

Meeting Date:

April 12, 2021

Location:

District 7 Office
Overlay

Request

Text Amendment to the
Land Development Code

Applicant

T. David Mitchell

Property Owner

Marilyn R. Sulentic,
Trustee

Parcel

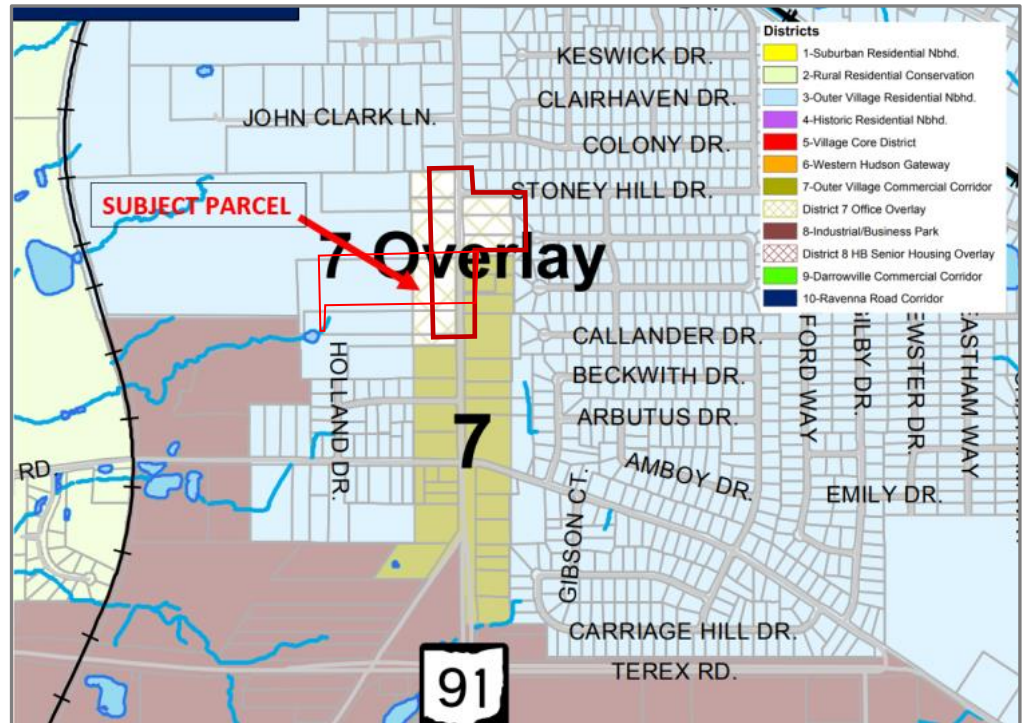
3003001

Case Manager

Nick Sugar

Contents

- Addendum submitted by applicant with revised text, 4.6.21
- Previous staff report and submittal from 3.8.21 PC Meeting



City of Hudson Zoning Map

Project Background:

The applicant has proposed text amendments to the Land Development Code to allow residential planned developments as a permitted use in the District 7 Office Overlay Zone. There are currently no residential uses nor planned developments permitted in the D7 Overlay.

The applicant has submitted a concept plan for a 48 unit townhome development on a 12 acre parcel (3003001) that is partially zoned District 3 and partially zoning D7 Office Overlay. The text amendment has been proposed to allow for the townhome use across the full parcel.

D7 Overlay Zone Location:

The D7 Office Overlay is located along SR 91, south of Colony Drive. The D7 Office Overlay is surrounded by District 3: Outer Village Residential to the north, west, and partially to the east. The D7 Office Overlay is adjacent to the District 7: Outer Village Commercial Corridor to the south and partially to the east.

Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2021-106	April 12, 2021

Background

District 7 Office Overlay Zone:

The District 7 purpose statement references the office overlay as follows; *The current uses and vacant land at the northern end of District 7 serve as a transition between existing community-oriented retail and the neighboring residential portion of South Main Street. Existing office uses and large parcel sizes make this area attractive for new office development. Offices, which by nature require fewer vehicle trips, can have suitable access provided given the heavy traffic volumes of this corridor. The Office Overlay Zone of the northern portion of District 7 will protect and buffer residential uses to the north and reinforce retail uses to the south.*

The following uses are **permitted by right** in the District 7 Office Overlay Zone:

- Banks or other financial institutions, except for drive through teller and ATM facilities;
- Offices, business or professional;
- Government administrative offices.

The following **conditional uses** are permitted in the District 7 Office Overlay Zone:

- Artisan studios, photography shops or studios, and art galleries; provided the use does not exceed a gross floor area of 5,000 square feet.
- Bed and breakfast inns.
- Funeral homes.
- Recording, radio or TV studios, provided that the gross floor area does not exceed a total of 2,500 square feet.
- Business services provided the use does not exceed a gross floor area of 5,000 square feet.
- Personal services provided the use does not exceed a gross floor area of 5,000 square feet.
- Veterinary facilities or small animal clinics, including overnight indoor boarding.

