



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

DATE: December 7, 2016

TO: City of Hudson Planning Commission for December 12, 2016 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Reapproval of Conditional Use and Site Plan for
1213 Barlow Road (known as the Inn on Barlow)

ZONING: District 8 – Industrial/Business Park

PC CASE NO: 2016 – 28

Project Introduction

Application has been received for reapproval of the expired conditional use and site plan approvals for a 72-room hotel to be located at 1213 Barlow Road presently known as the Inn on Barlow (formerly known as the Wallhouse Inn). Although the plans for the project have not changed, the previously granted approvals have expired and require reapproval for the project to proceed. No changes to the previously approved use, site plan, or building design are proposed. No code amendments have been adopted since approval that would alter staff's previous recommendations or PC's actions. The applicant is contemplating spring 2017 construction.

The following information is attached to this report:

1. Request for Reauthorization for Conditional Use and Site Plan Approval for the Inn on Barlow dated October 31, 2016
2. Planning Commission decision dated July 13, 2015 in Case No. 2015-16 regarding approval for the revised site plan which added a second driveway curb cut on Barlow Road
3. Planning Commission decisions dated November 10, 2014 in Case No. 2014-17 regarding the original Conditional Use and Site Plan approvals
4. Site plans dated as received November 3, 2014 and May 28, 2015.

According to Section 1203.05(c) of the Land Development Code (LDC) failure to commence substantial construction or action with regard to the conditional use approval within one year and to complete such construction or action within two years of approval shall render the approval null and void. Similarly according to Section 1203.09(g)(3) of the LDC unless a zoning certificate is issued for any phase of construction within twelve months of the date of site plan approval, such approval shall then lapse and be null and void. Although a zoning certificate was issued on October 5, 2015 for the demolition of buildings at the site which could meet some of the above requirements, the project is not complete as required for the conditional use approval.

Findings, Required Action, and Recommendation

As we did with the original approval in 2014, staff has separated these items between the conditional use approval and the site plan approval. Staff recommends PC maintain this separation in its final action.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02.

Required PC Action, Section 1203.02(d)

The PC is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on the proposed conditional use applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The 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.

Conditional Use Recommendation

Approve the conditional use for Case No 2106-28 for a lodging facility presently known as the Inn on Barlow to be located at 1213 Barlow Road according to the plans and information approved by the PC on November 10, 2014 in Case No. 2014-17 with the following conditions:

1. The approval is based upon a hotel not to exceed 72 rooms as proposed.
2. The approval is based upon a plan in general configuration to the site plan as modified and approved by PC July 13, 2015.

Site Plan Findings and Action:

The staff finds that the application complies with the purposes and intent of the code and community plans and regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04.

Required PC Action, Section 1203.09(g)(3)

The PC is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed site plan applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The 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.

Site Plan Recommendation

Approve the site plan for Case No. 2016-28 for a lodging facility presently known as the Inn on Barlow to be located at 1213 Barlow Road with the following conditions:

1. The project remains subject to the applicable conditions of the site plan approvals of November 10, 2014 in Case No. 2014-17 and July 13, 2015 in Case No. 2015-16.
2. Satisfaction of the above conditions prior to scheduling a preconstruction meeting with City officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

**REQUEST FOR REAUTHORIZATION
FOR CONDITIONAL USE AND SITE PLAN APPROVAL
FOR THE INN ON BARLOW
1213 BARLOW ROAD**

October 31, 2016

- I. We are requesting a reauthorization of the site plan and conditional use applications previously submitted.
- II. The project is the same design and plan previously submitted and considered per PC2014-17 and PC2015-16.
- III. The project has financing through People's Bank and is slated to begin construction Spring of 2017 with an anticipated construction of 12 months.
- IV. Since the last PC meeting 3 of the buildings on the property have been demolished and hauled away. A new entity consisting of the same ownership group has been created and we have a new operator that will operate the hotel. The operator will also be part of the ownership group and will be closing on that purchase by years end 2016. We have continued to fine-tune the interior layout of the rooms and common areas with the new operator and will be starting on the full construction documents so we can have a spring start.

