

Meeting Date:
November 9, 2020

Location:
5698 Hudson Drive

Parcel Number
3002013

Request:
Conditional Use Request for
Self-Storage Facility

Applicant:
Bruce Robinson,
BL Robinson Engineering

Property Owner:
Salemi/Redi Wash Family Ltd
Partnership

Zoning:
D8-Industrial/Business Park

Case Manager:
Greg Hannan

Staff Recommendation
Approval subject to conditions
on page four.

Contents

- Site Plan
- Wetland Delineation
- Asst. City Engineer review dated November 2, 2020
- Fire Marshal Letter dated October 20, 2020



Existing Conditions, City of Hudson GIS

Project Background:

The existing property at 5698 Hudson Drive contains 2.56 acres. The site is currently developed with an unoccupied residential structure (planned for demolition). The application proposes a self-storage facility at the site. All storage units are proposed to be accessed for interior corridors within the three proposed buildings. Additionally, the site is proposed with 18 parking stalls and site access from Hudson Drive. Pending consideration of the conditional use request, the applicant would proceed to apply to the Board of Zoning and Building Appeals (BZBA) for the noted variances and return to the Planning Commission with a site plan application.

Adjacent Development:

The site is located at the southwest corner of Terex Road and Hudson Drive. Hudson City Hall is located to the west, a vacant parcel is abutting to the south, Summa Health complex is to the east, and single family residential is to the north across Terex Road. The existing site and all abutting parcels are located within Zoning D8 Industrial/Business Park.

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2020-907	November 9, 2020

District Standards (Section 1205)

Property Standards District 8 requires a 50 ft front yard setback from buildings to both street rights of way. The applicant has proposed a 42 ft front yard setback to Terex Road. The setback would need to be revised prior to a site plan submittal or a variance requested by the BZBA.

Use Standards (Section 1206)

Self storage facilities are permitted within District 8 as a conditional use per the following category:
 Commercial operations that involve operation, parking, and maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, including self storage.

The application is subject to compliance with the general conditional use standards of Section 1206.02:

- (1) The use is consistent with the policies and intent of the Comprehensive Plan.
Comment: The Comprehensive Plan *Land Use Map* depicts the parcel as office space. The *Commercial and Employment areas Framework Plan* depicts an expansion area for future conversion to employment uses once existing industrial areas are occupied. While the proposed storage facility is not an appreciable employment generator, the conversion of this acreage from a non-conforming residential development to an allowed commercial use is in general conformance.
- (2) The use is physically and operationally compatible with the surrounding neighborhood.
Comment: Acceptable
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code.
Comment: Acceptable - The architectural design would be reviewed by the Industrial Design Subcommittee as part of a site plan application.
- (4) Access points are located as far as possible from intersections and adequate sight distances are maintained.
Comment: Acceptable - The curb cut is depicted on Hudson Drive near the Hudson Drive – Terex Road intersection; however, is appropriate to reduce curb cuts on the Terex Road Truck route. Traffic analysis would be part of the detailed review by the Engineering Department as part of a site plan application.
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.
Comment: Acceptable
- (6) The use will be adequately served by public facilities and services
Comment: Acceptable. Staff understands this use will not require public water or sanitary utilities. The applicant will need to verify such as part of the site plan application. Staff notes public water is available along the north side of Terex Road. County Sewer would have to be extended approximately 300’ to serve the site.
- (7) The use provides adequate off-street parking on the same property as the use.
Comment: The applicant should submit information with the site plan application documenting the proposed 18 spaces is adequate to meet the anticipated need.

(8) The use will be screened with fencing and/or landscaping in excess of what is required in of this Code if the use may otherwise result in an adverse impact.

Comment: Due to the proximity of residential use to south staff recommends Bufferyard C (25 ft) be incorporated to the south and along the two street frontages. This enhanced buffering will also meet applicable standards for perimeter parking and front yard landscaping requirements of Section 1207 and comply with the requirements of Industrial Design Guidelines.

(9) The use is proposed at a density consistent with that of the existing neighborhood.