Text Amendment Request:

In response to the discussion during the March 8th, 2021 Planning Commission meeting, the applicant has revised the proposed text amendment as follows. The full text has been attached to this staff report for reference:

- **Section 1205.10a(2)** (Purpose Statement) Staff notes the applicant has revised the purpose statement based on staff's previous comment to acknowledge the inclusion of residential housing but not specifically list each proposed use.
- **Section 1205.10(d)(1):** (Uses) This section has been revised to list Planned Developments as permitted uses by right and single family attached and townhomes as conditional uses. The changes mirror the standards found in District 3 Outer Village Residential Neighborhood.
- **Section 1205.10(e):** (Development Standards) The applicant has included property development design standards to mirror the standards found in District 3 including maximum density, setbacks, sizes, orientation and maximum structure height.
- **Section 1206.01:** (Use Table) The applicant has revised the *Table of Permitted and Conditional Uses by Zoning District* to include single family attached and townhomes as conditional uses. Staff notes duplexes have been excluded due to the similarities with single family detached

Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2021-106	April 12, 2021

Considerations

District Standards (Section 1204.01) Zoning Map and Text Amendments

All applications for text or zoning map amendments shall be reviewed by the PC and City Council for compliance with the nine standards set forth within Section 1204.01 of the Land Development Code (LDC). The following provides a list of each applicable standard and brief staff comment:

(a). Whether or not the proposed amendment is in accordance with the basic intent and purpose of the Land Development Code;

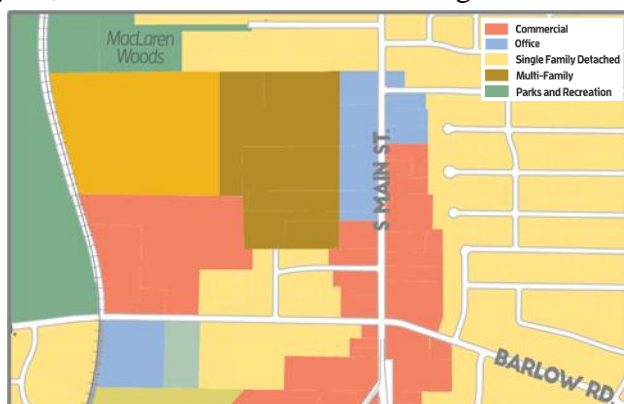
The purpose and intent of the Land Development Code is stated in Section 1201.03. The purpose statement indicates the regulations of the Land Development Code are intended to implement the City of Hudson Comprehensive Plan. Item (b) on page four of the staff report further discusses the Comprehensive Plan.

Zoning District Purpose Statement: In addition to the purpose statement of Section 1201.03 each zoning district contains a specific purpose statement. The applicant has proposed to amend the purpose statement of the overlay district to reference added housing diversification. The purpose of the D7 Office Overlay is to *serve as a transition between existing community-oriented retail and the neighboring residential portion of South Main Street* (District 3). Adding the proposed uses to the D7 Office Overlay, which mirrors allowable uses in District 3, would not conflict with the intent of the overlay serving as a transition between retail and single family housing uses.

(b). Whether or not the proposed amendment furthers the long-range planning goals of the City (as outlined in the City's Comprehensive Plan's goals and objectives);

The City of Hudson Comprehensive Plan was adopted January 19, 2016. Staff notes the following:

- Land Use Plan Map (Page 24): *The Land Use and Development Plan identifies the future land uses for all areas with the City and provides a framework to guide future planning and land use policy decision.*
 - The Land Use Plan Map depicts the D7 Office Overlay as the Office land use category. Staff notes parcels previously referenced with dual zoning are depicted as Office use along SR 91 within the D7 Office Overlay and Multi-family and Single Family Attached within portions zoned District 3.
- Residential Areas Framework Plan (page 28-33): Staff notes the Residential Areas Framework Plan does not include housing within the D7 Office Overlay; however, the parcels with split zoning on the west side of SR 91 are identified as suitable locations for housing to address an unmet demand for young professionals, young families, empty nesters, and seniors. Page 32 of the Comprehensive Plan discusses the need for housing diversification and notes flexibility with development that may not be in accordance with the Land Use Map, including



Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2021-106	April 12, 2021

incorporating multi-family development along with commercial development along Route 91.

Page 29 of the Comprehensive Plan summarizes Residential Goals and Recommendations. Staff notes one of the recommendations is to *Evaluate changes to the Land Development Code that can allow greater flexibility in designing and developing higher-density homes such as duplexes and townhomes, in appropriately targeted areas.*

- **Commercial and Employment Areas Framework Plan (Page 34-39):**

The Commercial and Employment Areas Framework Plan categorized the District 7 Office Overlay as the South Main Corridor Character Area. This designation is described as *Development should maintain a balance between the automobile and the pedestrian, and sidewalks should connect to the Downtown and nearby neighborhoods. The addition of multi-family and single family detached units on the western side of the corridor, behind office and retail frontage, would be desirable. Office uses on the northern end of the corridor could provide consumers for neighboring retail.*

Summary Comments:

- The Comprehensive Plan places a strong emphasis on redeveloping the adjacent D3 acreage to provide an unmet housing demand, going as far as to specifically highlight these parcels as one of two areas in the city.
- The Comprehensive Plan acknowledges the need for housing diversification and notes flexibility in accordance with the Land Use Map, specifically mentioning the SR 91 Corridor.
- The unique nature of the dual zoned lots on the west side of SR 91 suggests common links between the D7 Overlay and the adjacent D3 should be considered. Adding residential uses to the D7 Overlay could act as a meaningful bridge between the two districts.