**CITY OF HUDSON
PLANNING
COMMISSION**

**CASE NO. 2014-17
CONDITIONAL USE
1213 BARLOW ROAD, PARCEL #3009936
DISTRICT 8**

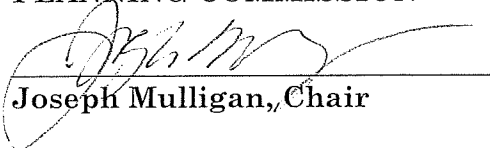
DECISION

Based on the evidence and representations to the Commission by David Mitchell, representing the applicant and property owner, LTC Realty Development, LLC, 30050 Chagrin Blvd., Ste. 100, Pepper Pike, Ohio 44124, City staff and other interested parties, at a public hearing of the Planning Commission held at its Regular Meeting on November 10, 2014, the Planning Commission approved the conditional use for Case 2014-17 for the The Wallhouse Inn, a lodging facility, to be located at 1213 Barlow Road according to the plans and information submitted on or about November 3, 2014 with the following conditions:

1. The approval is based upon a hotel not to exceed 72 rooms as proposed.
2. The approval is based upon a plan in general configuration to the site plan submitted and reviewed with this application.
3. The approval is subject to the preparation by the City Solicitor of Conclusions of Fact relating to this motion.

Dated: November 10, 2014

**CITY OF HUDSON
PLANNING COMMISSION**



Joseph Mulligan, Chair

CITY OF HUDSON
PLANNING
COMMISSION

CASE NO. 2014-17
SITE PLAN REVIEW
1213 BARLOW ROAD, PARCEL #3009936
DISTRICT 8

DECISION

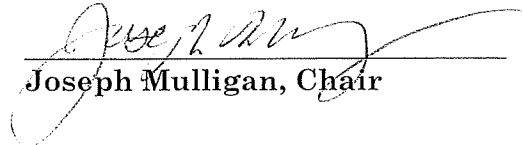
Based on the evidence and representations to the Commission by David Mitchell, representing the applicant and property owner, LTC Realty Development, LLC, 30050 Chagrin Blvd., Ste. 100, Pepper Pike, Ohio 44124, City staff and other interested parties, at a public hearing of the Planning Commission held at its Regular Meeting on November 10, 2014, the Planning Commission approved the site plan for Case 2014-17 for the The Wallhouse Inn, a lodging facility, to be located at 1213 Barlow Road according to the plans and information submitted on or about November 3, 2014 with the following conditions:

1. Continue the multipurpose path along the full frontage of the parcel with allowance for later construction of that portion east of the main entrance thereof subject to a submission of financial security acceptable to the City Solicitor.
2. The comments of City Engineer Thom Sheridan must be addressed per the October 27, 2014 correspondence.
3. Submit a traffic impact study and install applicable improvements as may be recommended in the study and required by City Engineer Thom Sheridan per the correspondence of October 27, 2014.
4. Remove the western access drive from the proposed improvements.
5. Continue the front yard landscaping eastward 170 feet to the western edge of the circa 1828 structure.
6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design with suggestions for consideration of gable ends instead of the proposed hip roof ends and consideration of doghouse dormers instead of the proposed arched dormers.
7. The comments of Fire Inspector Shawn Kasson must be addressed per the August 29, 2014 correspondence.
8. Removal or relocation of the covered patio proposed for the north side of the building to a location outside of the tank battery radius.
9. Addition of buffer landscaping west of the Flood Company house along the curved driveway equivalent to the landscaping buffer along the south property line in front of the building.
10. Redesign the eastern parking lot to eliminate single-loaded parking aisles.
11. Staff is authorized to approve signage and associated minor revisions to the site and architectural design.
12. 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.

13. 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.

