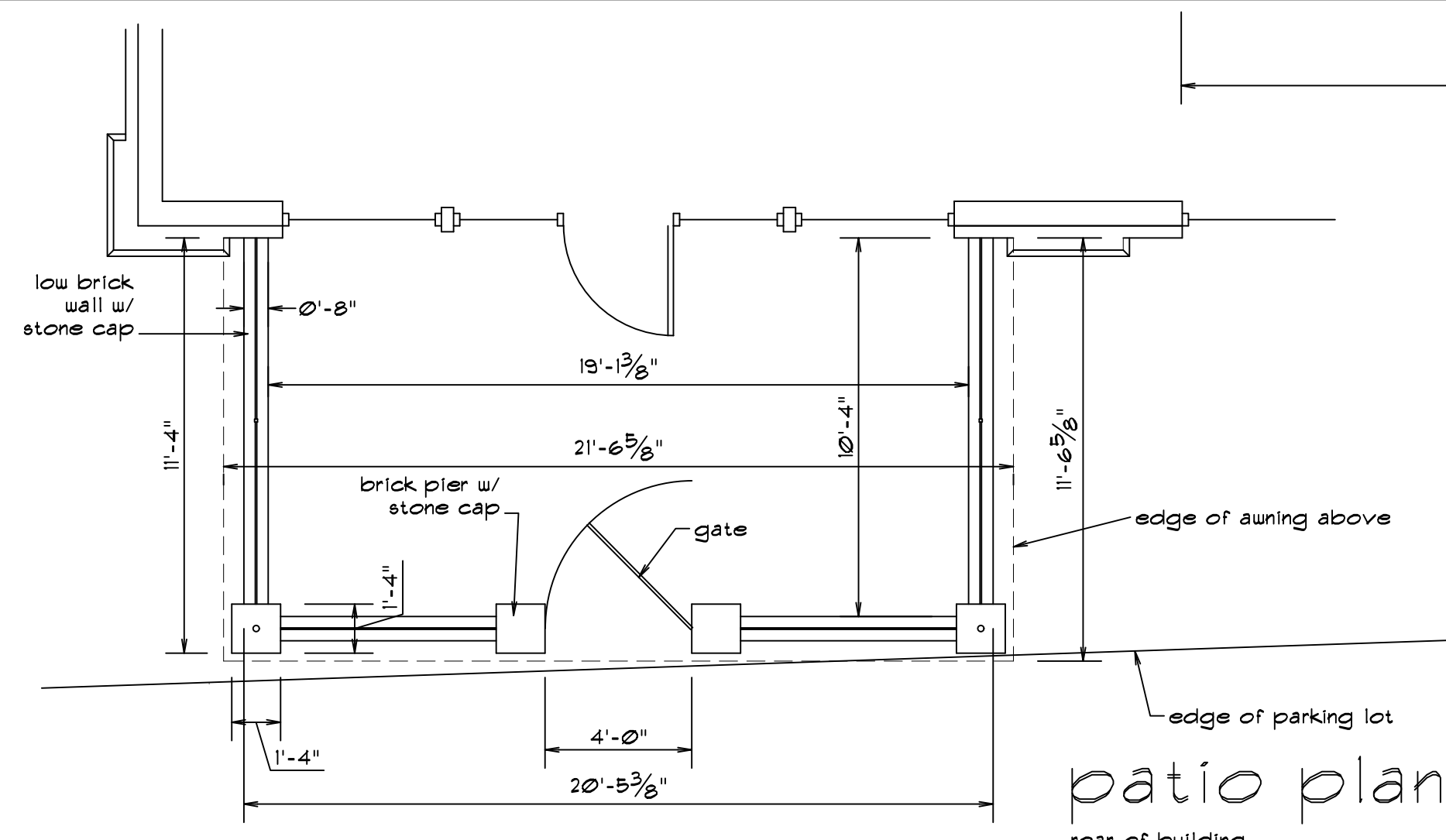
H:/Laura Yeager Smith/VL YSL.dwg



partial rear (south)
elevation
parking lot
canopy and wall removed to reveal wall behind



rear (south) elevation
parking lot



patio plan
rear of building

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February 4, 2019

new building for
**LAURA YEAGER SMITH
& DESIGN AND
SMITHS CURATED**
Clinton St.
Hudson, Ohio 44236

rear elev

1/4" = 1'-0"