(c). Whether or not conditions within the City have changed since the Land Development Code was last adopted/amended, or there was a mistake in the Land Development Code, that justifies the amendment;

Staff is not aware of conditions within the city that have changed since the code was last adopted/amended nor an error in the LDC related to justification of the proposed amendment.

(d). Whether or not the amendment corrects an inequitable situation created by the Land Development Code, rather than merely grants special privileges;

Staff notes multiple parcels within the D7 Office Overlay have dual zoning, including the referenced parcel 3003001 in this application. The result being a portion of property along SR 91 zoned D7 Overlay and large acreage to the rear zoned District 3.

(e). Whether or not the amendment avoids unlawful exclusionary zoning;

Staff is not aware of this application creating unlawful exclusionary zoning.

(f). With respect to zoning map amendments, whether the proposed zoning map amendment is consistent with the zoning classifications of the surrounding land;

The proposed zoning map amendment would be consistent with the surrounding land predominately zoned District 3. Staff notes, while the majority of surrounding District 3 land has been developed as single-family detached housing, single-family attached and townhomes are conditional uses with no special conditions.

Hudson Planning Commission	ZONING TEXT AMENDMENT
Case No. 2021-106 2019	April 12, 2021

(g). With respect to zoning map amendments, whether all of the new requirements attendant to the proposed zoning classification can be complied with on the subject parcel(s);

Staff notes the concept plan does not comply with the required Buffer yard D (40ft) landscape buffer requirements. The concept plan could be revised to accommodate such requirements, or the applicant could seek modification to site design standards as part of the Planned Development process.

Staff notes, should the amendment be granted, the applicant would not be bound by the proposed concept plan. A future application would need only be consistent with the amendment.

(h). Does the amendment affect the city's ability to provide adequate services, facilities, or programs that might be required if the application were approved; and

Staff notes the amendment is not anticipated to significantly impact the ability to provide adequate services, facilities, or programs that might be required.

(i). Whether or not the amendment is necessary to address changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected.

Staff notes the comprehensive plan documents the desire to support additional housing types not prevalent in the community.

Required PC Action

The PC shall conduct a public hearing, make specific recommendations to the City Council, and transmit the application to the City Council, together with the text and map amendments pertaining thereto, within 120 days from the date of initiation of the application for text or official zoning map amendments.

The City Council shall hold a public hearing and take final action within twenty days of said public hearing. An amendment before the City Council for consideration shall take effect only if passed or approved by not less than five members of the City Council.

Recommendation

Staff recommends the Commission receive testimony at the public hearing and then proceed with consideration of a formal recommendation to City Council.



BRENNER KAPROSY
MITCHELL, L.L.P.

ATTORNEYS AT LAW

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April 5, 2021

VIA EMAIL

Gregory P. Hannan, Community Development Director
Nick Sugar, AICP City Planner
City of Hudson
115 Executive Parkway, Suite 400
Hudson, OH 44236

Re: PPN: 30-03001 (the "Project")

Dear Greg and Nick:

On behalf of PHN Realty, LLC ("Applicant"), enclosed please find the following for consideration by the Planning Commission at its April 12, 2021 meeting:

- Revised Text Amendment to Sections 1205.10 and 1206.01;
- Spreadsheet of Hudson Office and Retail Availability; and
- Availability and Vacancy Analysis.

Please add Julie Sabroff, JulieSabroff@hannacre.com to the Zoom meeting list.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. David Mitchell", with a large, stylized flourish at the end.

T. David Mitchell

cc: J. Rice (via email)
T. Stewart (via email)
S. Krutowsky (via email)
M. Wohlwend (via email)

1206.01 TABLE OF PERMITTED AND CONDITIONAL USES BY ZONE DISTRICT.

<i>P= Permitted by Right C= Conditional</i> <i>*Size or Other Limits Apply – See Zone District Regulations, Chapter 1205</i>												
Zoning Districts												
Use Type	1	2	3	4	5	6	7	7oI	8	8oI	9	10
Duplex		C	C	C	P					P*		
Single Family, Attached	C	C	C	C	P			C		P*		
Townhomes	C		C	C	P			C		P		
Planned Development	P	P	P		P	P	P	P	P	P	P	P

1205.10 DISTRICT 7: OUTER VILLAGE COMMERCIAL CORRIDOR AND OFFICE OVERLAY ZONE.

(a) Purpose.

