

Application to the Hudson City Council

**DOWNTOWN HUDSON
DESIGNATED OUTDOOR REFRESHMENT AREA
FIVE YEAR REVIEW**



ORC 4301.82

The Office of the City Manager of Hudson Ohio respectfully submits the following application to the Hudson City Council to approve and enact the Downtown Hudson Designated Outdoor Refreshment Area, in accordance with ORC 4301.82

Submitted June 10, 2025

By: _____

Thomas Sheridan, City Manager

Introduction

On June 7, 2020, Hudson City Council formally adopted Resolution 20-69 creating a Designated Outdoor Refreshment Area (DORA) in accordance with Ohio Revised Code (ORC) 4301.82. The DORA allows restaurant patrons to legally walk through an established contiguous area with an alcoholic beverage served by a properly licensed facility. The boundaries of the DORA include 32.5 acres with 11 qualified permit holders. Within the original application, the City identified the following areas to ensure public health and safety:

- Law Enforcement Duties
- Fire/EMS Responsibilities
- Required Cups
- Special Event Requirements
- Outdoor Dining and/or Events on Properties in the DORA
- Signage
- Sanitation
- Hours of Operation

In addition to components of public health and safety, the specific boundaries of the area, including street addresses and nature of the businesses within the DORA were also identified.

As a requirement of ORC 4301.82, five years after the date of creation of an outdoor refreshment area, the legislative authority of the municipality that created the DORA shall review the operation of the area, by ordinance or resolution, and either approve the continued operation of the area or dissolve it. Prior to adopting the ordinance or resolution, the legislative authority shall give notice of its proposed action by publication in one newspaper of general circulation of the municipal corporation as provided in section 7.16 of the Revised Code. A five-year review shall be conducted in the same manner as (I)(1) of this section.

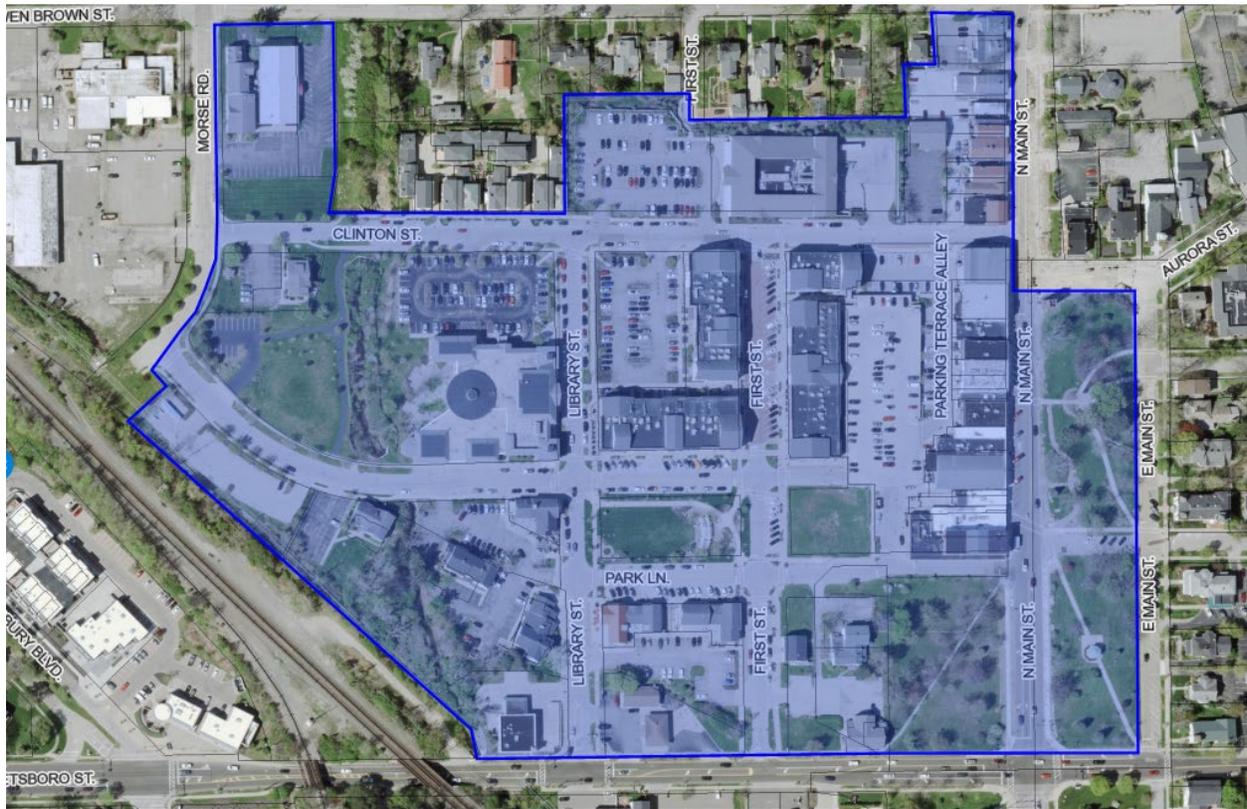
This application provides review of the originally established DORA and any recommendations or changes for continued operation to be reviewed by City Council.

