

CONCEPTUAL SITE PLAN - P3



BUILDING USE

- OFFICE
- APARTMENT
- TOWNHOME (TYPE A)
- TOWNHOME (TYPE B)
- TOWNHOME (TYPE C)
- PARKING GARAGE

LEGEND

- FRONT LOAD
- REAR LOAD

SITE DATA

SITE AREA	
North Parcel Townhome	16.6 AC.
South Parcel (Office/Apt.)	5.1 AC.
TOWNHOMES (TYPE A) 2 Story (24'W X 56'D)	
Ground Floor Gathering/Kitchen	
TOWNHOMES (TYPE B) 3 Story (24'W X 40'D)	
Second Floor Gathering/Kitchen	
TOWNHOMES (TYPE C) 2 Story (30'W X 73'D)	
Ground Floor Master/Gathering/Kitchen	
TH (TYPE A)	39 (30.4%)
TH (TYPE B)	89 (69.5%)
TH (TYPE C)	0
Total	128
Density	7.7 UPA
OFFICE (2 Stories)	24,500 SF.
APARTMENTS (3 Story)	
Building A (70,900 SF.)	+/- 80 Units
Building B (51,400 SF.)	+/- 60 Units
Total	140 Units
PARKING	TBD.

Date: 09/08/20
 Project #: 14474
 Developer: Fairmount Properties

HUDSON DOWNTOWN PH II

HUDSON, OHIO





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Second Floor Gathering/Kitchen	
TOWNHOMES (TYPE C) 2 Story (30'W X 73'D)	
Ground Floor Master/Gathering/Kitchen	
TH (TYPE A)	0
TH (TYPE B)	59 (52.7%)
TH (TYPE C)	53 (47.3%)
Total	112
Density	6.7 UPA
OFFICE (2 Stories)	24,500 SF.
APARTMENTS (3 Story)	
Building A (70,900 SF.)	+/- 80 Units
Building B (51,400 SF.)	+/- 60 Units
Total	140 Units
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HUDSON, OHIO



KEY NOTES

- 1** PARCEL#: 3204076
SUMMIT PETROLEUM INC.
- 2** PARCEL#: 3203716
CITY OF HUDSON VILLAGE
- 3** PARCEL#: 3200823
CITY OF HUDSON
- 4** PARCEL#: 3203132
HUDSON VILLAGE
- 5** PARCEL#: 3204149
CITY OF HUDSON
- 6** PARCEL#: 3204148
WINDSTREAM
WESTERN RESERVE LLC.



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HUDSON DOWNTOWN PH II
 HUDSON, OHIO

HUDSON LAND DEVELOPMENT CODE

The following are general requirements shown for reference only, and are not all inclusive of regulations that may affect this development.

Section 1205.08 District 5: Village Core

Maximum Net Density

- | | |
|--|----------------------------|
| 1. Single Family Detached and Duplexes | 8 Dwelling Units Per Acre |
| 2. Single Family Attached | 8 Dwelling Units Per Acre |
| 3. Townhomes | 20 Dwelling Units Per Acre |
| 4. Duplex | 12 Dwelling Units Per Acre |
| 5. Multi-family | 30 Dwelling Units Per Acre |

Minimum Lot Width:

- | | |
|---------------------------|---------|
| 1. Single Family Detached | 50 Feet |
| 2. Single Family Attached | 48 Feet |
| 3. Townhomes | 24 Feet |
| 4. Non-Residential uses | N/A |
| 5. Multi-family | N/A |

Maximum Number of Dwelling Units per Structure:

- | | |
|---------------------------|-------------------|
| 1. Single Family Attached | 4 Dwelling Units |
| 2. Townhomes | 8 Dwelling Units |
| 3. Multi-family | 20 Dwelling Units |

Minimum Front Yard Setbacks:

- Residential Uses: 5 Feet
- Non-Residential uses & Multi-family: 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 (minimum and maximum front yard/setback zero feet).
- Averaging may be required for setbacks: When the two immediately adjoining properties contain existing development, then the front setback shall not differ by more than ten percent from the front yard setbacks existing on either one of the two properties immediately adjoining the subject property unless approved by the Architectural and Historic Board of Review.

Minimum Side Yard Setbacks:

- | | |
|--------------------------------|---------|
| 1. Single Family Uses | 8 Feet |
| 2. Side-facing attached garage | 25 Feet |
| 3. Other accessory structures | 5 Feet |
| 4. Duplex | 10 Feet |
| 5. Multi-family | 10 Feet |

Minimum Rear Yard Setbacks:

- Residential Principal Structure: 25 Feet
- Residential Accessory Structure: 5 Feet.
- Non-Residential: zero feet provided that adequate access is available at the rear of the use via an alley or other means of ingress for emergency and service vehicles. Except that when adjacent to the residential use shall be at least fifteen feet from the property line.

Maximum building coverage:

- | | |
|---|--|
| 1. Commercial/ Retail Uses | Maximum of 80% of total gross lot area |
| 2. Single Family attached, Townhomes & Multi-family | Maximum of 80% of total gross lot area |

Maximum Structure Height:

- | | |
|---|---------|
| 1. Single-family Detached, Attached, Duplexes & Townhomes | 35 Feet |
| 2. Multi-family: | 40 Feet |
- Commercial/retail and other non-residential uses: 45 feet, except that no facade or portion of a building shall exceed a height such that it would be visible above the height of existing facades of buildings fronting on Main Street when viewed from the Village Green.

Distance Between Residential Buildings

Structures containing either Single family attached, Townhomes, or Multifamily dwelling units shall be separated from each other by a minimum of ten feet at their closest points.

Building Siting and Orientation

- Principal residential structures—single-family detached and duplexes.
 - The main entrance(s) to the residence shall face the street.
 - The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.
- Principal residential structures Single family attached, Townhomes, and Multi family.
 - The entrance to at least one dwelling unit within each building shall face the street. (See Figure 6.)
 - The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

DESIGN DIRECTION

- The City of Hudson has put a lot of effort into guiding future development of the Downtown Phase II project. As part of this effort various documents have been created to help guide the design. These documents should be used to guide the design for Phase II.
 - City of Hudson Comprehensive Plan (January 2016)
 - Updating Codified Ordinances (Specifically Section 1205.08 District 5: Village Core District)
 - Connectivity Plan (Update 2018)
- Common themes
 - Comprehensive Plan recommends the Phase II area shall consist of a mixture of housing types, with the following specifically listed.
 - Small lot Single family
 - Townhome
 - Duplex
 - Multi-family
 - Condo
 - Senior Housing
 - Walkable mixed-use environment (connectivity)
 - Unified streetscape
 - Reflective of communities wishes and desires (considered in the Comprehensive Plan)
 - Less emphasis on Retail
 - Preserve Hudson's Character (Scale/Style).



CONTEXT PLAN



A: SINGLE FAMILY

- A MIX OF SIDE LOAD, FRONT LOAD AND REAR YARD GARAGES
- WESTERN RESERVE ARCHITECTURE
- TREE LINED STREETS
- PEDESTRIAN FRIENDLY STREET



B



C: MULTI-FAMILY

- REAR LOADED GARAGES
- ON STREET PARKING
- FRONT ENTRY ADJACENT TO SIDEWALK
- MINIMAL SETBACK
- WESTERN RESERVE ARCHITECTURE
- TREE LINED STREETS
- PEDESTRIAN FRIENDLY STREET



D



E: MIXED-USE

- WESTERN RESERVE ARCHITECTURE
- TREE LINED STREETS
- PEDESTRIAN FRIENDLY STREET
- ON-STREET PARKING



F