(1) This district is intended to continue the existing land use pattern of the area, which is characterized by a predominance of retail and service establishments that serve both the immediate residential neighborhoods as well as the greater community. The commercial uses in this district are oriented toward State Route 91, but traffic congestion and difficulties with access plague existing commercial and retail users. The regulations set forth in this district are intended to reinforce existing commercial uses, and allow their compatible redevelopment as long as these uses continue to be oriented toward State Route 91, will not aggravate existing traffic and vehicular access problems. Accordingly, until the Route 91 Corridor Management Plan is implemented by the City, or its implementation is included as a condition of a site plan approval process severe traffic problems in this area prevent approval of any new or expanded use that generates more than 100 vehicle end-trips per peak hour.

(2) The current uses and vacant land at the northern end of District 7 serve as a transition between existing community oriented retail and the neighboring residential portion of South Main Street. Existing office uses and large parcel sizes make this area attractive for new office development. Offices, which by nature require fewer vehicle trips, can have suitable access provided given the heavy traffic volumes of this corridor. The Office Overlay Zone of the northern portion of District 7 will protect and buffer residential uses to the north and reinforce retail uses to the south-, while also providing the opportunity for housing diversification.

(3) Regulations set forth in this district are also intended to begin establishing a coherent design identity for the corridor, such as uniform setbacks and uniform height restrictions. At the same time, District 7

regulations will stress buffering and landscaping to protect adjacent residential development from any adverse noise, visual, or traffic impacts arising from new commercial/retail development.

(b) Uses by-right, except as limited by division (d) of this section.

(1) Commercial/retail uses.

A. Artisan studios, photography shops or studios, and art galleries, provided the use does not exceed a gross floor area of 5,000 square feet.

B. Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed 10,000 square feet of gross floor area.

C. Automated teller machines (ATMs), walk-up only.

D. Banks or other financial institutions provided the use does not exceed a gross floor area of 5,000 square feet.

E. Bars/taverns, provided the use does not exceed a gross floor area of 5,000 square feet.

F. Medical clinics, provided the clinic does not exceed a gross floor area of 10,000 square feet.

G. Offices, business or professional.

H. Recording, radio, or TV studios, provided that the gross floor area does not exceed a total of 2,500 square feet.

I. Restaurants, except drive-through restaurants, provided the use does not exceed a gross floor area of 5,000 square feet.

J. Retail uses, provided that the gross floor area does not exceed a total of 5,000 square feet.

K. Services, personal, business, or repair, except vehicle repair, provided the use does not exceed a gross floor area of 5,000 square feet.

(2) Institutional/civic/public uses.

A. Government administrative offices.

B. Public safety and emergency services.

(3) Planned developments.

A. Planned developments, subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.

(4) Accessory uses. See Section 1206.03 , Accessory Uses.

(c) Conditional uses, except as limited by division (d) of this section. The following uses shall be conditionally permitted in District 7 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

(1) Commercial/retail uses. No use shall exceed a gross floor area of 10,000 square feet except as allowed by division (c)(1)K. of this section.

A. Automotive dealers.

B. Automobile repair and services.

C. Automobile service stations.

D. Bars or taverns located within 200 feet of a residential use.

E. Car wash.

F. Convenience stores.

G. Day care centers, child or adult.

H. Funeral home.

I. Liquor store.

J. Restaurants, except drive-through restaurants, located within 200 feet of a residential use.

K. Retail uses on lots within District 7 which exist at the time of adoption of this Code may be expanded in excess of the 10,000 square feet gross floor area limit on such lots if all of the following criteria are met:

1. The proposed expansion will implement a component of the SR91 Corridor Management Plan;

2. The proposed expansion is necessary for the continued economic viability of the existing use on that lot;

3. The maximum floor area to lot area ratio (division (d)(5) of this section) is complied with;

4. The parking requirements of Section 1207.12 are complied with;
and

5. Auto trips generated by the proposed expansion do not cause a degradation in the existing level of service on contiguous roadways.

L. Retail uses with outdoor sales or storage.

M. Veterinary facilities or small animal clinics including overnight indoor boarding.

(2) Accessory uses. See Section 1206.03 , Accessory Uses.

(d) Special Conditions for District 7 Office Overlay Zone.

(1) Only the following uses by right shall be permitted on parcels or lots fronting on Darrow Road and located on the west side of Darrow Road north of a point of Darrow Road 456 feet north of Faymont Drive (generally, a westerly line extended from Callander Drive) and parcels or lots located on the east side of Darrow Road south of a point of Darrow Road 494 feet south of Stoney Hill Drive in District 7, which area shall be known as the "District 7 Office Overlay Zone," and designated as such on the Official Zoning Map;

A. Banks or other financial institutions, except for drive through teller and ATM facilities;

B. Offices, business or professional;

C. **Planned developments**

1. **Planned developments, subject to standards and procedures set forth in Sections 1203.04 and 1204.02.**

~~C~~D. Government administrative offices.

(2) Only the following conditional uses shall be permitted in the District 7, Office Overlay Zone:

A. **Residential**

1. **Single Family, Attached**

2. **Townhomes**

~~A~~B. Artisan studios, photography shops or studios, and art galleries; provided the use does not exceed a gross floor area of 5,000 square feet.

~~B~~C. Bed and breakfast inns.

~~C~~D. Funeral homes.

~~D~~E. Recording, radio or TV studios, provided that the gross floor area does not exceed a total of 2,500 square feet.