DORA Five-Year Review Timeline per ORC 4301.82 requirements

June 10, 2025	City Council Workshop Discussion for Introduction to Five Year Review of the DORA
June 17, 2025	City Council First Reading
June 22, 2025 June 29, 2025	Public notice of the <u>application and Public Hearing</u> was advertised on two consecutive weeks in the Hudson Hub Times (see attachment)
July 8, 2025	City Council Second Reading and Public Hearing
July 22, 2025	City Council Workshop Session to further review the application and testimony received at Public Hearing
July 27, 2025 August 3, 2025	Public notice of the <u>proposed action</u> was advertised on two consecutive weeks in the Hudson Hub Times (see attachment)
August 5, 2025	City Council Third reading and possible action (action must occur between 30-60 days from the June 22 initial publication of notice)

Section 1: Boundaries of the Proposed Outdoor Refreshment Area

The 2020 DORA boundaries were established in accordance with Ohio Revised Code (ORC) 4301.82 (B)(1)(b) stating a maximum area must not exceed one hundred fifty contiguous acres if the municipal corporation or township has a population of thirty-five thousand or less. The reported 2010 decennial census of 22,262 was used for this calculation with a 31.8-acre boundary. In accordance with ORC 4301.82(F)(1)(a), the boundaries of the DORA are depicted in blue below.



Since the DORA’s conception, ORC Chapter 4301 was updated on March 23, 2022 to allow municipalities with a population of less than fifty thousand up to three hundred twenty contiguous acres and three outdoor refreshment areas with at least two qualified permit holders. The 2020 Census data for Hudson, Ohio increased to 23,111.

Following discussion with Hudson Police and Fire Departments, staff recommends maintenance of the current DORA boundaries without expansion with the following considerations:

- ***Expansion of DORA would require additional pedestrian crossings over major roadways/intersections at St. Rte. 303/Streetsboro Street; and***

- *The current DORA has well defined boundaries and is easily managed by public safety officials without major incidents.*

***Street Boundaries for the DORA are as follows:**

Summit County

City of Hudson

Hudson Designated Outdoor Refreshment Area

Street Name	Range	Even/Odd
North Main Street	36 -238	Even
First Street	48-111	Even and Odd
Library Street	56-96	Even and Odd
Village Way	35-107	Even and Odd
Clinton Street	7-48	Even and Odd
Park Lane	34-48	Even and Odd
W Streetsboro Street	17-69	Odd
Owen Brown Street	80-86	Even

**Reviewed January 2, 2025*

Section 2: Nature and Types of Establishments

In accordance with ORC 4301.82(B)(2) the following establishments are located within the DORA. The types of establishments within the DORA are primarily businesses in retail, dining and service industries.

