



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

**PLANNING COMMISSION
CASE NO. 2018-4922**

**PHASE II SITE PLAN APPROVAL FOR NEW HUDSON MIDDLE SCHOOL
BUILDING AND IMPROVEMENTS
77 N. OVIATT STREET, DISTRICT 3**

DECISION

Based on the evidence and representations to the Commission by the applicant, John P. Peterson, Architect, GPD Group, and City Staff at a Special Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on November 26, 2018, the Planning Commission approved the application for Phase II Site Review for the New Hudson Middle School Building and Improvement for the Hudson Middle Schools at 77 N. Oviatt Street per Case No. 2018-4922 submitted September 10, 2018 with the following conditions:


1. The comments of Fire Marshal, Shawn Kasson must be addressed per his submitted memorandum, dated September 20, 2018.
2. The comments of Assistant City Engineer, Nathan Wonsick, P.E., must be addressed per the October 22, 2018 correspondence.
3. Relocate the through pathway connecting Oviatt Street and North Hayden Parkway to follow the south side of the Middle School drive.
4. Extend the multipurpose path on the south side of Lavelli Field eastward to North Hayden Parkway as part of the current improvements.
5. Revise the landscaping plan to address the following:
 - a. Reduce the number of bushes and ornamental plantings and increase the number of evergreen plantings to provide a denser buffer.
 - b. Incorporate bufferyard plantings west of the bioretention to the north of the Oviatt Street entrance drive.
6. Submit a post-construction traffic study to verify the actual levels of service (LOS) at the roadway and intersections studied in the traffic report dated October 2018 in the first October after the final building is constructed and all classroom shifts are finalized. The post-construction study shall compare the pre-developed roadway and intersection LOS to verify compliance with Hudson Land Development Code Chapter 1207.11 – Adequate Public Facilities. Per the Hudson LDC, any roadways or intersections with a pre-developed LOS C shall remain at or above LOS C after all construction. Any roadways or intersections with a pre-developed LOS D or below, shall maintain or improve the pre-developed LOS after construction. The property owner shall pay for any improvements to any roadways or intersections that are required to meet the LOS requirements as a result of the HCSD Central Campus improvements as documented in

the post-construction traffic study.

7. 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.
8. 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.
9. The applicant shall provide per year phasing plan to document the parking and traffic circulation subject to review and approval by staff.
10. City and Schools to monitor traffic levels during the construction phases. Hudson City Schools to provide adequate traffic control methods as requested by the city.
11. Incorporate a crosswalk at the north side of the roundabout and provide an appropriate crosswalk from the staff parking lot to the entrance of Malson Field.
12. Applicant to submit a plan for the 1927 Building at 77 N. Oviatt Street documenting how the remaining part of the building will be stabilized after the partial demolition including building façade, utilities, and fire access.

Dated: November 26, 2018

CITY OF HUDSON
PLANNING COMMISSION


Robert Kagler, Chair