~~E~~F. Business services provided the use does not exceed a gross floor area of 5,000 square feet.

~~F~~G. Personal services provided the use does not exceed a gross floor area of 5,000 square feet.

~~G~~H. Veterinary facilities or small animal clinics, including overnight indoor boarding.

(e) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter 1207, Zoning Development and Site Plan Standards, development in District 7 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Mix of uses. More than one principal commercial/retail use permitted by-right or conditionally in District 7 may be developed or established together on a single lot or site, or within a single structure, provided all applicable requirements set forth in this section and Code, including trip generation limitations, and all other applicable ordinances, are met.

(2) Maximum net density.

A. Single-family attached: four dwelling units per acre.

B. Townhomes: five dwelling units per acre.

(3) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section 1207.05, residential developments shall set aside a minimum of twenty-five percent of the gross land area for private open space.

(~~24~~) Minimum lot size: ~~two and one-half acres~~.

A. Residential uses, except townhomes: 16,000 square feet, except that the minimum lot size may be reduced to 6,000 square feet if open space conservation lots are developed pursuant to the requirements set forth in Section 1207.06.

B. Townhomes: 2,500 square feet.

C. Residential uses (except townhomes) on lots fronting arterial roads: one acre.

D. Non-residential uses: two and one-half acres.

(~~35~~) Minimum lot width: 250 feet.

A. Single-family attached: forty-eight feet.

B. Townhomes: twenty-four feet.

C. Non-residential uses: 250 feet.

(4-5) Minimum lot depth for non-residential uses: 400 feet.

(56) Maximum floor area to lot area ratio for non-residential uses: .50 to 1.0.

(67) Setbacks. Unless modified pursuant to Section 1203.08 , Minor Modifications, yard setbacks in District 7 shall be:

A. Minimum front yard setback: ~~thirty feet~~.

1. Residential uses: fifty-feet, provided that averaging shall be required for residential uses. Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.

2. Residential uses on lots fronting arterial road: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section 1207.04(k).

3. Non-residential uses: thirty feet.

B. Minimum side yard setback: ~~fifteen feet~~.

1. Principal residential structure: fifteen feet.

2. Principal non-residential structure: fifteen feet.

3. Side facing attached garage: twenty-five feet.

4. Residential accessory structures: fifteen feet.

5. Residential corner lots: fifty feet for street side not designated as "front".

C. Minimum rear yard setback: ~~thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.~~

1. Principle residential structure: fifty feet

2. Principal non-residential structure: thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the

rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.

3. Residential accessory structures: fifteen feet.

D. Arterial setbacks: See arterial setback and landscaping requirements in Section 1207.04(k), Landscaping/Buffering.

(8) Maximum number of units per structure.

A. Attached single-family: four attached units per structure.

B. Townhomes: six units per structure.

(79) Maximum structure height: ~~thirty-five feet.~~

1. Non-residential and single-family attached: thirty-five feet.

2. Townhomes: forty feet.

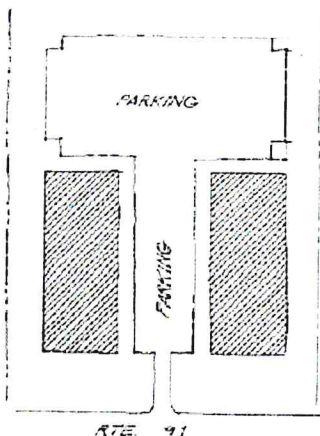
(10) Distance between residential buildings. Structures containing either single-family-attached or townhomes shall be separated from each other by a minimum of twenty feet at their closest points.

(811) Building siting and orientation for commercial uses. The following building siting and orientation requirements shall apply to new development in District 7 (See also parking location standards below):

A. The front of all buildings shall be oriented to the side property line (i.e., perpendicular to the Route 91 right-of-way). (See Figure 7)

B. Multiple buildings on a development site shall be oriented to create an interior space or courtyard, in which parking areas or private open space may be located. (See Figure 7)

Figure 7.



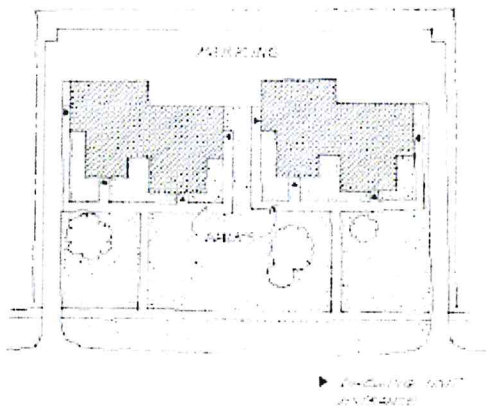
C. Loading and service docks shall be sited either at the rear of the building or along the side of the building opposite from the primary entrance.

(12) Building siting and orientation for residential uses. The following building siting and orientation requirements shall apply to new development in District 7, except for new development with a front yard depth of 130 feet or more:

A. Principal residential structures—single-family attached/and townhomes.

1. The entrance to at least one dwelling unit within each building shall face the street. (See Figure 6.)

Figure 8.



2. 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.

B. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.

2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(9)A. of this section.

C. Private garages.

1. Doors of attached garages shall not face the street.

2. Detached garages shall be located only in the rear yard.

3. New development of a principal single-family detached or attached dwelling shall provide space for the storage of at least two cars within an enclosed garage.

(912) Architecture and design standards. See architectural design guidelines located in Appendix D .

(1013) Vehicular access. All development shall comply with the vehicular access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

(1114) Traffic generation limits. No new or expanded use that generates more than 100 vehicle end-trips during a peak hour shall be approved.

(1215) Location of parking. In addition to the standards for off-street parking set forth in Section 1207.12 , the following restrictions shall apply in District 7:

A. No more than ten percent of off-street parking may be located in a building's front yard area. All other off-street parking shall be located at the rear or side of the building on the interior of lot and shall be accessed by means of shared driveways.

B. Shared parking. Parking lots shall be interconnected with commercial/retail parking lots on adjacent properties to the maximum extent feasible. As per Section 1207.12(h), Joint or Collective Parking Facilities, cross-access easements or other acceptable agreements for adjacent lots with interconnected parking lots shall be submitted in language acceptable to the City's solicitor and the PC to ensure availability of shared parking to users.

(1316) Pedestrian amenities.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. Funds-in-lieu of public sidewalks and other non-vehicular circulation systems may be provided as set forth in Section 1207.13(e).

B. Sidewalks:

1. Sidewalks at least five feet wide shall be provided on all sides of a lot that abut a public street, way, or open space.

2. Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.

3. All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.

C. Compliance with access management plan: All development shall comply with the pedestrian access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

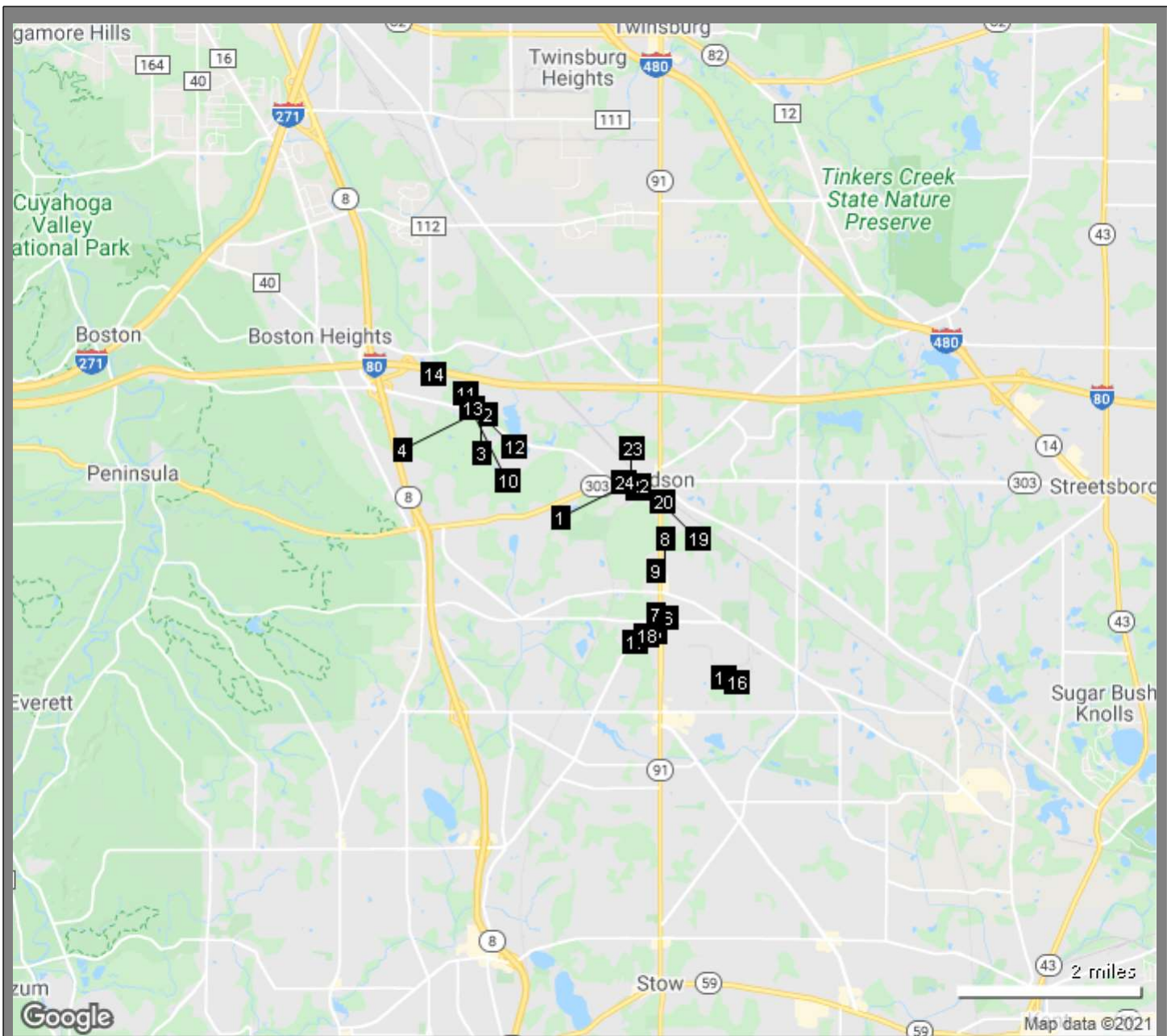
D. Linkages: To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, walkways, or trail systems.