Address	Business name	Industry/type
238 N. Main Street	WCGOTTS Design Showroom	Retail/Office
234 N. Main Street	Sal’s Barber Shop	Service
230 N. Main Street	<i>Vacant</i>	Retail/Service
220 N. Main Street, Main Flr	<i>Vacant</i>	Retail/Office/Service
220 N. Main Street, Upper	<i>Vacant</i>	Office
220 N. Main Street, Lower	<i>Vacant</i>	Retail/Office/Service
214 N. Main Street	Lucia’s The Salon on Main	Service
204 N. Main Street	Learned Owl Book Shop	Retail
200 N. Main Street	<i>Vacant</i>	Restaurant
190 N. Main Street	Couture Amore and Lily Tea House	Retail/Restaurant
184 N. Main Street, Main Flr	Dave’s Cosmic Subs	Restaurant
178 N. Main Street, 2 nd Floor		
178 N. Main Street, Main Flr	Hudson Oriental Rugs	Retail
164 N. Main Street	Open Door Coffee Company	Restaurant
160 N. Main Street	Hudson Fine Art & Framing	Retail
150 N. Main Street	Favorite Sister	Retail
148 N. Main Street	Keller Williams Chervenik Realty	Office
144 N. Main Street	Western Reserve Music	Retail
140 N. Main Street	Downtown 140	Restaurant
140 N. Main Street	Vignettes	Retail
138 N. Main Street	NB Engineers	Service
134 N. Main Street	<i>Vacant</i>	Retail
134 N. Main Street	<i>Vacant</i>	Retail
126 N. Main Street	U.S. Bank	Service
122 N. Main Street	Howard Hanna Hudson	Office
116 N. Main Street	Jewelry Art	Retail
112 N. Main Street	Vertical Runner	Retail
100 N. Main Street	Riley’s Cleaners	Retail
98 N. Main Street	The Farmers Rail	Retail
88 N. Main Street	Kepner’s Restaurant	Restaurant
80 N. Main Street	Hudson’s Restaurant	Restaurant
72 N. Main Street	Sister Nails	Service
72 N. Main Street	Prescott Brothers Hair Cutting	Service
72 N. Main Street	Point Zero Acupuncture	Office
72 N. Main Street	Metropolis Popcorn	Retail
34 Park Lane	Restore Cold Pressed	Restaurant
36 Park Lane	Barrio	Restaurant
44 Park Lane	Aladdin’s Eatery	Restaurant

Address	Business Name	Industry/ Type
46 Park Lane	Ming's Bubble Tea	Restaurant
48 Park Lane	Cold Stone Creamery	Restaurant
53 First Street	Peg's Foundation	Service
81 First Street	LOFT	Retail
82 First Street	Talbots	Retail
87 First Street	JoS. A Bank Clothiers	Retail
89 First Street #201	Ohio Personal Trainers	Service
89 First Street #202	Thrive Whole Health	Service
89 First Street #203	Snip-Its	Service
89 First Street #204	First Federal of Lakewood	Office
89 First Street #205	Foundation Title & Escrow Midwest	Office
89 First Street #207	Yoga Lounge & Barre	Service
89 First Street #209	Smiles by White	Service
89 First Street #212	Stratos Wealth Partners	Office
92 First Street	Chico's	Retail
93 First Street	Mainstream Boutique	Retail
94 First Street	The Spice & Tea Exchange of Hudson	Retail
95 First Street	MOD. Matter of Design	Retail/Service
96 First Street #320	Francesca's	Retail
99 First Street	<i>Vacant</i>	Service
102 First Street #201	ON Partners	Office
102 First Street #206	Western Reserve Capital Management	Office
103 First Street	Stretchlab Hudson	Service
106 First Street	D'Agnese's Tomato Grill	Restaurant
110 First Street	DO Summers	Service
111 First Street	Salon One Eleven	Service
111 First Street #201	NEOSkin Center Medical Spa	Service
112 First Street	J Jill	Retail
7 Clinton Street	Off Mainstreet Salon	Service
12 Clinton Street	The Greenhouse Florist	Retail
16 Clinton Street	Stir Studio Kitchen	Service/Restaurant
19 Clinton Street	Heinen's	Retail
44 Clinton Street	Carriage Insurance and Carriage Group Realty	Office
44 Clinton Street	Laura Yeager Smith Home Design	Office
41 Village Way	Gracylane	Retail
43 Village Way #201	UBS Financial Services	Office
43 Village Way #209	Fairmount Properties	Office
43 Village Way #210	Kurtz Graphics	Office
45 Village Way	White House Black Market	Retail
49 Village Way	FlipSide- Porta Rossa	Restaurant
60 Village Way	3 Palms	Restaurant
72 Village Way	Mosaic eMarketing	Office
72 Village Way	Acropolis Health LLC	Office