Comment: Not applicable

In addition to the general conditional use standard above, the proposed is subject to the following use specific conditions of section 1206.02(c)

(6) All vehicle maintenance or repairs shall be wholly conducted within an enclosed structure.

Comment: Acceptable

(8) Bulk storage in excess of 1,000 gallons of flammable liquids or in excess of 125 cubic feet of flammable gases shall be underground. A disaster/spill plan shall be completed and shall remain on file with the Fire and Police Departments.

Comment: Not applicable

(10) Adequate vehicle turning areas shall be provided on the site so that vehicles and equipment can be maneuvered on site without interrupting traffic flow or blocking public streets

Comment: Acceptable

(16) The use or building housing such use shall be located a minimum of 500 feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of 1,000 feet away from the lot line of any residential use.

Comment: The adjacent residential developments at 5730 Hudson Drive and 5666 Hudson drive are both located approximately 175 feet from the subject property. Staff notes the proposed interior accessed storage units of the proposed use are significantly less intensive than the other uses described within this category such as transfer station and storage of flammable liquids. A variance to this setback would be required from the BZBA prior to the receipt of a site plan application. The recommended Bufferyard C above can address potential impacts to the residential uses.

(17) All property lines that adjoin a residential use or district shall be screened with a bufferyard that is equivalent or exceeds screening provided by Bufferyard E as defined in Section [1207.04](#).

Comment: The proposed use does not adjoin a residential use. Confirmation of no exterior access to the south and enhanced landscaping requirements would mitigate potential impacts.

(19) Special conditions for outdoor activity and storage areas.

A. Outdoor operations or activities shall not include the storage or accumulation of waste products, including tires, waste oils, grease, or other flammable, toxic, or hazardous materials.

B. The manner of outdoor operations or activities shall facilitate access for firefighting, shall prevent hazards from fire or explosion, and shall prevent accumulation of stagnant water.

Comment: Acceptable

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City Departments:

- Engineering** Assistant City Engineer Nate Wonsick has submitted a review letter dated November 2, 2020. Mr. Wonsick notes the site plan submittal will require a trip generation report and submittal of storm water calculations.

- Fire Department** Fire Marshal Shawn Kasson has submitted a review dated October 20, 2020 and noted no comments as part of the conditional use consideration.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action

The PC shall consider the development application, the staff report, and then take final action. 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.

Recommendation

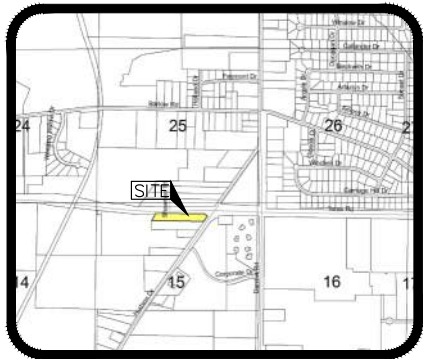
Approve the application for the Conditional Use request for a proposed self storage facility limited to units being access from interior corridors only at 5698 Hudson Drive per Case 2020-907, according to site plan dated October 8, 2020 subject to the following conditions:

1. Subject to a variance being granted by the Board of Zoning and Building Appeals for the 500 foot setback required to the lot line of a residential use per Section 1206.039(c)(16).