Dated: November 10, 2014

**CITY OF HUDSON
PLANNING COMMISSION**



Joseph Mulligan, Chair



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PLANNING COMMISSION

**CASE NO. 2015-16
SITE PLAN MODIFICATION REVIEW
THE WALLHOUSE INN
1213 BARLOW ROAD, DISTRICT 8**

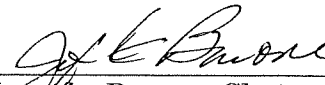
DECISION

Based on the evidence and representations to the Commission by David Mitchell, representing the applicant and property owner, LTC Realty Development, LLC, 30050 Chagrin Blvd., Ste. 100, Pepper Pike, Ohio 44124, City staff and other interested parties, at the regular meeting of July 13, 2015 of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, the Commission hereby unanimously approves the site plan modification in Case 2015-16 for 1213 Barlow Road for the Wallhouse Inn according to plans received May 28, 2015 with the following conditions:

1. The comments of City Engineer Thom Sheridan must be addressed per the July 6, 2015 correspondence.
2. The project remains subject to the conditions of approval from the conditional use and site plan approvals on November 10, 2105 per PC Case 2014-17.
3. The proposed additional driveway shall be limited to right-in, right-out movement as described and stipulated by the City Engineer.
4. 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.

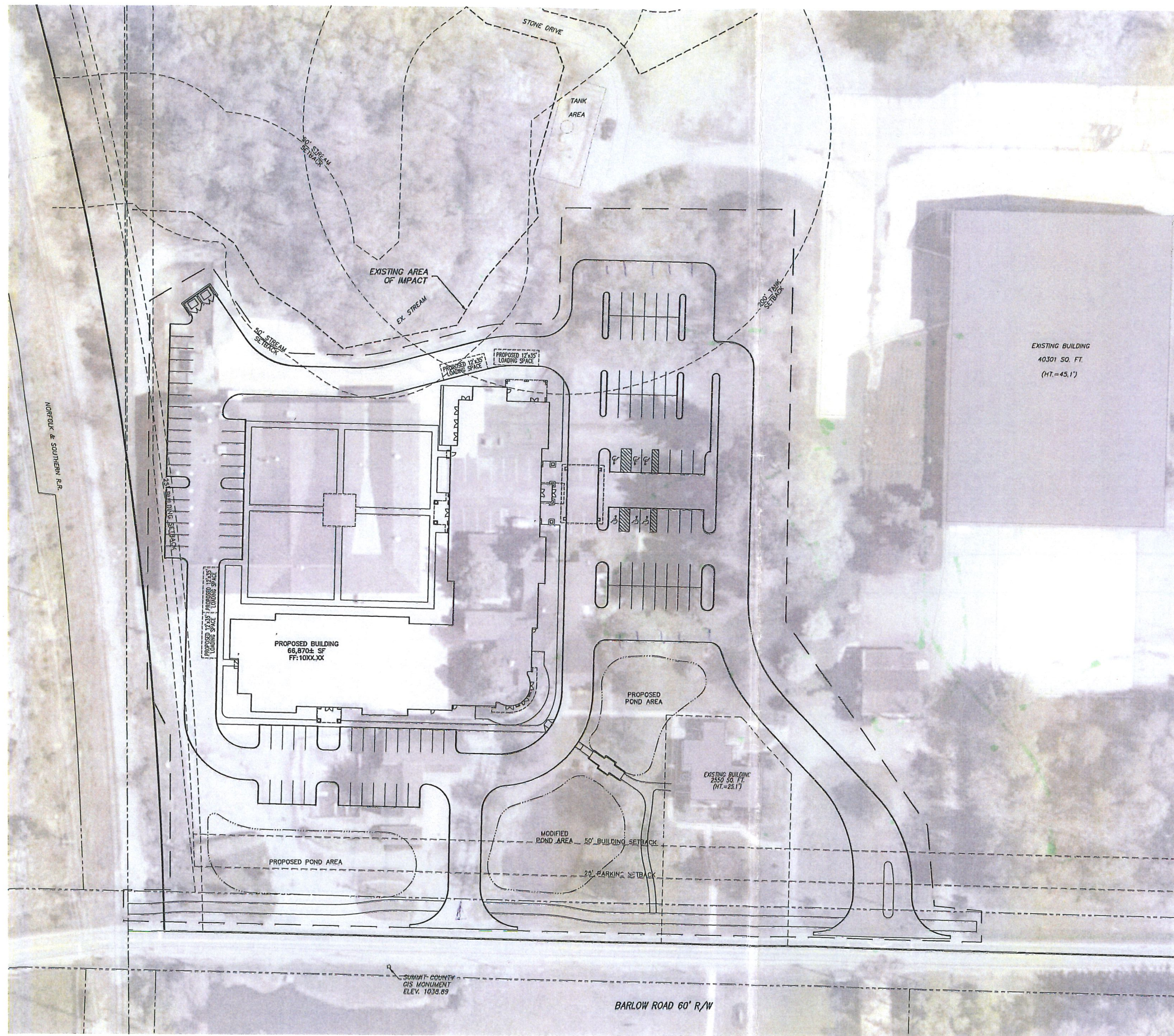
Dated: July 13, 2015

CITY OF HUDSON
PLANNING COMMISSION



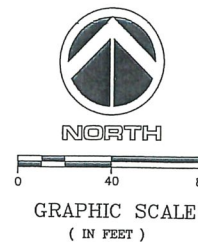
Jennifer Barone, Chair

File: S:\KVEE\4-PROJECTS\14705 INN ON BARLOW RD\07 - PLANS\DWG\14705 SITE PLAN.DWG - Oct. 31, 2014 4:05pm - Krock Esser Engineering, Inc.



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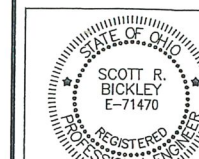


