

Meeting Date:
October 11, 2021

Location:
36 N Main Street, 53 First Street, 17 W. Streetsboro St.

Parcel Numbers
3204005-9, 3203943

Request:
Site Plan Application

Applicant:
Nate Bailey, Peninsula Architects

Property Owners:
Mbi Real Estate, City of Hudson

Zoning:
D5-Village Core District

Case Manager:
Nick Sugar

Staff Recommendation
Approval subject to conditions on page 5.

Contents

- Site Plan, 9.13.21
- Elevations/Floor Plan, 9.13.21
- Trip Gen. Report, 9.16.21
- Letter from Nate Wonsick, Assistant City Engineer, 9.27.21
- Letter from Shawn Kasson, Fire Marshall, 9.21.21
- Site Photos, 10.4.21



Existing Conditions, City of Hudson GIS

Project Background:

The approximate one (1) acre project area contains three (3) existing buildings on six (6) separate parcels. The applicant is proposing to redevelop the property into a cultural campus, designated as Park Lane Square. Proposed improvements include:

- Demolition of existing buildings located at 53 First Street and 17 W Streetsboro Street
- Conversion of existing Baldwin Buss House to gallery/museum space.
- Construction of a 9,400 sq. ft. building to function as first floor art gallery and second floor offices for Peg's Foundation.
- Construction of a series of gardens, walkways, and courtyards to connect the uses throughout the project area.

Adjacent Development:

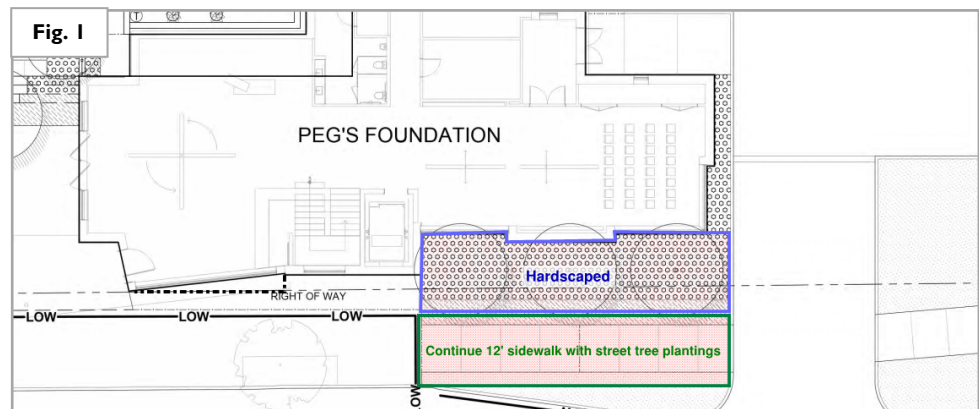
To the north is an undeveloped parcel within the First and Main Development, south is parking for the Morgan Building and a restaurant (Lager and Vine), east is the city's west green, and to the west is the Shell gas station, a parking lot and First and Main shops/restaurants. All adjacent parcels are located in District 5-Village Core District. Staff notes the majority of the project site is located within the Historic District.

District Standards (Section 1205)

✓ **Lot Standards** Staff notes the existing lot is comprised of multiple parcels that would require consolidation to meet the property standard requirements in the LDC. An additional parcel along Park Lane is owned by the City and City Council must establish as right of way or grant a license agreement to be included in the project scope.

❑ **Front Yard Setback** The Land Development Code states *a minimum of seventy-five percent of the front wall of commercial/retail buildings shall be built to the edge of the front sidewalk or front property line.*

Staff notes the proposed Peg's Foundation building would not be built to edge of the sidewalk or property line; however, the majority of the frontage is near the sidewalk/right-of-way and hardscaped up to the front of the building. Staff recommends the proposed twelve (12) foot sidewalk with street tree planting be extended along the entire length of the building façade and the space between the public sidewalk and the building be updated to a pedestrian amenity zone (hardscape, seating) to meet the intent of the requirement as depicted in Figure 1.