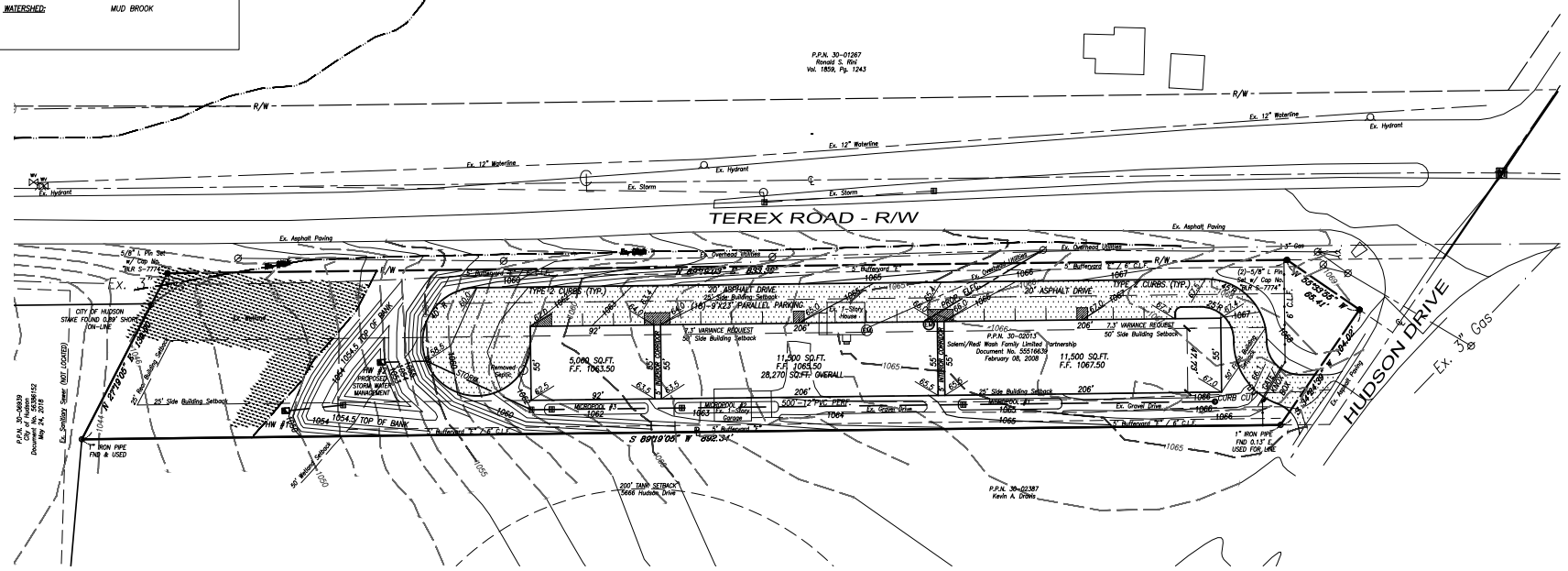
2. Subject to Bufferyard C being incorporated along both street frontages and to the south side yard to provide additional screening to nearby residential uses.

SITE DATA	
SITE AREA:	P.P.N. 30-02013 2,609.8 ACRES
BUILDING AREA:	28,270 SQ. FT. BUILDINGS (GROSS) 23,369 SQ. FT. PAVEMENT 45.4% IMPERVIOUSNESS < 75% ALLOW.
SURVEY DATA:	PART OF LOT 15 HUDSON TWP. DOCUMENT # 55516639 SUMMIT CO.
BASIS OF BEARING:	NAD 83 - 2011 COR/ARS ADJUSTMENT ELEVATIONS ARE NAVD 88
UTILITIES:	SEWER: AVAILABLE WATER: AVAILABLE STORM: ON SITE DETENTION
USE DISTRICT:	DISTRICT 8: INDUSTRIAL BUSINESS DISTRICT
BUILDING SETBACKS:	FRONT YARD 50' REAR YARD 25' SIDE YARD 25'
PARKING SETBACK:	25'
NUMBER OF PARKING SPACES:	(18) - 9' X 23' PARALLEL NO DUMPSTER
WATERSHED:	MUD BROOK

LEGEND	
MONUMENT BOX	5/8" IRON PIN SET
IRON PIN OR PIPE	UTILITY POLE
RAILROAD SPIKE FOUND	LIGHT POLE
STORM MANHOLE	HYDRANT
CATCH BASIN	ELECTRIC BOX
SANITARY MANHOLE	TELEPHONE BOX
CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
GAS LINE	
UTILITY LINES	
STORM SEWER	
SANITARY SEWER	
WATER LINE	
ELECTRIC LINES	
REC. MEAS. OBS. ENGR. CLR. ADJ. CNTY.	VOL. PAGE C.L.F. CONN. S.F. P.O.B. P.P.O.B.
	VOLUME PAGE CHAIN-LINK FENCE CONNECTION SQUARE FEET PERCUSSIVE FACE OF BEGINNING



VICINITY MAP
SCALE: 1"=1,000'



DRAWN BY:	BLR
CHECKED BY:	BLRES
SCALE:	1"=40'
JOB NO.:	A1905
DATE:	01/28/20
REVISION:	01/28/20 PRELIMINARY ZONING STUDY 09/09/20 PRE-APPLICATION PLAN 10/09/20 PC-CONDITIONAL USE & SITE PLAN REVIEW

Certification valid only with Signature over seal.