TBM #1
TOP OF SUMMIT COUNTY GIS MONUMENT
LOCATED ON THE SOUTH SIDE OF BARLOW
ROAD
ELEVATION 1038.89

LEGEND

- | | |
|-----|------------------------|
| --- | EX. PROPERTY LINES |
| --- | EX. CENTERLINE |
| --- | EX. SANITARY SEWER |
| --- | EX. STORM SEWER |
| --- | EX. WATER MAIN |
| --- | EX. GAS MAIN |
| --- | EX. OVERHEAD LINES |
| --- | EX. MINOR CONTOUR |
| --- | EX. MAJOR CONTOUR |
| --- | EX. FENCE |
| --- | EX. DITCH/STREAM LINE |
| --- | EX. WETLANDS |
| --- | EX. TREE |
| --- | PROP. SANITARY SEWER |
| --- | PROP. STORM SEWER |
| --- | PROP. WATER MAIN |
| --- | PROP. GAS MAIN |
| --- | PROP. MINOR CONTOUR |
| --- | PROP. MAJOR CONTOUR |
| --- | LIMITS OF CONSTRUCTION |
| --- | EX. HYDRANT |
| --- | EX. WATER DEVICE |
| --- | EX. UTILITY POLE |
| --- | EX. LIGHT POLE |
| --- | EX. UTILITY DEVICE |
| --- | EX. GAS METER |
| --- | EX. SAN MH |
| --- | EX. STM MH |
| --- | EX. POST |
| --- | IRON PIN FOUND |
| --- | PROP. CB |
| --- | PROP. HYD. |
| --- | PROP. HEADWALL |
| --- | PROP. YARD INLET |
| --- | PROP. FDC |
| --- | EX. WATER VALVE |
| --- | EX. ELECTRIC METER |
| --- | EX. GUY WIRE |
| --- | EX. ELECTRIC DEVICE |
| --- | EX. GAS DEVICE |
| --- | EX. GAS VALVE |
| --- | EX. A/C UNIT |
| --- | EX. STM CB |
| --- | EX. SIGN |
| --- | MONUMENT BOX |
| --- | PROP. CURB INLET |
| --- | PROP. MH |
| --- | PROP. VALVE |
| --- | PROP. CLEAN OUT |

KROCK-ESSER
Krock Esser Engineering, Inc.
3030 West Streetsboro Road
Richfield, Ohio 44286
330.657.2145 www.krockesser.com



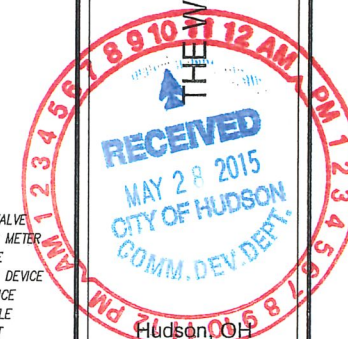
Scott R. Bickley, PE
Ohio Professional Engineer
#71470
Drawn By JRG
Checked By SRB
Project Number 14705

