

Meeting Date:

December 12, 2022

Location:

5698 and 5682
Hudson Dr.

Parcel Number

3002013, 3002387

Request:

Site Plan Application of
an Industrial Business
Park

Applicant:

Matthew Weber, Weber
Engineering Services

Property Owners:

Salemi/Redi Wash Family
Limited (5698 Hudson
Dr.); Kevin Dravis (5682
Hudson Dr.)

Zoning:

D8-Industrial/Business

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to
conditions on page 6.

Contents

- Use letter, 11.14.22
- Site plan/Elevations,
11.22.22
- Wetland Request
Letter, 11.22.22.
- Asst. City Engineer
review dated 12.5.22
- Fire Marshal review
dated 9.6.22



Existing Conditions, Summit County GIS

Project Background:

The 5.6 acre project area is located within Zoning District 8 at the southwest corner of Terex Road and Hudson Drive. The project area is comprised of two existing parcels, both which previously contained nonconforming residential homes that have since been demolished. The proposal would construct an industrial business park consisting of five buildings.

The request was continued from the October 10, 2022 Planning Commission meeting. Multiple revisions have been made to the site plan in addition to the removal of self-storage as a proposed conditional use. These revisions are further described in the staff report analysis.

Adjacent Development:

The property is adjacent to Terex Road to the north; Single-Family Residential and Hudson City Hall to the South; Hudson City Hall to the east; and Summa Health – Hudson Medical Center to the east.

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Use Standards (Section 1206)

The applicant has provided the attached letter outlining the anticipated uses. The examples would be typical of workshop and small industry uses such as a contractor's offices, custom workshops (furniture, restoration), or professional offices. Staff notes self-storage has been removed from the proposal, removing applicable conditional use standards.

As the use would be comprised of multiple industrial uses, it would be classified as an **industrial business park** per the following definition Section 1213.01(47): *"Business park, office or industrial" shall mean a tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial or office uses, with consideration given to overall on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.*

The industrial business park use is a permitted use by right in District 8. Staff notes each potential tenant would be required to obtain a change of use certificate from the City of Hudson prior to occupancy. These permit applications are reviewed administratively by staff, unless a conditional use would be proposed requiring Planning Commission approval. This use category is in existence at two nearby properties on Hudson Dr:



Chapter 1205.11 – District 8 Zoning District Standards

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| <p>☑ Building Setbacks</p> | <p>The proposal site plan is compliant with the following building setback standards:</p> <ul style="list-style-type: none"> • Front Setback (Hudson Drive and Terex Road): 50 feet. Staff notes the site plan has been revised from the October Planning Commission meeting to depict a fully compliant setback from Terex Road. • Side and Rear Setback: 25 feet • Adjacent residential property: 50 ft to buildings, 25 ft materials/vehicles <p>Staff notes a lot consolidation would be required for the two existing parcels prior to the issuance of a zoning certificate.</p> |
| <p>☑ Floor area ratio</p> | <p>The proposed single-story development complies with the 1.0 to 1.0 maximum</p> |
| <p>☑ Parcel Size</p> | <p>The proposed 5.6 acre area complies with the 5.0 acre minimum for industrial parks.</p> |
| <p>☑ Structure Height</p> | <p>The maximum structure height is 50 feet. Staff notes the proposed buildings would vary in height from 32 feet to 38 feet.</p> |
| <p>☑ Vehicular access/ Parking</p> | <p>The proposal complies with applicable standards to reduce curb cuts, parking to the side/rear of buildings, and loading areas to the rear or side of buildings.</p> |
| <p>☑ Pedestrian Amenities</p> | <p>The Land Development Code requires new development to provide a minimum 5ft sidewalk on one side of an abutting public street. An existing sidewalk is located on</p> |

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the east side of Hudson Drive. The proposed site plan would incorporate a sidewalk along the property frontage located on Terex Road to comply with this requirement.

