

OHIO  
**HUDSON**

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

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DATE: June 3, 2015

TO: City of Hudson Planning Commission for June 8, 2015 Meeting

FROM: Greg Hannan, City Planner  
Mark Richardson, Community Development Director

SUBJECT: Conditional Use and Site Plan Review for 5133 Darrow Road  
LifeCenter Plus – Proposed outdoor volleyball courts

ZONING: District 9 – Darrowville Commercial Corridor

PC Case No: 2015-15

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**Project Introduction**

Application has been received for proposed site improvements at 5133 Darrow Road. The project includes the installation of two lighted outdoor sand volleyball courts proposed to the southeast of the outdoor pool entrance. The project consists of the removal of twenty parking spaces, the installation of a 6,000 sq ft sand surface, protective fencing, and exterior lighting. Commercial uses are located to the south and west, single family residential is located to the east, and commercial uses and vacant land to the north.

The following information is attached to this report.

1. Site Plan submittal from LifeCenter Plus received May 4, 2015.
2. Letter from Kayleigh Ferder, LifeCenter Plus Director of Business Development, dated June 1, 2015.
3. Preliminary Comment Letter, prepared by City Planner Greg Hannan, dated May 27, 2015.

**Applicable Zoning District Standards, Section 1205.12**

The existing commercial recreational facility is permitted as a conditional use. The proposed dimensional standards for lot width, lot frontage, and setbacks are acceptable.

**Applicable Use Regulations, Section 1206**

The existing Commercial Recreational Facility is permitted as a conditional use within District 9. Staff finds the project to be in compliance with the general and use specific standards of Section 1206.

**Applicable Zoning Development and Site Plan Standards, Section 1207**

Staff compared the proposal to development and site plan standards. We comment on the following:

**Landscaping/Buffering:** The existing significant landscaping complies with the required Bufferyard D (30 ft. depth) applicable between commercial recreational facilities and single family residential to the south and east.

**Engineering:** The limited scope of construction will not require design review or inspection oversight by the City of Hudson Engineering Department.

**Parking:** Section 1207.12 requires recreational facilities to provide one parking space per three persons at capacity. The applicant has stated the total posted occupancy for the facility including the athletic building, indoor pool, and outdoor pool is 769 persons. This occupancy requires a minimum parking count of 243 spaces. The facility currently contains 322 spaces with a reduction to 302 spaces with the proposed improvements. Additionally, review of the parking ratios for athletic facilities in the Parking Generation Manual (Institute of Transportation Engineers) and statements from the applicant regarding typical parking capacity confirms the proposed parking count is acceptable.

**Exterior Lighting:** Preliminary lighting information has been submitted; however, a photometric layout must be submitted to confirm that lighting level at the property line does not exceed 0.1 footcandles.

**BZBA 2003-009:** LifeCenter Plus was granted a variance for a reduced setback to a residential lot line in association with the outdoor pool application in 2003. The variance approval included the following restrictions: bufferyard landscaping, exterior lighting fully shielded and turned off by 11pm, and no outdoor activities that create noise past 10pm daily. The applicant's submittal confirms compliance with the applicable conditions.

**Findings:**

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below.

**Required PC Action, Chapter 1203.09(g)(3)**

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 LifeCenter Plus Inc. at 5133 Darrow Road per Case No. 2015-15 according to plans received May 4, 2015 as presented.

1. A lighting plan, including a photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207.14.
2. 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.