(Ord. 16-148, § 9. Passed 2-21-17; Ord. 18-93. Passed 10-15-19.)

Availability and Vacancy Analysis

Grand Totals

	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	24	443,386	74,647	16.8%	79,647	18.0%	179,594	167,594	12,000	46,875	\$25.21/fs



1









5 Atterbury Blvd
Building 2
Hudson, OH 44236
Summit County
Akron Submarket


Building Type: **Retail/Freestanding (Strip Ctr)**
 Status: **Built 2008**
 Building Size: **3,748 SF**
 Land Area: **1.47 AC**
 Stories: **1**
 Expenses: **2019 Tax @ \$6.41/sf**

Space Avail: **2,277 SF**
 Max Contig: **2,277 SF**
 Smallest Space: **2,277 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **39.3%**

2		561 Boston Mills Rd Omni By The Lake Hudson, OH 44236 Summit County Building D Akron Submarket	Building Type: Class B Office Status: Built 2003 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 8,339 SF Max Contig: 5,000 SF Smallest Space: 3,339 SF Rent/SF/Yr: \$13.50 % Leased: 77.7%
3		581 Boston Mills Rd Omni By The Lake Hudson, OH 44236 Summit County C Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 9,874 SF Max Contig: 9,874 SF Smallest Space: 2,253 SF Rent/SF/Yr: \$13.50 % Leased: 34.2%
4		591 Boston Mills Rd 591 BOSTON MILLS RD Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 15,000 SF Typical Floor Size: 15,000 SF Stories: 1 Expenses: 2019 Tax @ \$8.31/sf	Space Avail: 6,131 SF Max Contig: 6,131 SF Smallest Space: 1,131 SF Rent/SF/Yr: \$13.50 % Leased: 59.1%
5		1355 Corporate Dr Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999 Building Size: 3,715 SF Typical Floor Size: 3,715 SF Stories: 1 Expenses: 2019 Tax @ \$4.81/sf	Space Avail: 3,715 SF Max Contig: 3,715 SF Smallest Space: 3,715 SF Rent/SF/Yr: \$21.50 % Leased: 100%
6		5603 Darrow Rd Hudson Pointe Hudson, OH 44236 Summit County Corner of Terex Rd & Darrow Akron Submarket	Building Type: Class B Office Status: Built 1998 Building Size: 12,613 SF Typical Floor Size: 12,613 SF Stories: 1 Expenses: 2019 Tax @ \$2.34/sf	Space Avail: 1,550 SF Max Contig: 1,550 SF Smallest Space: 1,550 SF Rent/SF/Yr: \$14.00 % Leased: 87.7%
7		5700 Darrow Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2003 Building Size: 50,500 SF Typical Floor Size: 50,500 SF Stories: 1 Expenses: 2019 Tax @ \$2.04/sf	Space Avail: 6,548 SF Max Contig: 6,548 SF Smallest Space: 6,548 SF Rent/SF/Yr: Withheld % Leased: 87.0%


8		5847 Darrow Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1986 Building Size: 10,248 SF Land Area: 1.71 AC Stories: 1 Expenses: 2019 Tax @ \$3.19/sf	Space Avail: 3,734 SF Max Contig: 3,734 SF Smallest Space: 3,734 SF Rent/SF/Yr: \$12.00 % Leased: 63.6%
9		5876 Darrow Rd Jefferson Park Hudson Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Office/Residential Status: Built 1990 Building Size: 24,000 SF Typical Floor Size: 12,000 SF Stories: 2 Expenses: 2019 Tax @ \$1.92/sf	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$15.00 % Leased: 100%
10		85 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999, Renov 2005 Building Size: 15,440 SF Typical Floor Size: 15,440 SF Stories: 1 Expenses: 2019 Tax @ \$7.04/sf	Space Avail: 7,000 SF Max Contig: 7,000 SF Smallest Space: 7,000 SF Rent/SF/Yr: Withheld % Leased: 100%
11		100 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1973 Building Size: 46,875 SF Typical Floor Size: 15,625 SF Stories: 3 Expenses: 2019 Tax @ \$2.00/sf	Space Avail: 46,875 SF Max Contig: 46,875 SF Smallest Space: 15,000 SF Rent/SF/Yr: Withheld % Leased: 100%
12		105 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999 Building Size: 15,440 SF Typical Floor Size: 15,440 SF Stories: 1 Expenses: 2019 Tax @ \$7.04/sf	Space Avail: 10,955 SF Max Contig: 10,955 SF Smallest Space: 3,300 SF Rent/SF/Yr: \$13.50 % Leased: 100%
13		115 Executive Pky Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1999, Renov 2005 Building Size: 21,559 SF Typical Floor Size: 21,559 SF Stories: 1 Expenses: 2019 Tax @ \$5.04/sf	Space Avail: 8,406 SF Max Contig: 6,390 SF Smallest Space: 2,016 SF Rent/SF/Yr: \$13.50 % Leased: 90.7%