Chapter 1207.18 – Zoning Development and Site Plan Standards for District 6 and 8

- ☒ **Impervious Surface** The proposed 43% impervious surface coverage complies with the 75% maximum

- ☒ **Limits of disturbance and Tree protection** The proposal complied with applicable standards. Staff notes the limits of disturbance do not impact existing wetland areas and the majority of the site contains open lawn with limited tree cover.

- ☒ **Wetland and Stream Protection** The LDC states all buildings, accessory structures, parking areas or lots, and other paved areas shall be setback a minimum distance of 100 feet from the delineated edge of any Category II or III wetlands. The applicant has verified the wetlands located to the rear of the property are Category II. Staff notes a setback is not required from a Category I wetland or that stormwater management wet basins with native plantings are permitted within setbacks.

The site plan has been revised to meet the 100ft wetland setback to the buildings and retaining wall. A stormwater management wet basin is proposed within the 100 ft setback; however, is exempted from the setback requirements per Section 1207.18(b)(E)(2). This basin would be designed to retain water (wet basin) with native plantings incorporated. No delineated wetland areas would be impacted.

☐ **Landscaping**

The following landscaping requirements are applicable:

- Bufferyard E (40ft) is required when adjacent to single family residential
Staff Comment: The proposed landscaping plan depicts a 40ft bufferyard width along the adjacent single-family property to the south; however, individual plantings should be revised to incorporate additional evergreen trees and to distribute the plantings over the full 40ft depth.
- Bufferyard C (15ft) is required where adjacent to office use.
Staff Comment: The proposed landscaping plan only depicts a 10ft bufferyard along the adjacent City Hall property to the south.
- Street trees: Street trees shall be proposed along both frontages in consultation with the City Arborist.
- Terex Road Frontage: The proposed landscaping should be distributed across a larger portion of the setback, closer to the buildings, and revised to incorporate some evergreen trees to soften the presence of the building.
- Interior parking landscaping - the Land Development Code requires 800 square feet of interior parking landscaping.
Staff Comment: Approximately 550 square feet of interior landscaping is depicted. Staff recommends adding center landscape islands to meet this requirement.
- Service Structures and Equipment: The plans should depict any dumpster enclosure as well as any mechanical equipment along the Terex Road frontage with applicable landscaping proposed to establish all season screening.

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□ Parking

Required Off-Street Parking 1207.18(e)(4)

Staff notes the Land Development Code specifies parking requirements for numerous use categories including industrial/manufacturing. The Code requires *one parking space for each employee on the shift with the highest number of employees* for industrial. The total number of employees are not known at this time, therefore, a calculation cannot be determined. The Land Development Code also states the Institute of Transportation Engineers Parking Generation Manual shall be used in establishing minimum off-street parking requirements.

The Parking Generation Manual has a specific classification for industrial parks. The Manual recommends 1.6 spaces per 1,000 GFA (ground floor area). The resulting calculation would require 75 parking spaces. Staff notes the proposed site plan depicts 50 parking spaces. Staff notes the following opportunities to expand off-street parking:

- Additional parking could be incorporated adjacent to Hudson Drive. Staff notes the LDC permits a maximum 25% of the required off-street parking to be located in a building front yard.
- Additional parking could be incorporated along the western retaining wall edge.

Dimensional Requirements 1207.12(k)

The proposed parking area would utilize a one-way drive aisle. The Land Development Code requires each parking space to have *direct and unrestricted access to an aisle of minimum width of 22 ft*. Staff notes the proposed aisle width is 22.59 ft, however, each tenant space would have a 5 ft front stoop, effectively reducing the width. Staff recommends angled parking be utilized as the minimum drive width for angled parking is 18 ft.

☑ Traffic

The applicant has submitted a trip generation analysis for the industrial business park use category. The analyses aligned with previous reports and found the proposed traffic generation would be minimal. Engineering Department has confirmed the level of traffic generation does not require a Traffic Impact Study.