❑ **Building Siting and Orientation** The Land Development Code requires commercial/retail buildings to maintain a continuous wall plane at the front property line and for the main entrance to a principal structure to face the street. Staff notes the front entrance of the Peg's Foundation building needs a revised to incorporate an entryway along First Street to meet this requirement.

Use Standards (Section 1206)

✓ **Use** The majority of building square footage in both the Baldwin Buss House and the Peg's Foundation building will be dedicated to art gallery and museum space. Therefore, the use is classified as *non-profit, or private cultural facility* and is a permitted use by right within the D5 zoning district.

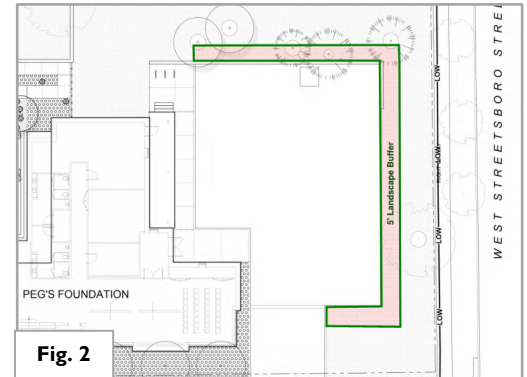
Site Plan Standards (Section 1207)

✓ **Impervious Surface** The application complies with the applicable standards. The impervious surface coverage may be no more than 80% of the total gross lot area. A total of 51% of the project area would be hard surface.

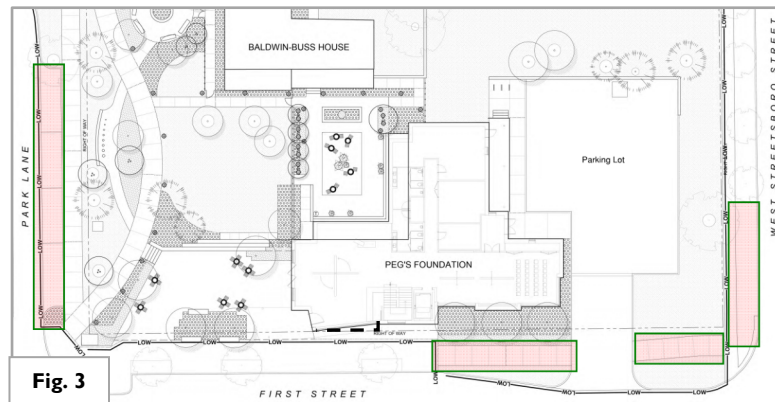
✓ **Wetlands/Streams** No suspect wetland areas were noted.

☐ Landscaping/ Buffering

The LDC requires a minimum five (5) foot landscape buffer for the parking areas. The buffer shall provide an opaque screen of a height of at least three (3) feet. Staff notes the proposed parking lot would require additional landscaping to meet this requirement (see Figure 2).



The Land Development Code requires street trees to be planted at a minimum spacing of thirty (30) feet for medium growing trees. The locations highlighted in Figure 3 would be subject to additional tree plantings to meet the requirement. Staff notes there is opportunity to incorporate landscaped tree islands throughout the proposed on-street parking along Park Lane.



☒ Stormwater Management

Stormwater Management will be designed with a mixture of underground storage, small bioretention landscape ponds, and underground storm lines. The City of Hudson Engineering Standards will require runoff and management to be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for the site.

☐ Parking

Parking Orientation:

The LDC requires parking to be located at the rear or side of the building in the interior of the lot. Staff notes the project site is bordered by three (3) separate street frontages and a historic building, making siting parking at the interior infeasible.

The parking is appropriately sited to the side and rear of the proposed building; however, is adjacent to the intersection of First Street and West Streetsboro Street. To meet the intent of the code, other design elements should be installed to enhance the West Streetsboro Street frontage, along with the five (5) foot landscape buffer. These elements could include art installations, pedestrian amenities, landscape structures, fountains etc.