14		300 Executive Pky W Hudson Corporate Center Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 1997 Building Size: 46,766 SF Typical Floor Size: 23,383 SF Stories: 2 Expenses: 2019 Tax @ \$2.83/sf	Space Avail: 5,765 SF Max Contig: 5,765 SF Smallest Space: 5,765 SF Rent/SF/Yr: \$18.00 % Leased: 87.7%
15		1891 Georgetown Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class C Office Status: Built 1987 Building Size: 10,000 SF Typical Floor Size: 5,000 SF Stories: 2 Expenses: 2019 Tax @ \$2.14/sf	Space Avail: 1,600 SF Max Contig: 1,600 SF Smallest Space: 1,600 SF Rent/SF/Yr: \$18.00 % Leased: 84.0%
16		1920 Georgetown Rd Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Medical Status: Built 1989 Building Size: 10,000 SF Typical Floor Size: 5,000 SF Stories: 2 Expenses: 2019 Tax @ \$2.41/sf	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 1,200 SF Rent/SF/Yr: Withheld % Leased: 100%
17		5611 Hudson Dr Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office Status: Built 2000 Building Size: 3,580 SF Typical Floor Size: 3,580 SF Stories: 1 Expenses: 2019 Tax @ \$3.51/sf; 2012 Ops @ \$2.44/sf	Space Avail: 3,580 SF Max Contig: 3,580 SF Smallest Space: 3,580 SF Rent/SF/Yr: \$12.00 % Leased: 0%
18		5655 Hudson Dr Summa Hudson Medical Office Building Hudson, OH 44236 Summit County Akron Submarket	Building Type: Class B Office/Medical Status: Built 2006 Building Size: 73,000 SF Typical Floor Size: 24,333 SF Stories: 3 Expenses: 2019 Tax @ \$2.44/sf, 2011 Est Tax @ \$0.31/sf; 2012 Est Ops @ \$7.21/sf	Space Avail: 19,672 SF Max Contig: 11,112 SF Smallest Space: 8,560 SF Rent/SF/Yr: \$21.00 % Leased: 73.1%
19		84 S Main St Hudson, OH 44236 Summit County Akron Submarket	Building Type: Retail/Freestanding Status: Proposed, breaks ground Apr 2021 Building Size: 4,500 SF Land Area: 0.44 AC Stories: 1 Expenses: 2019 Tax @ \$0.24/sf	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: Withheld % Leased: 0%

20  **85 S Main St**
Hudson, OH 44236
Summit County
Akron Submarket


Building Type: **Class C Office**
Status: **Built 1999**
Building Size: **12,800 SF**
Typical Floor Size: **5,300 SF**
Stories: **3**
Expenses: **2019 Tax @ \$2.41/sf**

Space Avail: **4,400 SF**
Max Contig: **2,200 SF**
Smallest Space: **2,200 SF**
Rent/SF/Yr: **Withheld**
% Leased: **65.6%**

21  **25 Milford Dr**
Hudson, OH 44236
Summit County
Akron Submarket


Building Type: **Class C Office**
Status: **Built 1970**
Building Size: **8,828 SF**
Typical Floor Size: **8,828 SF**
Stories: **1**
Expenses: **2015 Tax @ \$0.56/sf**

Space Avail: **2,101 SF**
Max Contig: **1,140 SF**
Smallest Space: **961 SF**
Rent/SF/Yr: **\$16.00**
% Leased: **89.1%**

22  **25 Milford Dr**
Building B
Hudson, OH 44236
Summit County
Akron Submarket


Building Type: **Class B Office**
Status: **Proposed, breaks ground Jun 2021**
Building Size: **4,450 SF**
Typical Floor Size: **4,450 SF**
Stories: **1**
Expenses: **2017 Tax @ \$1.21/sf**

Space Avail: **4,450 SF**
Max Contig: **4,450 SF**
Smallest Space: **1,450 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **0%**

23  **118 W Streetsboro St**
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Retail/Supermarket (Neighborhood Ctr)**
Status: **Built 1962**
Building Size: **21,814 SF**
Land Area: **10.26 AC**
Stories: **1**
Expenses: **2019 Tax @ \$7.52/sf**

Space Avail: **12,872 SF**
Max Contig: **11,210 SF**
Smallest Space: **1,662 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**

24  **130 W Streetsboro St**
Cambridge Commons II
Hudson, OH 44236
Summit County
Akron Submarket

Building Type: **Retail/Freestanding (Neighborhood Ctr)**
Status: **Built 1985**
Building Size: **7,460 SF**
Land Area: **0.60 AC**
Stories: **1**
Expenses: **2019 Tax @ \$2.27/sf**

Space Avail: **3,200 SF**
Max Contig: **3,200 SF**
Smallest Space: **3,200 SF**
Rent/SF/Yr: **Withheld**
% Leased: **57.1%**