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DATES AND REVISIONS

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10/10/14

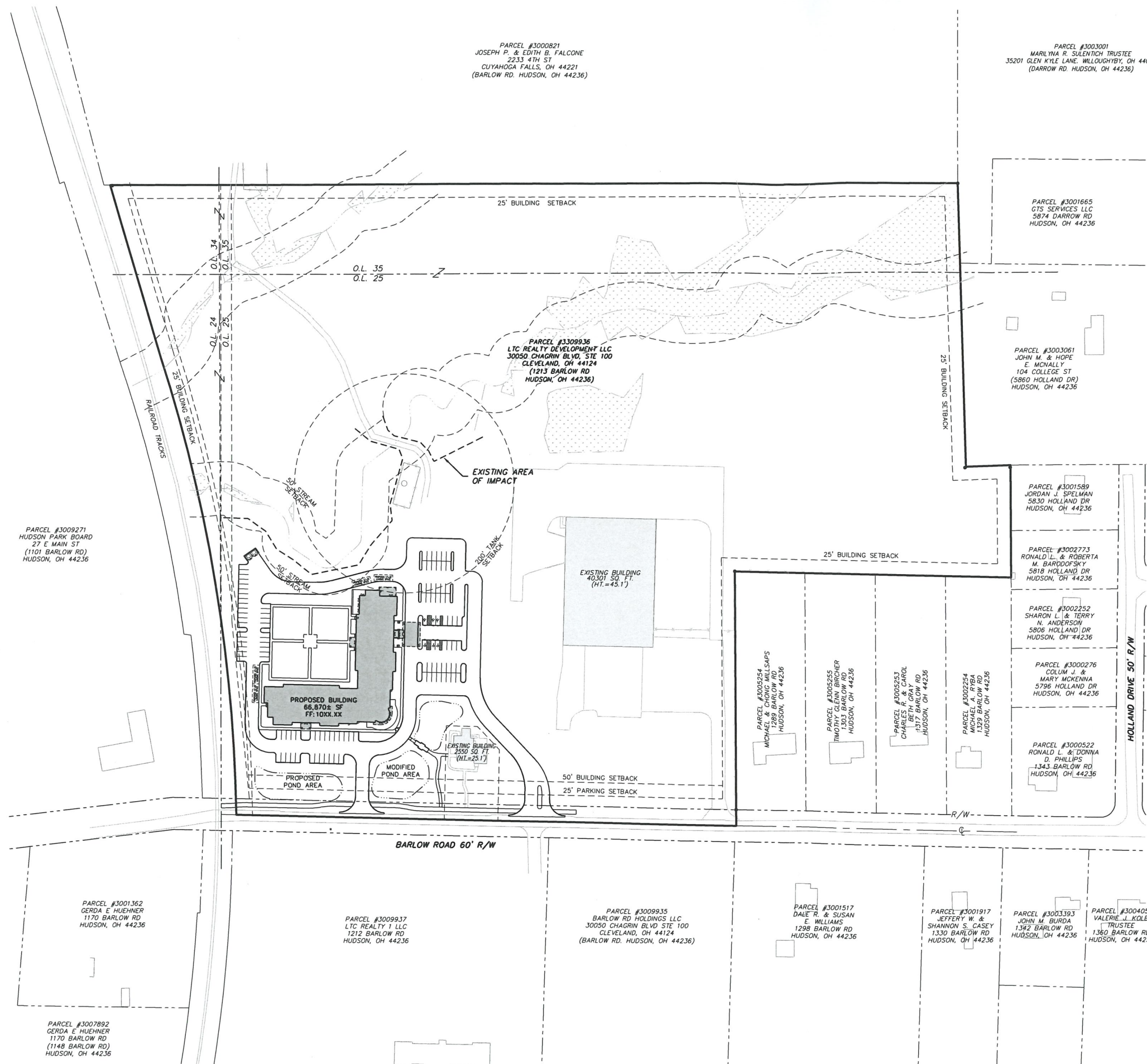
THE WALLHOUSE INN - HUDSON



Aerial Overlay Exhibit

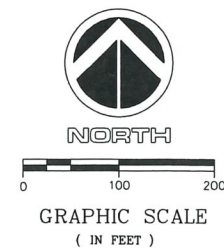
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SITE ZONING REQUIREMENTS: (DISTRICT 8 - INDUSTRIAL/BUSINESS PARK)