# OUTDOOR VOLLEYBALL COURTS

C-1: SITE PLAN

C-2: SURVEY PLAN

C-2a: DIMENSIONED SITE + SURVEY PLAN

C-3: CODE LISTING

L-1: LANDSCAPE DEMOLITION + PARKING PLAN

L-2: LANDSCAPE FLOOR PLAN

L-3: LANDSCAPE ELEVATION

S-1: POLE COMPONENT SECTION

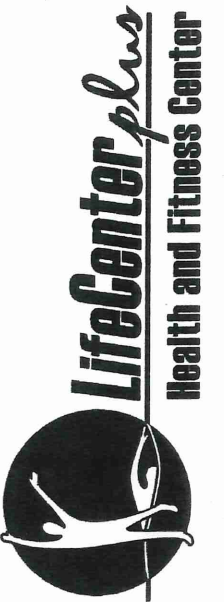
P-1: DRAINAGE PLAN

P-2: DRAINAGE ELEVATION

E-1: LIGHTING PLAN

E-1a: LIGHTING SPECS

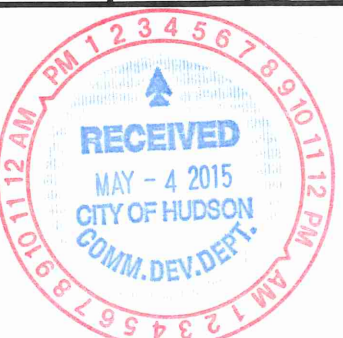
OUTDOOR VOLLEYBALL COURTS



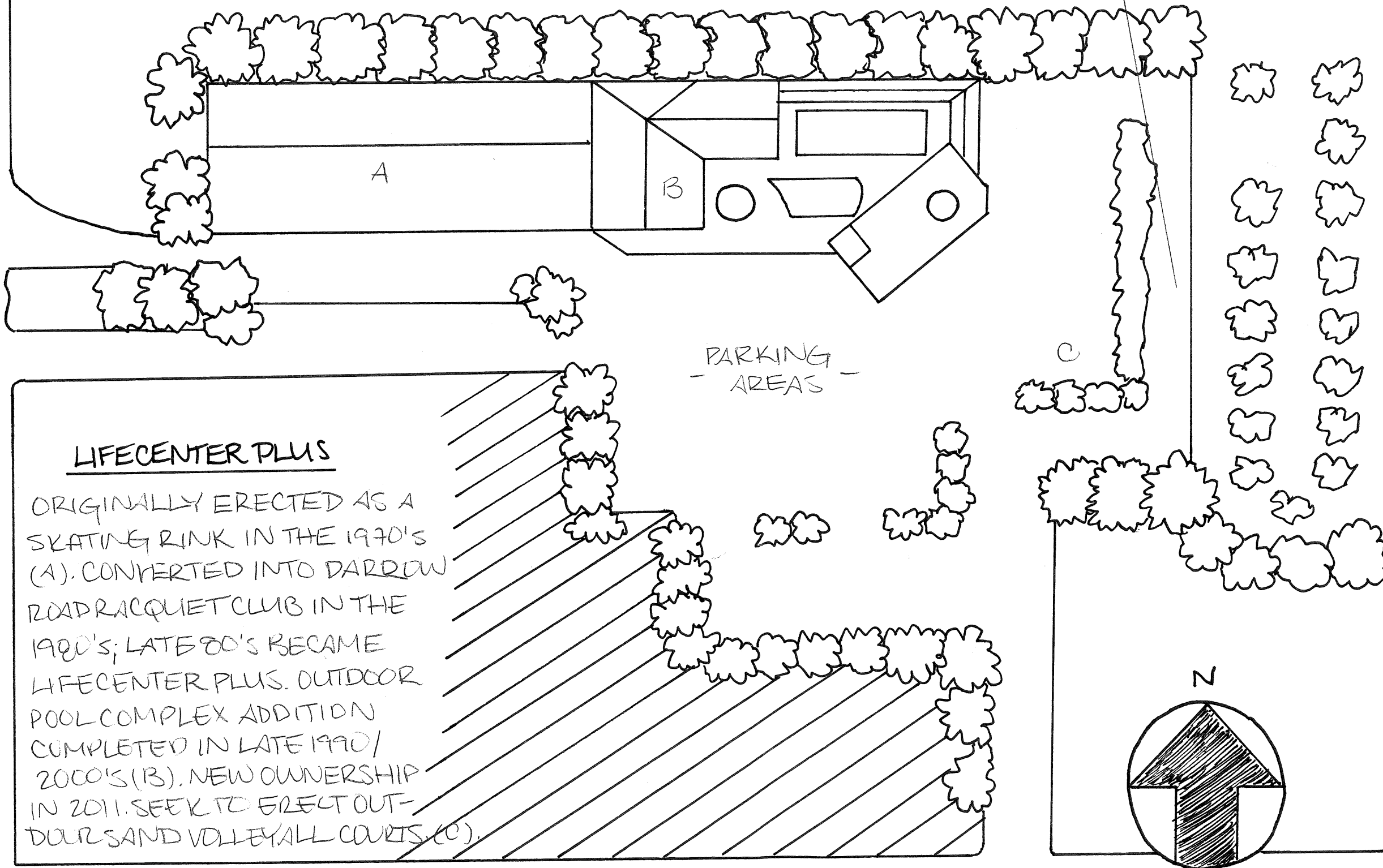
DATE: 5.4.15

SCALE:

BY: KAYLEIGH FERDER



— DARROW ROAD / OH-91 —



— NORTON ROAD —

OUTDOOR VOLLEYBALL COURTS

SITE PLAN

DATE: 04.27.15

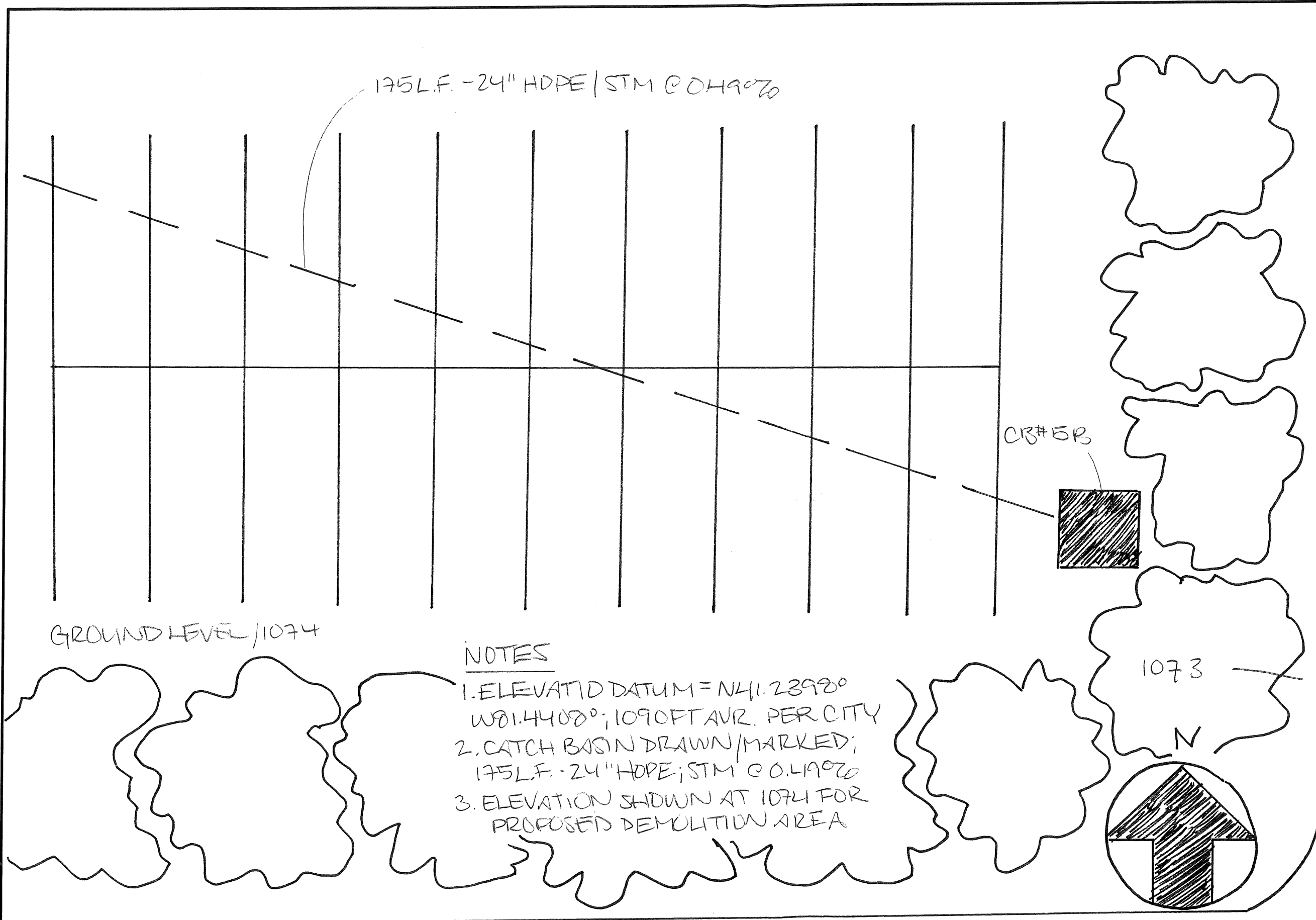
SCALE:

BY: KAYLEIGH FERDER

C-1







— PUBLIC EASEMENT / ELEV. = 1073 / 10' PARKING SETBACK —

OUTDOOR VOLLEYBALL COURTS

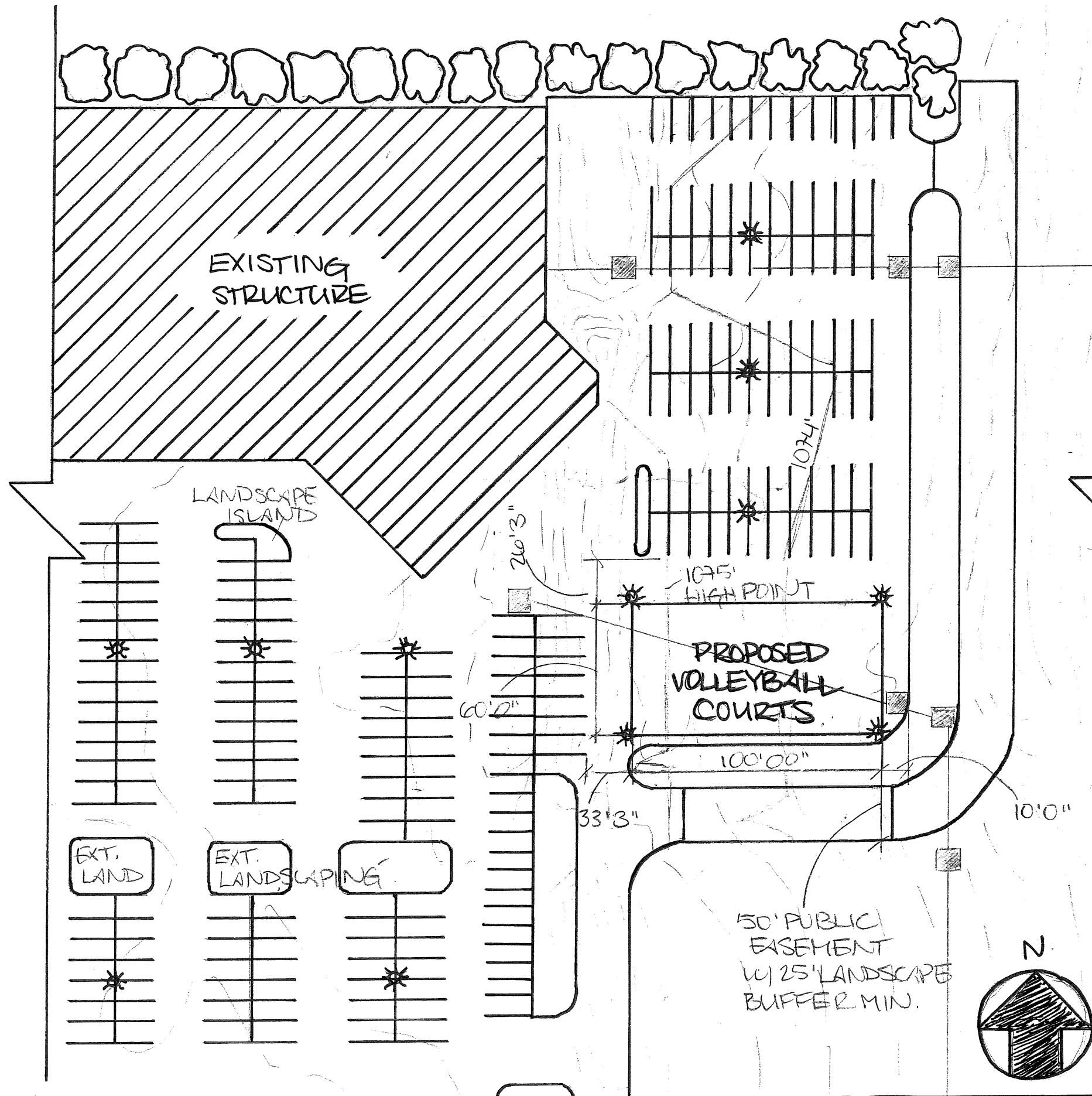


SURVEY PLAN

SCALE: DATE: 04.27.15

BY: KAYLEIGH FERDER

C-2



### NOTES

1. PROPOSED SPACE = 100'0" X 100'0" FOR 2 VOLLEYBALL COURTS
2. PARKING SPACES ARE ALL 8'0" WIDE UNLESS NOTED
3. CURRENT NO. OF SPACES FOR BACK LOT = 115/315 TL. PROPOSED PLAN WOULD YIELD 95/295 TL.
4. SEE E-18 FOR LIGHTING SOURCE SPECS & COUNT ON NEW FEATURES
5. CURRENT LANDSCAPE BUFFER UNALTERED; MIN. 25 FT SETBACK
6. 10 FT. MIN. SETBACK FROM CLOSEST CATCH BASIN (SEE P-1 FOR DRAINAGE DETAILS)

### LEGEND

- / - WATER LINE
- ☀ - CURRENT LIGHTING
- ☀\* - NEW LIGHTING
- - CATCH BASIN
- - - SURVEY LINES
- ☁ - TREES

## OUTDOOR VOLLEYBALL COURTS



DIMENSIONED SITE +  
SURVEY PLAN

SCALE: 1" = 40'0"

DATE: 5.4.15

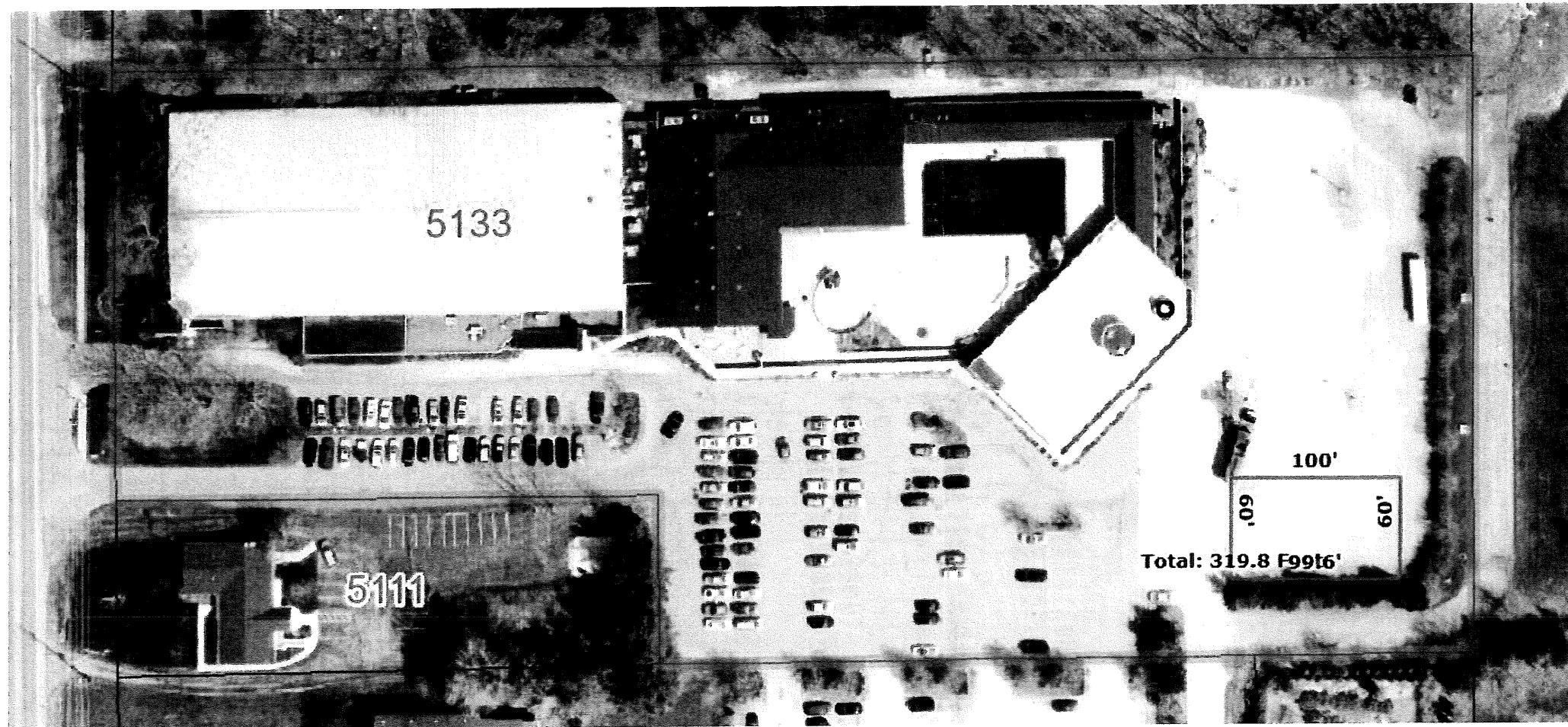
BY: KAYLEIGH FERDER

C-2a

## NOTES

1. ZONING DISTRICT 9: FACILITY IS PERMITTED AS A CONDITIONAL USE.
2. CONDITIONAL USE STANDARDS OF LDC SECTION 1206:
  - A]. EXT. LIGHTING - RESTRICT LIGHTING IN EXCESS OF SECTION 1207 STDS.
  - B]. SETBACK TO ADJ. RESIDENTIAL - 500 FOOT IS NOT APPLICABLE TO PROJECT
3. PARKING: PER LDC, COMMERCIAL REC FACILITIES ARE TO PROVIDE ONE SPACE FOR EACH PERSONS AT CAPACITY.
4. ACCESS EASEMENT: 50 FT WIDE EASEMENT DRIVE OVER EASTERN DRIVE IS RESTRICTED.