Address	Business Name	Industry/Type
72 Village Way	Hairboss University	Service
84 Village Way	Edward Jones	Office
84 Village Way	Maistros Legal Services, Inc.	Service
86 Owen Brown Street	Farinacci's Pizza	Restaurant
86 Owen Brown Street	Hudson School of Music	Service
17 West Streetsboro Street	Salon Elevate	Service
45 West Streetsboro Street	Shell Global	Service
69 West Streetsboro Street	Citizens Bank	Service
56 Library Street #103	Salon Hudson Suites	Service
56 Library Street #102	Hudson Nutrition	Service
96 Library Street	Hudson Library & Historical Society	Service

Section 3: List of qualified permit holders

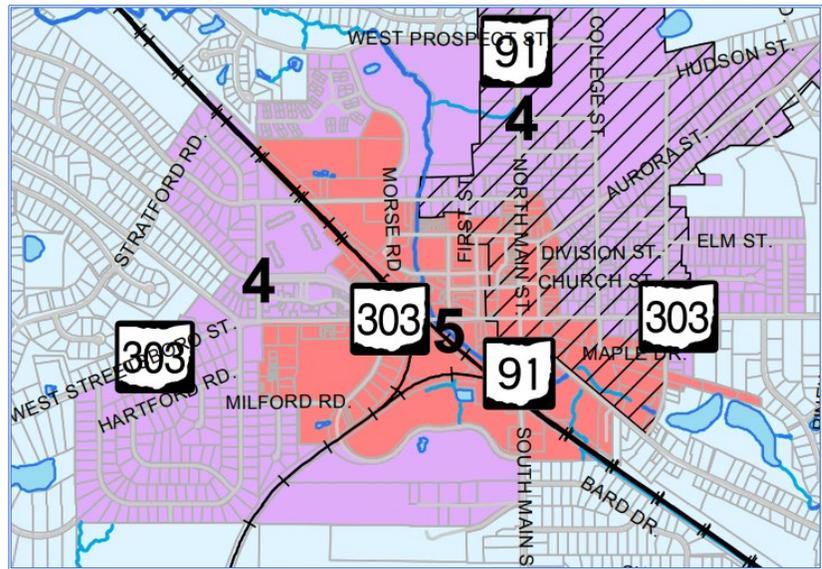
The qualified permit holders below were identified within the DORA as of December 19, 2024.

Business Name	DBA	Business Address	Permit Type(s)	Permit #
3 Foodies LLC	Hudsons Restaurant	80 N. Main Street	D5/D6	8916901
49 Village Way LLC		49 Village Way West	D51/D6	2831292
Aladdins Eatery of Hudson	Aladdins Eatery	44 Park Lane	D1/D2/D6	0092758
Chester Malone LLC	Downtown 140	140 North Main Street	D1/D2/D3/D6	1421158
HUD FARR LLC	Farinacci Pizza	86 Owen Brown Street	D1/D2	4044920
Farmers Rail Hudson LLC		98 North Main Street	D1/D2/D3/D6	4548709
Sixty Village Way LLC	Three Palms	60 Village Way	D5/D6	8199979
Keps Tavern LLC	Kepners Restaurant	88 North Main Street	D1/D2/D3/D3A/D6	4610547
KVD Hudson LLC	Barrio	36 Park Lane	D5/D6	4977281
Heinen's Inc.	Heinen's of Hudson	19 Clinton St	D1/D2/D6	37269590140
Tomato Grill LLC	D'agneses Tomato Grill	106 First Street	D1/D2/D3/D6	8974612
True North Energy LLC	True North 121	45 W Streetsboro Road	C1/C2/D6	90739950285

Section 4: Evidence that the uses of land within the proposed outdoor refreshment area are in accord with the master zoning plan or map of the municipal corporation