	REQUIRED	PROVIDED
MIN. LOT AREA:	2Ac	34.23Ac
MIN. LOT WIDTH:	N/A	N/A
MIN. LOT FRONTAGE	N/A	N/A
MAX. FLOOR AREA TO LOT AREA RATIO:	0.4-1.0	0.08
FRONT YARD BUILDING SETBACK:	50'+	50'
FRONT YARD PARKING SETBACK:	25'+	25'
SIDE YARD SETBACKS*:	25'+	25'
REAR YARD SETBACK*:	25'+	25'
*BUILDING SETBACK FROM RESIDENTIALLY ZONED PROPERTY IS 100'		
*BUILDING SETBACK FROM RESIDENTIALLY USED PROPERTY IS 50'		
*PARKING SETBACK FROM RESIDENTIALLY ZONED PROPERTY IS 50'		
*PARKING SETBACK FROM RESIDENTIALLY USED PROPERTY IS 50'		
MAX BUILDING HEIGHT:	50'	42'
LOCATION OF PARKING (FRONT):	25% MAX	24%
MIN. PARKING COUNT (SEE NOTE 1 BELOW):	80	111
MIN. ACCESSIBLE PARKING***:	6	6
***MIN. REQUIRED TO BE VAN ACCESSIBLE:	1	2
LOADING SPACES REQUIRED (SEE NOTE 1 BELOW):	4	4
MIN. SIDEWALK WIDTH**:	5'	5'
MIN. BIKE PATH WIDTH**:	8'	8'
**SEE C.O. 1205.11(9)(A) FOR MORE DETAILS/RESTRICTIONS		
MAX. IMPERVIOUS AREA:	75%	9%

NOTES

- PARKING COUNT AND LOADING SPACES REQUIRED CALCULATED BASED ON THE FOLLOWING ITEMS:
 - 71 SLEEPING ROOMS
 - 7376 SF OF PUBLIC MEETING AREA AND/OR RESTAURANT AREA
 - 66,870± SF GROSS FLOOR AREA
- LIMITS OF DISTURBANCE = 6.10Ac

LEGEND

EX. PROPERTY LINES	EX. HYDRANT	EX. WATER VALVE
EX. CENTERLINE	EX. WATER DEVICE	EX. ELECTRIC METER
EX. SANITARY SEWER	EX. UTILITY POLE	EX. GUY WIRE
EX. STORM SEWER	EX. LIGHT POLE	EX. ELECTRIC DEVICE
EX. WATER MAIN	EX. UTILITY DEVICE	EX. GAS DEVICE
EX. GAS MAIN	EX. GAS METER	EX. GAS VALVE
EX. OVERHEAD LINES	EX. SAN. MH	EX. A/C UNIT
EX. MINOR CONTOUR	EX. STM. MH	EX. STM. CB
EX. MAJOR CONTOUR	EX. POST	EX. SIGN
EX. FENCE	IRON PIN FOUND	MONUMENT BOX
EX. DITCH/STREAM LINE	PROP. CB	PROP. CURB INLET
EX. WETLANDS	PROP. HYD.	PROP. MH
EX. TREE	PROP. HEADWALL	PROP. VALVE
PROP. SANITARY SEWER	PROP. YARD INLET	PROP. CLEAN OUT
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LIMITS OF CONSTRUCTION		

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Scott R. Bickley, PE
Ohio Professional Engineer
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Drawn By JRG
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Project Number 14705