Parking Count:

The applicant has proposed twelve (12) spaces onsite with an additional four (4) on-street spaces along Park Lane. Staff notes a portion of the on-street parking area is located along a city owned parcel, which will be converted to right of way.

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The required parking is summarized in the table below. Staff notes the parking requirements for the museum use were taken from the Institute of Transportation Engineers Parking Generation Manual, as they are not specifically listed in the LDC. The LDC allows the Planning Commission to accept these standards if a use is not specifically referenced in the LDC.

Baldwin Buss House and Peg's Foundation Building				
	Use	Square Footage	Regulation (Minimum and Maximum)	Spaces Required
Baldwin Bus	Museum	2239	One space per 250-400 sq. ft	6-9
Peg's Foundation First Floor	Museum/Art	5160	3 spaces per 1,000 sq. ft. (no maximum)	16-16
Peg's Foundation Second Floor	Office	4240	One space per 250-400 sq. ft.	11-17
TOTAL		11,639 sq ft		33-42

The Land Development Code permits downtown uses to include on-street parking within three hundred (300) feet of the subject site. There are approximately sixty (60) existing on-street parking spaces within three hundred (300) feet.

Therefore, the proposed Baldwin Buss building and Peg's Foundation building would meet the minimum parking standards; however, staff notes only thirty-seven (37%) percent of required parking is provided on-site. Question if the proposed parking lot could be expanded to provide any additional on-site parking or if angled parking could be utilized along Park Lane and/or First Street to mirror the adjacent blocks of both streets?

☐ Exterior Lighting

An exterior lighting plan shall be submitted to verify compliance with Section 1207.14. The applicant has indicated existing light pole designs along the downtown greens and First and Main development will be replicated for the proposed project.

☒ Traffic

The applicant has submitted a trip generation report performed by Osborn Engineering. The report was reviewed by Assistant City Engineer Nate Wonsick, who determined a traffic impact study will not be required, since the findings did not exceed sixty (60) trips during the peak hour. Staff notes a portion of the anticipated traffic would be offset due to removal of the existing building at 17 W. Streetsboro Street.

City Departments:

☒ Engineering

City Engineer Nate Wonsick has reviewed the proposal and has provided the attached review letter dated 9.27.21. Mr. Wonsick notes the final stormwater design would be reviewed for compliance with the city's Engineering Standards.

☒ Fire Department

Fire Marshal Shawn Kasson has reviewed the proposal and has provided the attached review letter dated 9.21.21. Mr. Kasson notes substantial compliance with the Ohio Fire Code requirements.

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Findings:

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 2021-1046 for the Park Lane Square site, comprised of parcels 3204005, 3204006, 3204007, 3204008, 3204009 and 3203943, according to plans received September 13, 2021 subject to the following conditions:

1. A lot consolidation shall be recorded prior to the issuance of a zoning certificate.
2. The proposed twelve (12) foot sidewalk with street tree plantings shall be extended along the entire length of the western building façade and the space between the public sidewalk and the building be updated to a pedestrian amenity zone (hardscape, seating).
3. The west elevation and floorplan shall be revised to include a main entrance along First Street.
4. Perimeter landscaping shall be applied to the proposed parking lot in accordance with Section 1207.04(l)(3) "Perimeter Landscaping for Parking Lots".
5. Street trees shall be planted around the project boundaries in accordance with Section 1207.04(i) "Street Tree Planting Requirements", subject to review and recommendations from the City Arborist.
6. Approval subject to Hudson City Council establishing parcel 3204009 as right-of-way or authorizing a license agreement for the private improvements on city property.
7. Additional design elements shall be installed along the West Streetsboro Street frontage to meet the intent of Section 1205.08(d)(18) "Location of Parking".
8. An exterior lighting plan be submitted to verify compliance with Section 1207.14.
9. The comments of Assistant City Engineer Nate Wonsick must be addressed per the September 27, 2021 correspondence.
10. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
11. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.