5. SETBACKS: A 25 FT SIDE YARD SETBACK WOULD BE REQUIRED FOR COURT INSTALL
6. BZBA 2003-09 - VARIANCE APPROVAL FOR A REDUCED SETBACK TO RESIDENTIAL LOT LINE IN ASSOCIATION W/ OUTDOOR POOL. RESTRICTIONS INCLUDE: BUFFERED LANDSCAPING, EXT. LIGHTING FULLY SHIELDED + OFF BY 11PM, NO OUTDOOR ACTIVITIES THAT CREATE NOISE PAST 10PM DAILY.
7. SITE DESIGN: SET OF DRAWINGS TO REFERENCE FOR NEXT GENERATION TO PROPOSED PROJECT.



OUTDOOR VOLLEYBALL COURTS



CODES: HUDSON, OH

DATE: 04.27.15

SCALE:

BY: KAYLEIGH FERDER

C-3

## DEMOLITION NOTES

1. SITE ACCESS: THERE ARE TWO POINTS FOR WHICH CONTRACTOR VEHICLES & HEAVY EQUIPMENT WILL ACCESS THE SITE. THE FIRST IS THE OH-91 ACCESS; THE SECOND IS THE NORTON ROAD ACCESS.

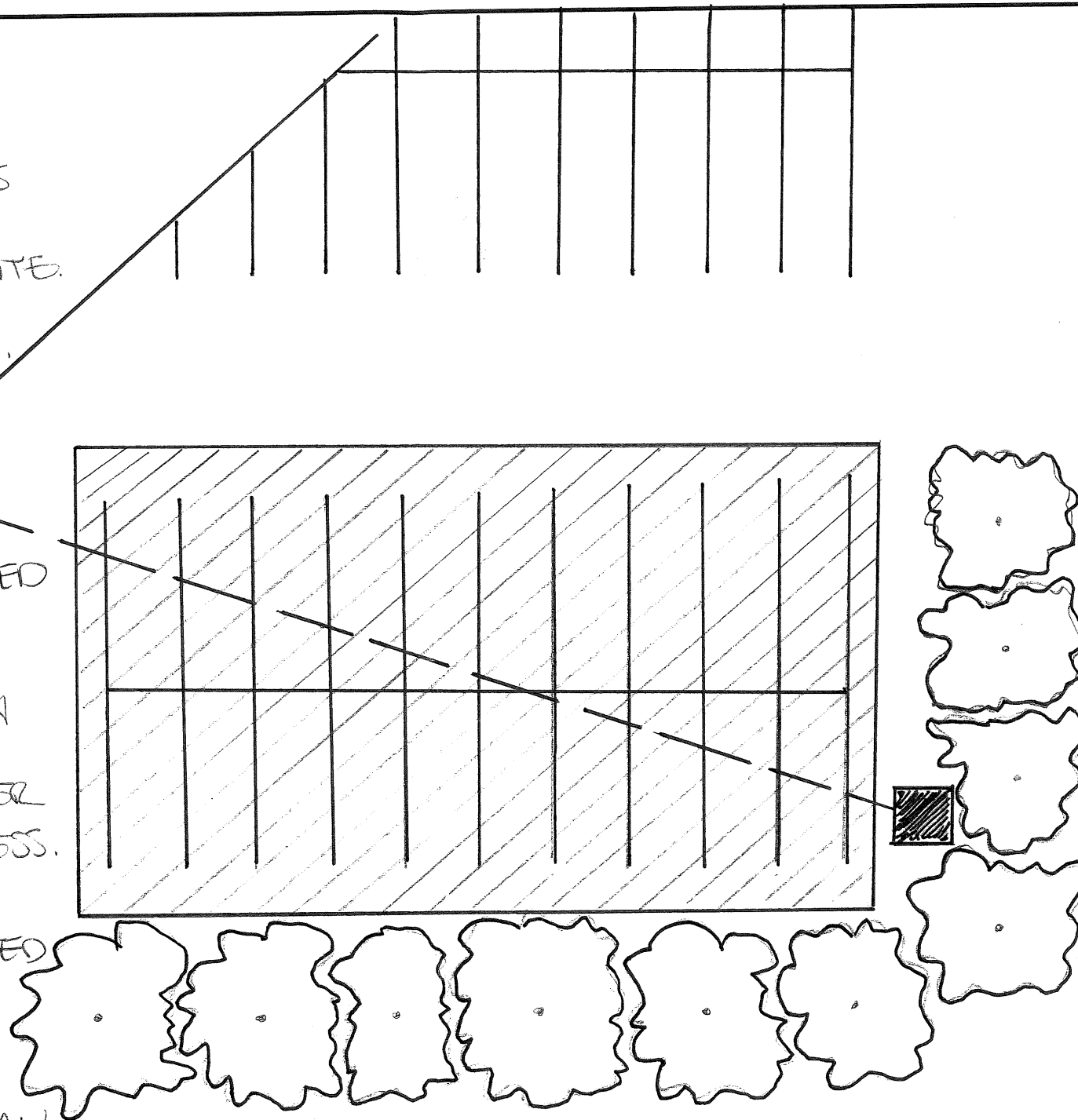
2. CONCRETE EXCAVATION: THE CONCRETE EXCAVATION PERIMETER IS APPROX. 100'0" WIDE + 60'0" LONG. CONCRETE MATERIALS REMOVED WILL BE CRUSHED SPREAD TO PROPERTY BUILDING'S DELIVERY ALLEY AS FILLER.

3. AREA EXCAVATED TO NO MORE THAN A METER DEEP (24"-36"); A FORE-MENTIONED SLOPE DITCH FOR PROPER DRAINAGE CREATED DURING THIS PROCESS.

4. DRAINAGE DEMOLITION: NEW PERFORATED PVC PIPES WILL BE CONNECTED TO CLOSEST CITY WATER LINE, CB # 5B. NO DEMOLITION OF CURRENT WATER LINES/CITY WATER LINES WILL TAKE PLACE. SEE DRAINAGE PLAN FOR COURT DRAINAGE ORIENTATION.