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DATES AND REVISIONS

SUBMITTED
10/10/14

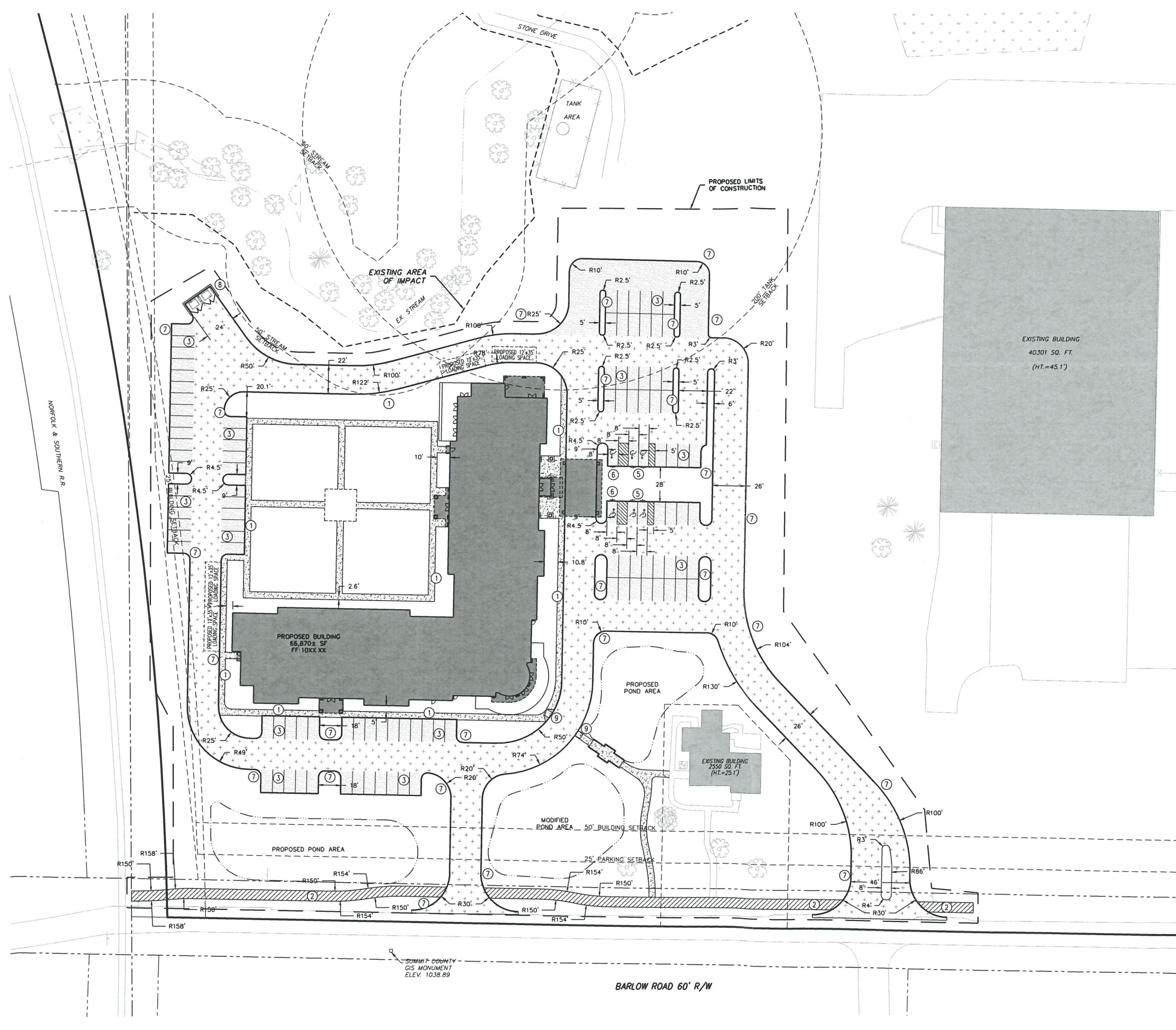
THE WALLHOUSE INN - HUDSON

Hudson, OH

Site Plan

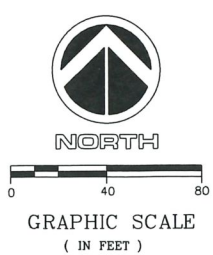
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- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHT. 9
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHT. 9
- PROPOSED CONCRETE WALK, SEE DETAIL ON SHT. 9
- PROPOSED 8' BIKE PATH, SEE DETAIL ON SHT. 9

