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June 02, 2026

City of Hudson Planning Department
1140 Terex Rd. Hudson, Ohio

RE: Proposed Dental Office
Dr. Caruso
1465 Norton Ave. Hudson, Ohio
Parcel Nos. (30-10362) (Zoned: 9-Darrowville Rd. Commercial Corridor)

To Whom It May Concern,

The proposed development at 1465 Norton Avenue consists of the redevelopment of approximately 2.134 acres located within the Darrowville Road Commercial Corridor zoning district in Hudson, Ohio. The project proposes the construction of a new dental office facility accompanied by a future tenant parcel.

The existing structure currently located on Parcel No. 30-10362 will be demolished to accommodate the proposed site improvements, parking areas, landscaping, storm water infrastructure, and associated vehicular circulation. The redevelopment is intended to modernize the property, improve site functionality, and provide enhanced commercial services within the corridor.

The proposed dental office will serve as the primary use on the site and is anticipated to include patient treatment areas, administrative offices, and supporting operational spaces.

Adjacent parcels surrounding the subject property consist primarily of commercial and residential properties with varying building types and intensities.

Existing neighboring parcels include the following:

Adjacent Direction	Parcel Number	Existing Land Use	Approx. Acreage	Existing Building Description
North	30-10361	Commercial	1.69 Acres	Recreational
North/East	30-09888	Commercial	1.50 Acres	Two-story office structure
South	5613404	Commercial (Stow)	1.28 Acres	N/A
East	30-09885	Commercial	1.76 Acres	N/A
West	30-00491	Residential	1.34 Acres	Residential

The surrounding development pattern is characterized by commercial corridor uses including retail, office, restaurant, and service-oriented establishments. The proposed redevelopment is intended to remain compatible with the established land use pattern while contributing investment and updated architectural character to the corridor.

Site access, parking, landscaping, lighting, and utility improvements will be designed in accordance with applicable City of Hudson development standards and zoning requirements. The project will be constructed as a single-phase development, with construction anticipated to commence on August 1, 2026 and reach substantial completion by April 1, 2027.

This project is expected to provide an orderly and cohesive redevelopment that supports continued commercial growth along Norton Avenue and the Darrowville Road Commercial Corridor.

Sincerely,

LS Architects

A handwritten signature in black ink, appearing to read 'LS' followed by a stylized flourish.

Leon S. Sampat, Architect (Agent)