5. PLACE LAYERS OF COURT MATERIALS OVER DRAINAGE PIPES - SEE POLE COMPONENT SECTION FOR DETAILS.

6. TREE EXCAVATION: NO TREES WILL BE REMOVED DURING ENTIRE EXCAVATION + CONSTRUCTION.



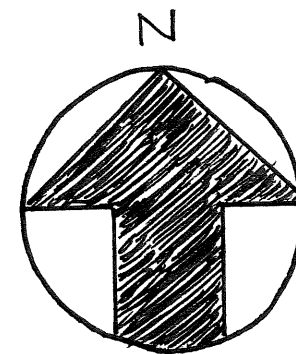
## DEMOLITION LEGEND

{ } TREES TO REMAIN

□ CATCH BASIN/WATER LINE

--- WATER LINE

▨ REMOVE + DISPOSE PARKING LOT PAVEMENT



OUTDOOR VOLLEYBALL COURTS



LANDSCAPE DEMOLITION +  
PARKING PLAN

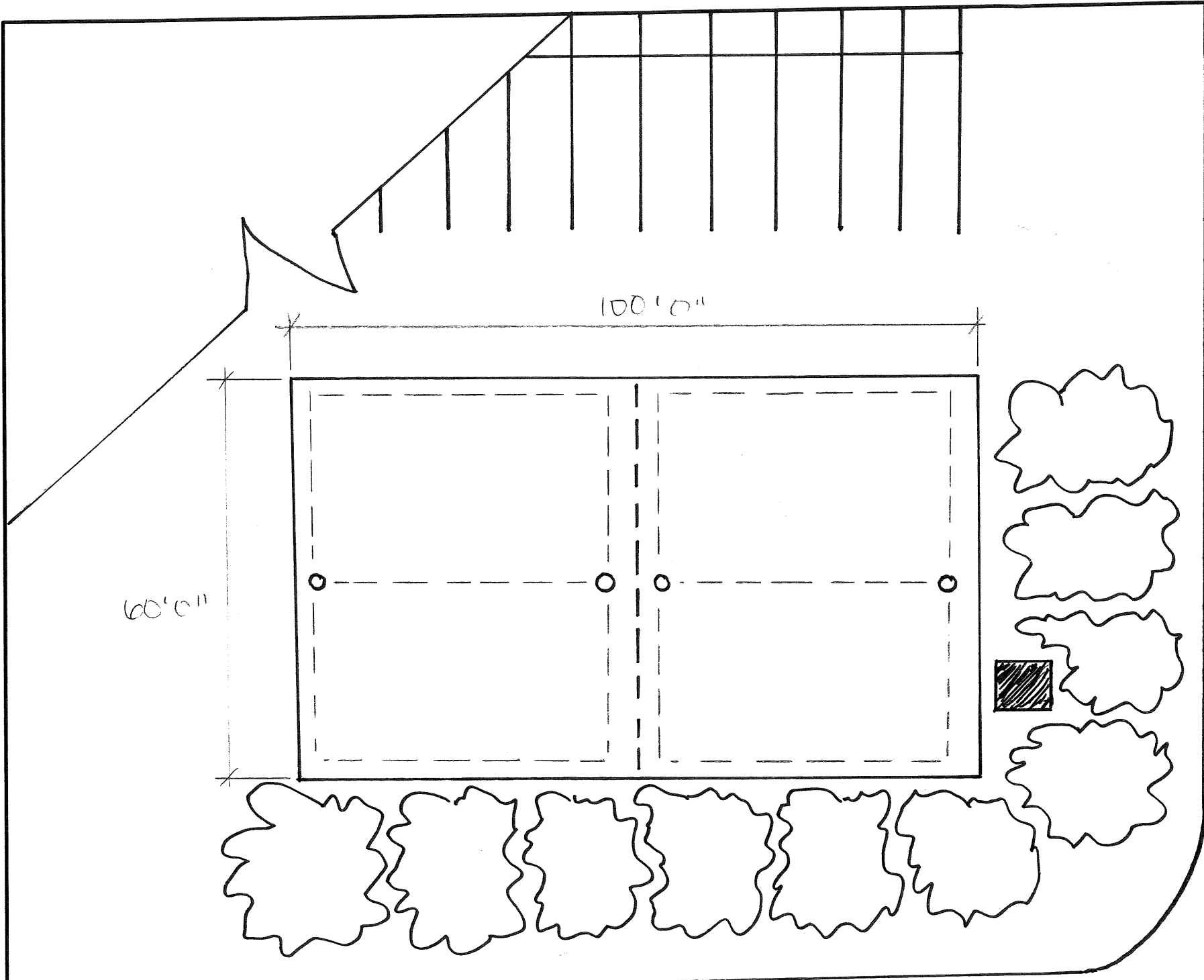
DATE: 04.27.15

SCALE:

BY: KAYLEIGH FERDER

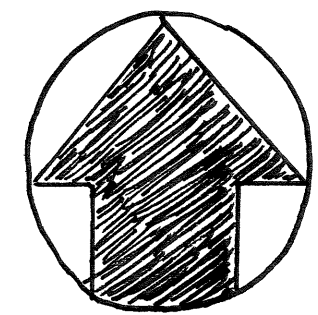
1





### NOTES

1. PLAY AREA ORIENTATION IS NORTH-SOUTH, SIDE-TO-SIDE
2. POLE-TO-POLE DISTANCE = 30'0"
3. 30'0" X 50'0" FOR PLAYABLE AREA (INDICATED BY DOTTED LINES)
4. 2-COURT OPTION SHOWN
5. HOURS OF OPERATION WOULD CONSIST OF SUMMER MOS. MAY-AUGUST. PLAY TIME WOULD YIELD MONDAY-FRIDAY, 5pm-10pm EST; + WEEKENDS, 9am-3pm EST