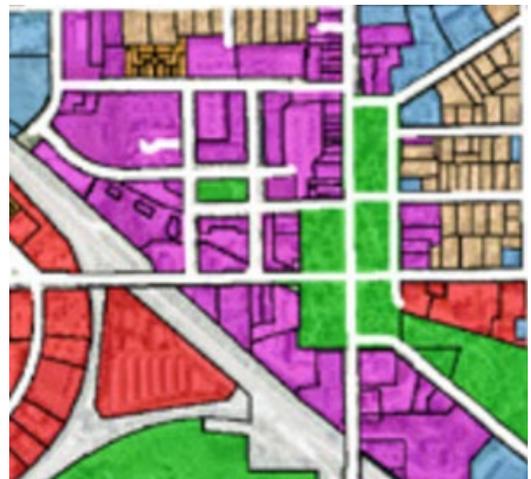
The uses of the land within the DORA are in accord with the City of Hudson Zoning Map and the 2024 Comprehensive Plan.

City of Hudson Zoning Map: The DORA Boundary is located within Zoning District 5: Village Core District. The district is intended to preserve and protect the Village Core, which is the historical and commercial center of the City of Hudson. Establishment of the DORA is consistent with and will not conflict with the current zoning.



2024 Comprehensive Plan:

The implementation chapter of the 2024 Comprehensive Plan established Objective 1.4.1, which states, “Expand the DORA (Designated Outdoor Refreshment Area) boundary to include additional downtown properties within the state allowances.” On the Future Land Use Map, the DORA falls within the ‘Downtown’ district that is shown in purple on the map. The green areas are City-owned public green spaces near the center of the Downtown district. ‘Downtown’ is described as an area for compact and pedestrian-scale retail, services, mixed-use, and public uses. Expansion of the DORA is explicitly supported by the current Comprehensive Plan and aligns with the future land use map.



Section 5: Ensuring public health and safety within the DORA

In accordance with ORC 4301.82(F)(1), the requirements for ensuring public health and safety have been outlined and reviewed below.

Law Enforcement Duties:

The City of Hudson Police provides Law Enforcement services within the DORA. The main police station is located within 0.4 mile from the district boundary. The on-duty supervisor ensures that appropriate attention is provided to the DORA during hours of operation and Temporary Special Events. Hudson Police Department has been able to meet the needs of the DORA with adequate staffing over the past five years. Events attracting large crowds at times have required additional patrol or assigned officers within the DORA. The use of foot patrol, bicycle patrol, as well as special operations bureau has been considered as alternate methods of patrolling the DORA.

As an added precaution, Hudson Police Department was included within the Temporary Special Events workflow to determine if events attracting large crowds require additional police coverage.

The Police Chief reported in December 2024 there have not been any incidents in Downtown Hudson related to the DORA and recommends no operational changes for the police department with continued operation. The existing DORA footprint can be maintained with current staff through safety services.

Fire/EMS Responsibilities:

The City of Hudson provides fire, rescue, and EMS services within the DORA. The primary fire/Ems station is located 0.4 miles from the district boundary. Hudson Fire and EMS have been able to provide services to adequately meet the needs of the DORA District on a daily basis.

For special events within the DORA drawing large attendance, the Fire/EMS Chief may stage additional personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

The Fire Chief reported in December 2024 there have not been any incidents in Downtown Hudson related to the DORA and recommends no operational changes for fire/EMS with continued operation.

Required Cups:

To ensure only permitted establishments within the DORA sell alcohol to patrons, beverages must be served in compostable or recycled plastic material cups with a uniform Hudson DORA label. No other containers shall be permitted.

Special Events:

The City of Hudson requires that each special event receive a permit with review by applicable city departments. Event organizers may be required to pay for special duty officers or overtime for public service or safety workers, if determined by the City of Hudson, to ensure adequate health and public safety requirements. The City of Hudson special event rules, procedures, and regulations remain in effect within the DORA District.