B.L. ROBINSON, ENGINEER, STATE OF OHIO, LICENSE NO. 44202
P.O. BOX 687, AURORA, OH 44202
CONTACT: (440) 836-6434 FAX: (440) 836-6435

Salemi - Hudson
5898 Hudson Drive
Hudson, Ohio
PC-Conditional Use and Site Plan Review

2 WORKING DAYS
BEFORE YOU DIG

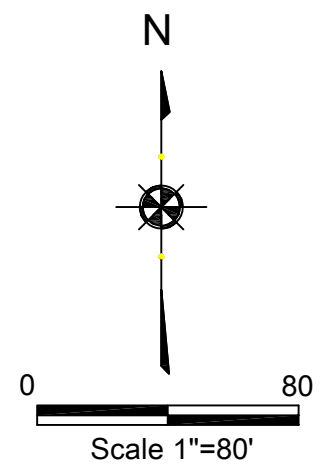
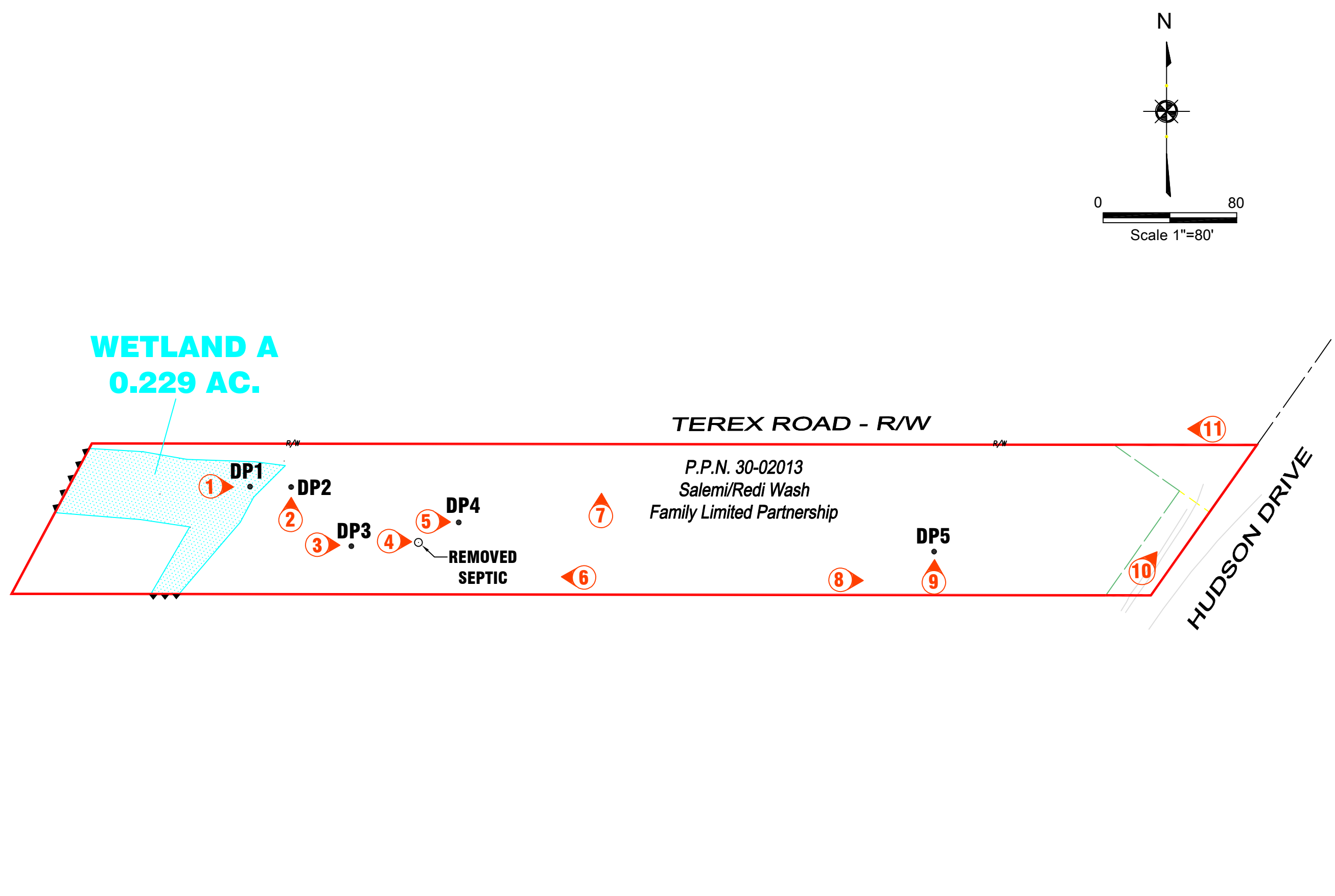
CALL TOLL FREE 800-362-2764
DND UTILITIES PROTECTION SERVICE