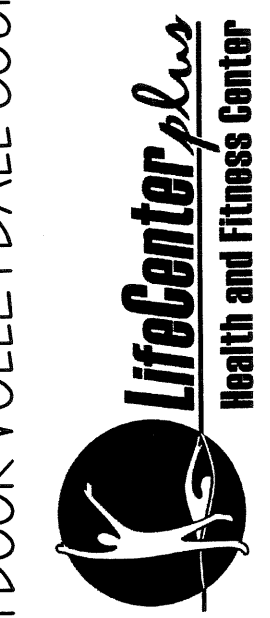


## OUTDOOR VOLLEYBALL COURTS

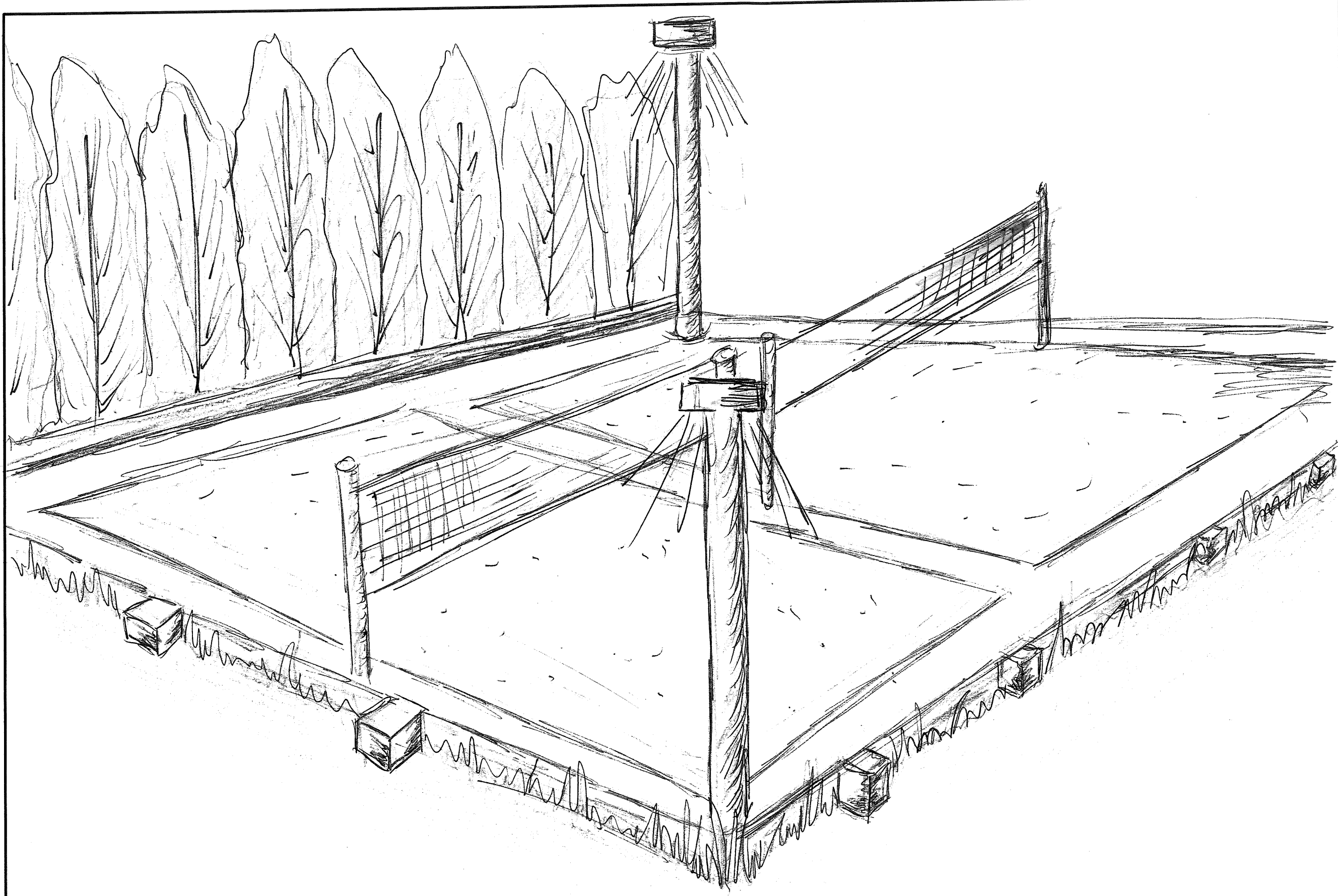
### LANDSCAPE FLOOR PLAN

SCALE: DATE: 04.27.15

BY: KAYLEIGH FERDER



L-2



LANDSCAPE PERSPECTIVE

SCALE:

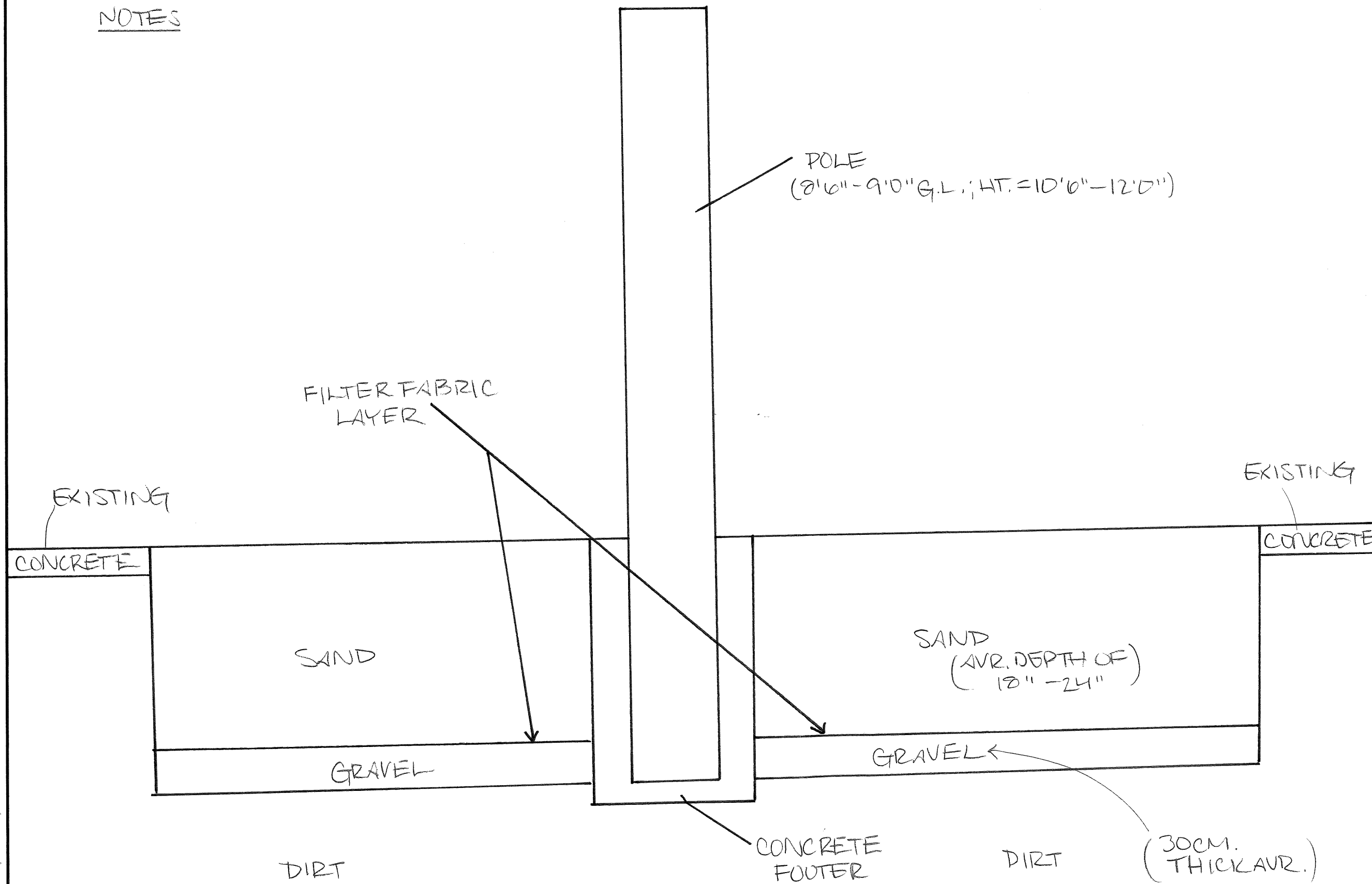
DATE: 04.27.15

BY: KAYLEIGH FERDER

OUTDOOR VOLLEYBALL COURTS



NOTES



OUTDOOR VOLLEYBALL COURTS



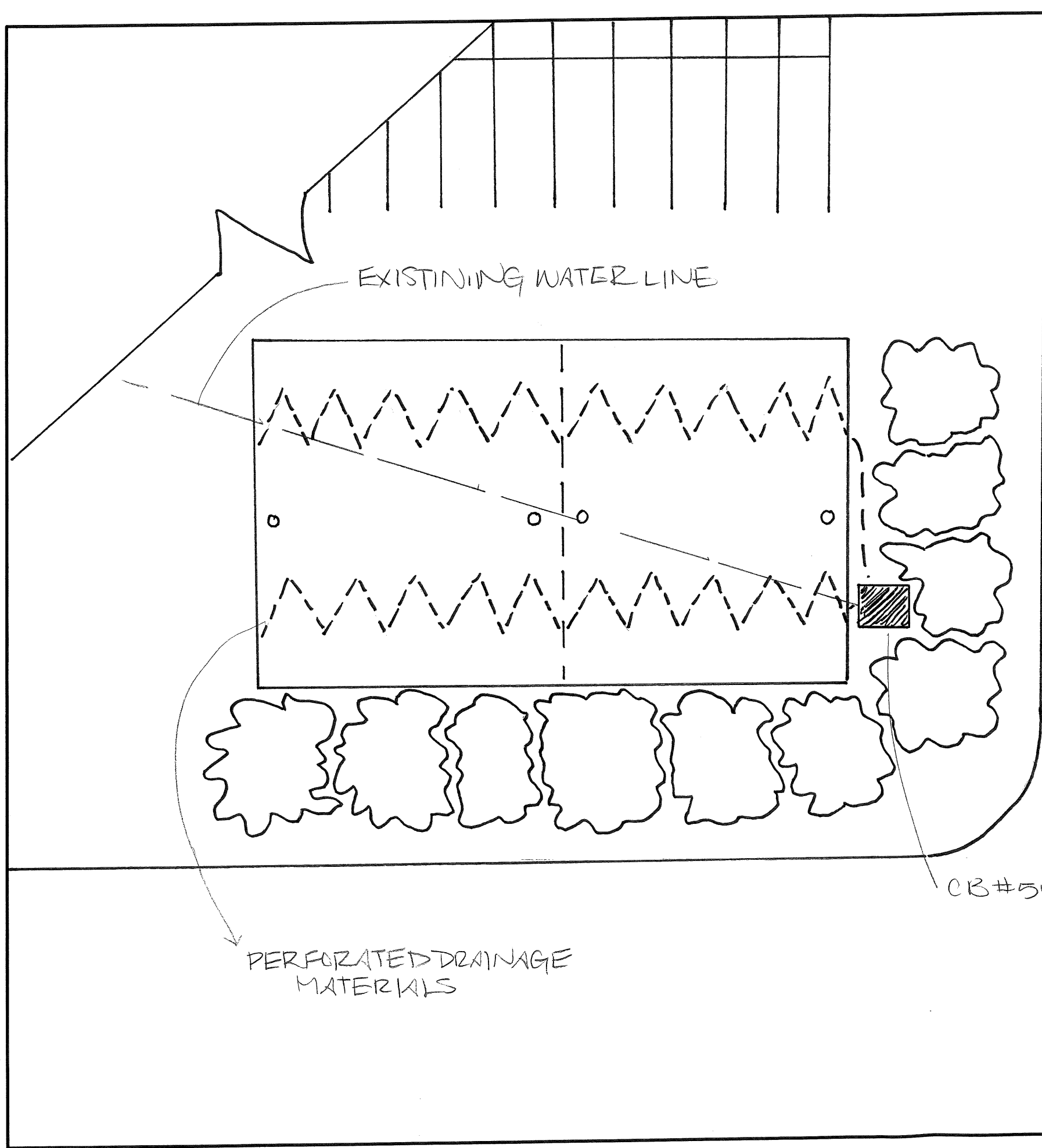
POLE COMPONENT SECTION

DATE: 04.27.15

SCALE:

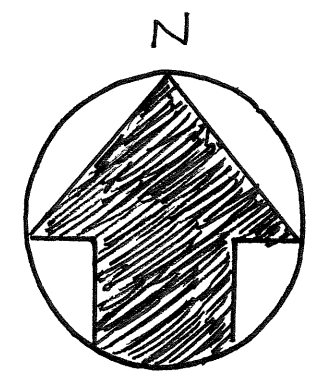
BY: KAYLEIGH FERDER

S-1



NOTES

1. PERFORATED PVC PIPING  
= 10'0" X 4" DIAM.
2. EACH SECTION TO BE COVERED  
W/ FILTER SOCK MATERIAL
3. ALIGNED IN ZIG-ZAG FORMATION
4. DRAINAGE TO LOWER SIDE OF  
COURTS; EXCAVATION WOULD  
ALLOW THAT TO BE ON EAST SIDE
5. CONNECT WITH CURRENT  
WATER LINE = CB #5B OF CITY



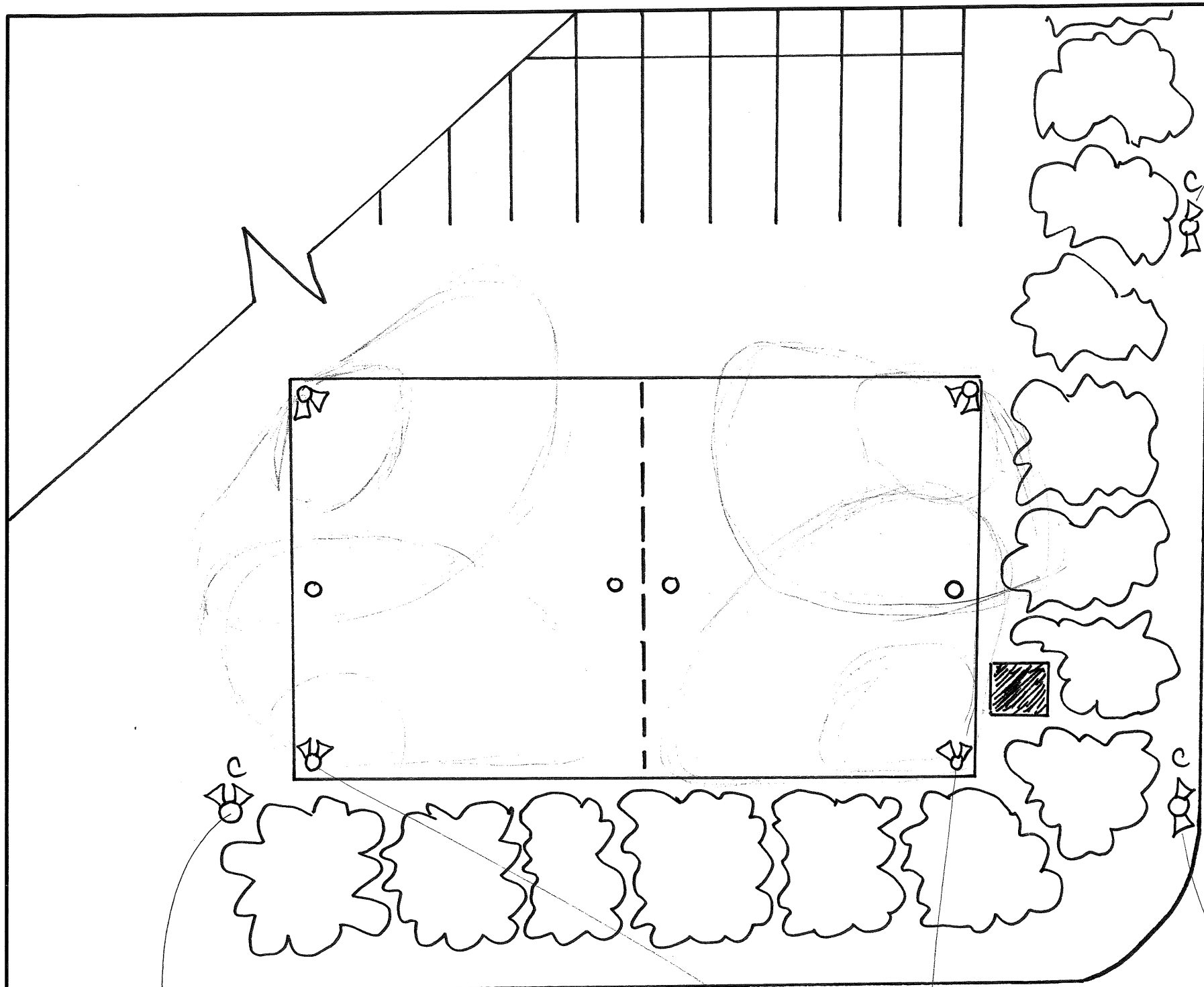
OUTDOOR VOLLEYBALL COURTS



DRAINAGE PLAN	DATE: 04.27.15	
	SCALE:	BY: KAYLEIGH FERDER
P-1		







CURRENT EXT.  
LIGHT POST

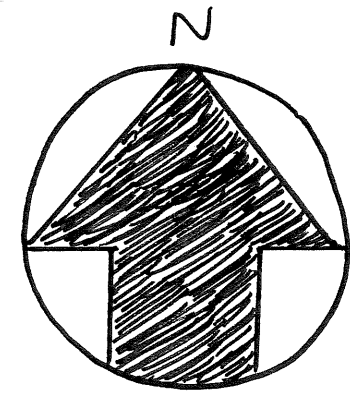
NOTES

1. SUGGESTED MOUNTING  
HEIGHT = 20'0" - 25'0"
  2. 1500 WATTS SPORT EXT. LAMP
  3. CONNECTION TO CURRENT  
EXT. LIGHT SOURCES;  
INDICATED AS "C"
- RECOMMENDED 4-6;  
DRAWING INDICATES 4 TTL.