Outdoor dining and/or events on property within the DORA:

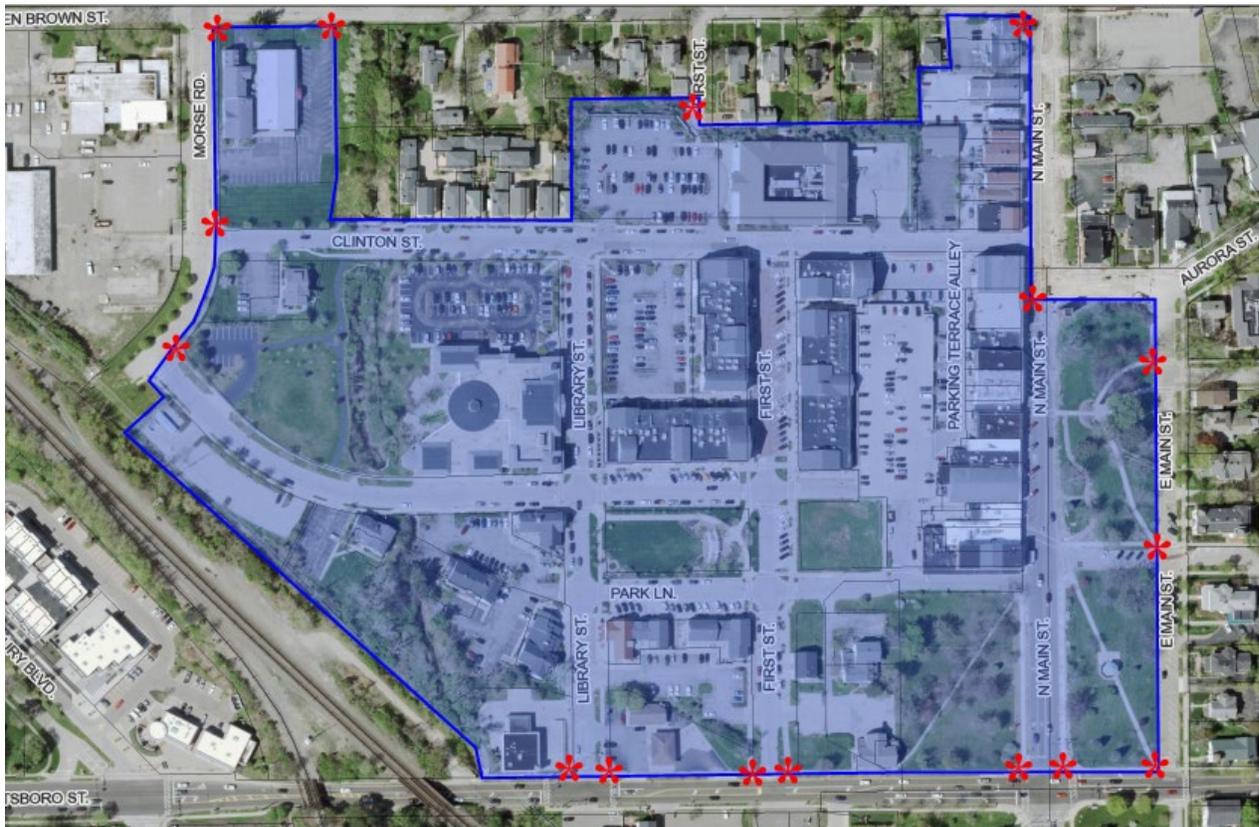
Permit holders that sell alcoholic beverages as part of an outdoor dining area in City of Hudson's Right of Way (adjacent to the establishment), must obtain a license agreement from the City of Hudson. The permit holder may not sell alcohol outside their permit area. These policies require the license holder to submit a physical layout of the tables, chairs, and other facilities. The license and permit review ensure their will be adequate pedestrian pathways and ingress/egress for emergency services. Failure to comply with the agreement can result in revocation.

Restaurants without a liquor permit and any other establishment within the DORA may allow patrons with DORA cups to enter their establishment if permitted by the owner.

Signage:

The City of Hudson has 16 boundary signs installed throughout the DORA as indicated on the map below. Patron use will be monitored on an ongoing basis with additional signage installed where needed. Portable signage may be used as needed for special events.