SITE PLAN
SCALE: 1"=40'

NORTH

DRAWING NO.
C-1

UTILITY NOTE:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



Date: 8/31/2020
 Scale: Hor. 1"=80'
 Filename: HUDSON-F6
 Computer: _____

FIGURE 6
 FIELD DATA LOCATION MAP
 JOSEPH N. SALEMI, TR.
 CITY OF HUDSON, SUMMIT COUNTY, OHIO

LEGEND

- WETLAND LOCATION
- CONTINUES OFF-SITE
- DATA POINT LOCATION
- PHOTOGRAPH LOCATION



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: November 2, 2020

To: Nick Sugar, Senior Planner, Community Development

From: Nate Wonsick, P.E., Assistant City Engineer

Re: **Self Storage Building – 5698 Hudson Drive
Preliminary Engineering Review - Viewpoint #20-907**

The City of Hudson Engineering Department has reviewed the preliminary plan for the above referenced site. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

Other agency approvals that will be needed prior to the City of Hudson Final Engineering acceptance include:

1. Summit Soil and Water and the Ohio EPA Notice of Intent.
2. Summit County Building Standards shall review the building structures; fire lines; and any retaining walls proposed on the site.
3. US Army Corp. of Engineers for any wetland disturbed areas, if applicable.

Overall Comments:

4. Provide the pre and post impervious surface area on the title sheet per Hudson Engineering Standards Section 1.7.
5. The City of Hudson Engineering Standards will be reviewed as part of the improvement plan submittal of the project design. Note: Section 5 of the Engineering Standards - The storm water runoff and management shall be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for this site. Note the detention pond will require an emergency spillway in accordance with Section 5.
6. A traffic trip generation report shall be provided for this site. Note, a Traffic Impact Study or turn lane warrant analysis may be necessary following the trip generation report. Note that a Traffic Impact Study is needed if trip generation is over 100 the turn lane warrant analysis is needed if trips generation is over 60.
7. A professional engineer with a current Ohio registration shall stamp, sign and date the plans for all applicable engineering work including the storm water management calculations.
8. Add the City of Hudson Engineering Standards General Notes to the plans.
9. Bonds and fees will be identified when more detailed plan is submitted.
10. The City will perform a complete and thorough review when the complete set of improvement plans and reports are submitted to the City at a future date and the City reserves the right to add to these comments as needed.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nate Wonsick". The signature is fluid and cursive, with the first name "Nate" and last name "Wonsick" clearly distinguishable.

Nate Wonsick, P.E.
Assistant City Engineer

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: October 20, 2020
TO: Nick Sugar, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: 5698 Hudson Drive – Self-Storage Buildings

I have reviewed the 10/08/20 revision of the site plan for the proposed self-storage buildings at 5698 Hudson Drive for conditional use approval. Upon review I have no comments regarding the conditional use and find the plans in substantial compliance with the Ohio Fire Code requirements.

Note: The scope of this review is preliminary and limited the conditional use approval. The applicant must submit detailed design plans for review and final approval.

Please contact me with any questions