NOTES

- PAVEMENT MARKING SHALL BE INSTALLED PER ODOT 642. THE PARKING STALL LINES SHALL BE WHITE AND FOUR (4) INCHES WIDE. THE NON-PARKING AREAS ADJACENT TO THE ADA STALLS SHALL BE FOUR (4) INCH WIDE LINES ALIGNED 45 DEGREES DIAGONAL TO ADJACENT PARKING STALL LINES. ADA SYMBOL SHALL BE ODOT STANDARD. (SEE SHT. 9 FOR DETAIL)
- CONTRACTOR SHALL VERIFY EXACT BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND CURVE RADII ARE AT EDGE OF PAVEMENT OR FACE OF CURB WHERE APPLICABLE UNLESS NOTED OTHERWISE.
- PROVIDE CONTROL JOINTS ON CURBS EVERY 10' MAX., AND AT P.C.'S AND P.T.'S. PROVIDE EXPANSION JOINTS EVERY 30' MAX. FOR INTEGRAL CURBS AND WALKS, ALIGN CURB JOINTS WITH WALK JOINTS.
- ALL PARKING STALLS ARE 9'x18' UNLESS OTHERWISE NOTED.
- ALL DRIVE AISLES ARE 24' WIDE UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL CURBED ISLANDS ARE 10' WIDE UNLESS OTHERWISE NOTED.
- FIRE LANES SHALL BE DESIGNATED AT THE DIRECTION OF HUDSON FIRE MARSHAL SHAWN KASSON, UTILIZING PAINT AND SIGNAGE AS REQUIRED.

KEYNOTES

- PROP. 5' WIDE CONCRETE INTEGRAL CURB & WALK, SEE DETAIL SHT. 9
- PROP. 8' WIDE BIKE PATH, SEE DETAIL SHT. 9
- PAVEMENT MARKING TYP., SEE SITE NOTE 1 THIS SHT.
- PROP. CROSS WALK
- HANDICAP PARKING SIGN, SEE DETAIL SHT. 9
- HANDICAP PARKING SIGN (VAN ACCESSIBLE), SEE DETAIL SHT. 9
- PROP. ODOT TYPE 6 CURB (6" REVEAL), SEE DETAIL SHT. 9
- PROP. CONCRETE PAD & DUMPSTER ENCLOSURE, SEE DETAIL SHT. 9
- PROP. CURB RAMP, SEE DETAIL SHT. 10

LEGEND

- | | |
|-----------------------|------------------------|
| EX. PROPERTY LINES | PROP. SANITARY SEWER |
| EX. CENTERLINE | PROP. STORM SEWER |
| EX. SANITARY SEWER | PROP. WATER MAIN |
| EX. STORM SEWER | PROP. GAS MAIN |
| EX. WATER MAIN | PROP. MINOR CONTOUR |
| EX. GAS MAIN | PROP. MAJOR CONTOUR |
| EX. OVERHEAD LINES | LIMITS OF CONSTRUCTION |
| EX. MINOR CONTOUR | |
| EX. MAJOR CONTOUR | |
| EX. FENCE | |
| EX. DITCH/STREAM LINE | |
| EX. WETLANDS | |
| EX. TREE | |
| EX. HYDRANT | EX. WATER VALVE |
| EX. WATER DEVICE | EX. ELECTRIC METER |
| EX. UTILITY POLE | EX. GUY WIRE |
| EX. LIGHT POLE | EX. ELECTRIC DEVICE |
| EX. UTILITY DEVICE | EX. GAS DEVICE |
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| EX. SAN MH | EX. A/C UNIT |
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| PROP. FDC | |

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SCOTT R. BICKLEY
E-71470
REGISTERED PROFESSIONAL ENGINEER

Scott R. Bickley, PE
Ohio Professional Engineer
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THE WALLHOUSE INN - HUDSON

Hudson, OH
Site Plan Dimensions
SHEET:
6 of 19