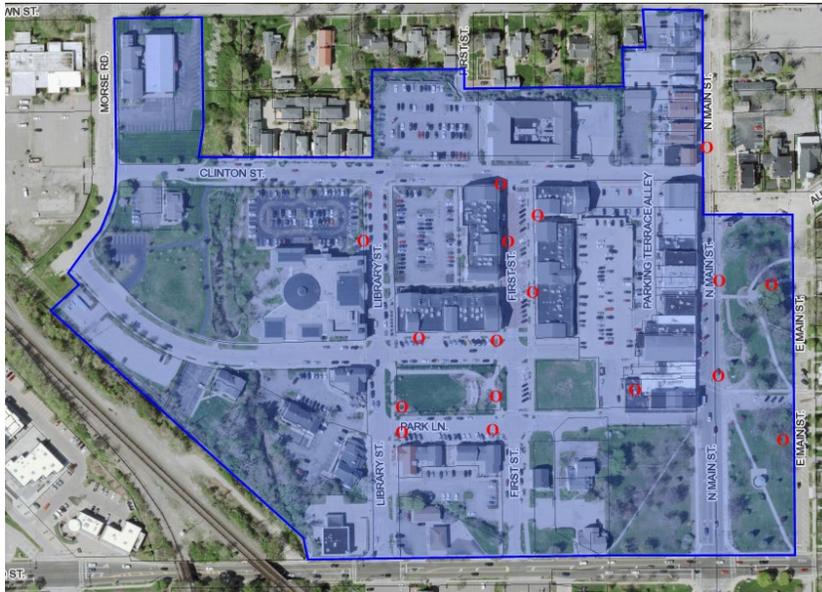
Sign locations were reviewed in December 2024 and public works recommends no changes in the five-year review.



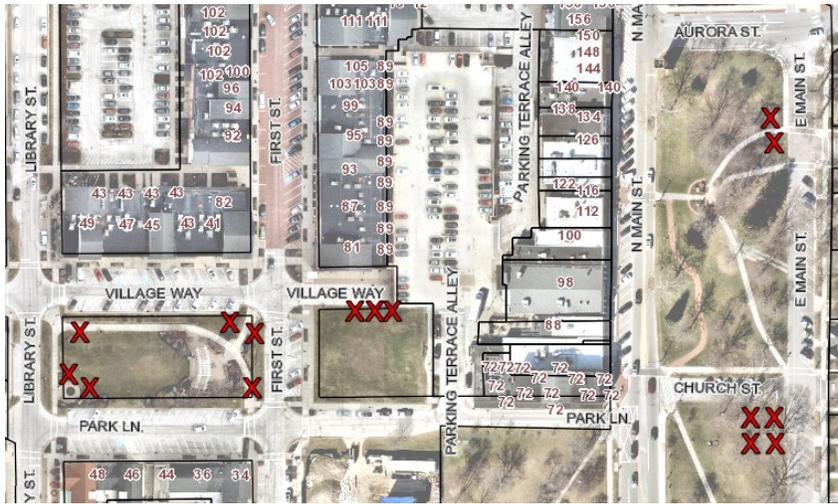
Sanitation Plan:

There are 17 permanent waste and recycling containers located within the DORA. To meet the sanitation demand of the DORA since 2020, an additional 15 trash receptacles were added. From Memorial Day through Labor Day, all receptacles are emptied Monday, Wednesday, and Friday. Depending on special events, an additional Saturday night or Sunday morning clean-up is added. Services are provided by City staff, AA Sanitation, and the contracted landscaping company. Outside of special event season, trash is only removed on Monday.

2020 Map



Additional Locations Since 2020



Section 6: Hours of Operation

Since the establishment of the DORA, hours of operation were updated by Resolution 20-100 and Resolution 20-169 to extend hours. In accordance with ORC 4301.82(f)(1)(c) the hours of operation are recommended to continue as:

- Monday – 12:00 pm to 10:00 pm
- Tuesday – 12:00 pm to 10:00 pm
- Wednesday – 12:00 pm to 10:00 pm
- Thursday – 12:00 pm to 10:00 pm
- Friday – 12:00 pm to 10:00 pm
- Saturday – 10:00 am to 10:00 pm
- Sunday – 10:00 am to 10:00 pm