The proposed street access has been reduced to a single location and shifted to the south to maximize the setback from the intersection.

☑ Exterior Lighting

The applicant has submitted a lighting plan in full compliance with Section 1207.14 Exterior Lighting. Staff notes the lighting plan indicates there would be minimal lighting levels at the residential property line to the south.

☑ Building Design

The building designs were reviewed by the Industrial Design Subcommittee at the October 10th Planning Commission meeting. The request was continued to the December 12th meeting in order for the applicant to further study recommendations made by the Subcommittee.

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☐ **Oil/Gas Exploration
And Drilling Uses**

The Land Development Code requires the following setbacks from oil/gas uses:

- No structure suitable for occupancy shall be erected within 100 ft of any unplugged oil and gas well head
- No structure suitable for occupancy shall be erected within 25 ft of a plugged well head
- No structure suitable for occupancy shall be erected within 200 ft of a tank battery

Staff notes an existing tank battery and gas well are located on the adjacent properties to the south. Buildings E and D would be located within the setbacks. The applicant intends to plug the well and remove the tank battery.

The applicant has begun the formal process of obtaining ownership and subsequent permitting. Staff recommends a condition be placed on approval stating, *the applicant shall submit confirmation from the Ohio Department of Natural Resources verifying the oil and gas well has been removed/plugged prior to the issuance of a zoning certificate.*

City Departments:

☒ **Engineering**

Assistant City Engineer David Rapp has submitted a review letter dated 12.5.22. Mr. Rapp has the following general findings:

- Stormwater calculations have been reviewed and found to be acceptable.
- Other agency approval are required including; Summit Soil and Water, Summit County DOSSS, and the EPA.
- An inspection escrow and performance bond would be required prior to issuance of a zoning certificate.

☒ **Fire Department**

Fire Marshal Shawn Kasson has submitted a review letter dated 9.6.22. The following comments remain:

- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards); natural gas meters (if provided), ground-level electric transformers (if provided).
- The trash dumpster(s) exceeding a total capacity of 1.5 cubic yards must be located a minimum 5 feet from the edge of *any* combustible construction (if applicable).

☒ **Hudson Public Power**

Public Works Assistant Superintendent Dave Griffith has reviewed the request and noted power is readily available from the North side of property along Terex Rd. PW will need to work closely with the Developer's design team to ensure the electric infrastructure is available for both the proposed and future buildings.

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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 Site Plan application for Standard Shop Company per Case 2022-931, according to plans received November 22, 2022, subject to the following conditions:

1. A lot consolidation shall be recorded prior to the issuance of a zoning certificate.
2. Each prospective tenant shall obtain a change of use certificate prior to occupancy.
3. The applicant shall submit confirmation from the Ohio Department of Natural Resources verifying the oil and gas well have been removed/plugged prior to the issuance of a zoning certificate
4. The landscaping plan shall be revised as follows and approved by city staff prior to the issuance of a zoning certificate
 - a. Individual plantings shall be depicted along Bufferyard E (40') at the south property line adjacent to the residential use.
 - b. Bufferyard C (15ft) shall be depicted at the south property line adjacent to the City Hall property.
 - c. Street trees shall be proposed along both frontages in consultation with the City Arborist.
 - d. The proposed landscaping along Terex Road shall be distributed across a larger portion of the setback, closer to the buildings, and revised to incorporate evergreen trees to soften the presence of the building.
 - e. Revise the interior parking lot landscaping to incorporate a minimum of 800 square feet.
5. Incorporate 25 additional parking spaces and revise the drive aisle widths to meet the minimum parking standards and dimensional requirements in Section 1207.12.
6. The Planning Commission accepts the final recommendation of the Industrial Design Subcommittee and approve the architectural design of the development. .
7. The comments of Assistant City Engineer David Rapp review shall be addressed per the December 5, 2022 correspondence.
8. The comments of Fire Marshal Shawn Kasson shall be addressed per the September 6, 2022 correspondence.