CURRENT EXT.  
LIGHT POST

CURRENT EXT.  
PARKING LAMP POST

EXT. SPORT LIGHT  
+ POST (TTL = 4)



OUTDOOR VOLLEYBALL COURTS

LIGHTING + ELECTRICAL PLAN

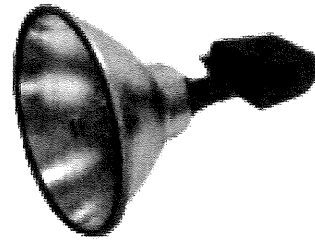
SCALE: DATE: 04.27.15

BY: KAYLEIGH FERDER



E-1

## Sports Light with 1,500 Watt Metal Halide Bulb. Item # 487008

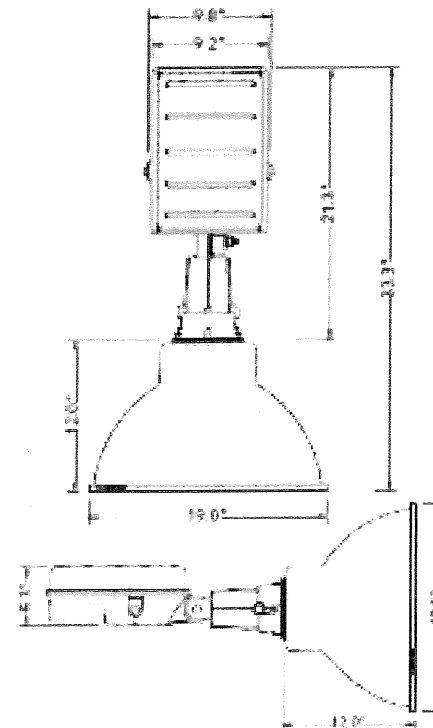


- Die cast aluminum ballast housing with dark bronze powder coat finish. Standard mounting option: Bolt Mount. Fixture is provided with a 5/8"-11 galvanized bolt in bottom to be affixed to brackets or platforms. Exposed bolt length is -1/2".
- Suitable for wet locations.
- Die cast aluminum socket housing with vertical angle indicator. Allows the reflector assembly to be aimed vertically after fixture is installed for maximizing light coverage.
- Anodized aluminum reflectors for Type 3, 4, or 5 light distribution. Type 5 is Flood type distribution and is the most common.
- Tempered glass is attached to reflector assembly with a clamp-band and is sealed with a gasket to keep moisture and contaminants out.
- UL Listed porcelain mogul socket 1500W, 600V, 5kv pulse rated.
- Minimum start temperature: -20 F
- Weight: 55 lbs.
- EPA: 2.5 sq. ft.
- Packaging: To prevent damage during shipment, this product ships in 3 components and requires basic assembly. Ballast housing assembly is shipped in its own box. Reflector, clamp-band and tempered glass are packed in another box. Bulb ships in its own box. Due to size and weight, this item ships only via truck and overnight service is not available.
- Warranty: 2 Year industry-leading warranty provided by Energy Light, Inc.

### Bulb Characteristics:

Type: BT56, Clear, Mogul Base  
Initial Lumens: 161,000  
Mean Lumens: 100,000  
Average Life: 3,000 hrs.  
Color Temperature: 4,200 K  
CRI: 60

### Dimensional Image:

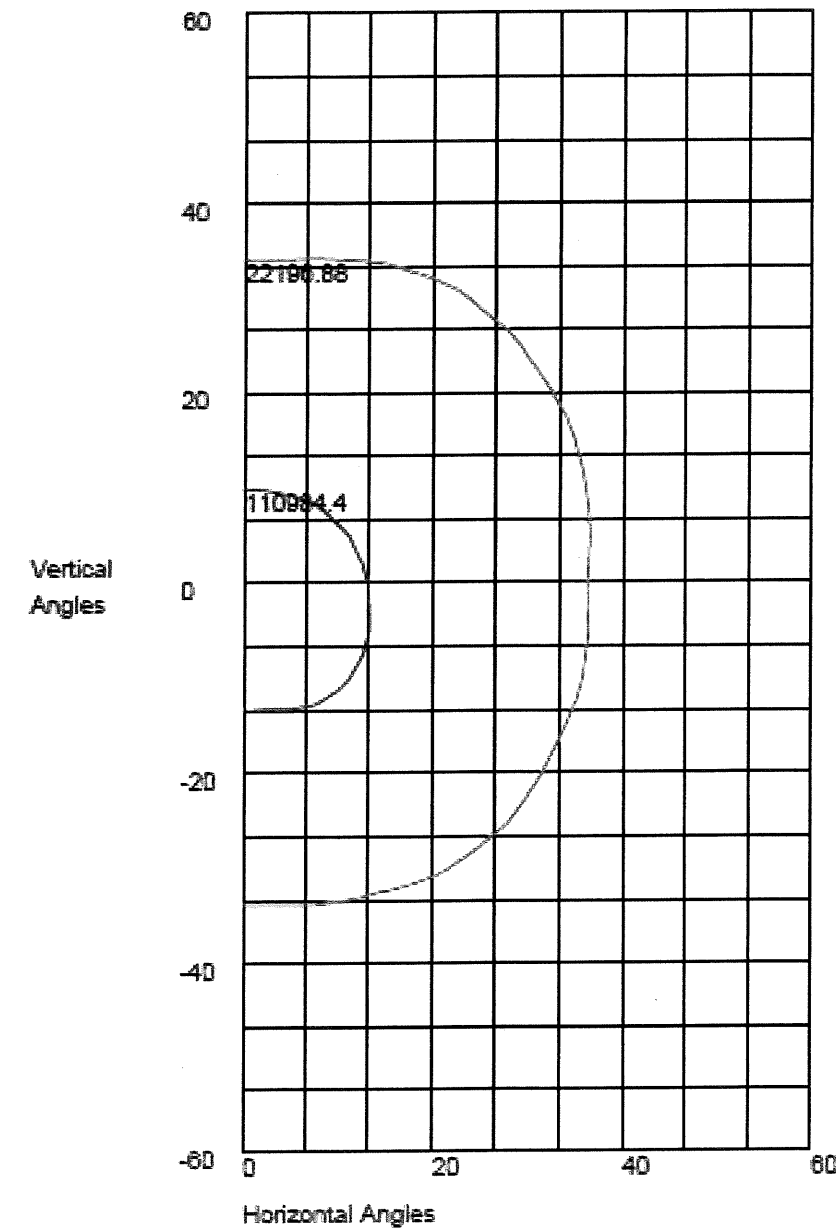


### Ballast Characteristics

Input Volts, Watts and Amps:  
120 Volt (50 Hz): 1,632 Watts, 13.5 Amps  
208 Volt (50 Hz): 1,632 Watts, 7.65 Amps.  
240 Volt (50 Hz): 1,632 Watts, 6.56 Amps.  
277 Volt (50 Hz): 1,632 Watts, 5.9 Amps.  
Power Factor: >90%  
Minimum Start Temperature: -20 F  
UL Temperature Rating: 1029E  
Capacitor: 32.0/525V min.

IES FLOOD REPORT  
PHOTOMETRIC FILENAME : SP50AR19MH1500.IES

### ISOCANDELA CURVES



Maximum Candela = 221968.808 Located At Horizontal Angle = 0, Vertical Angle = 1  
50% Maximum Candela = 110984.404  
10% Maximum Candela = 22196.8808

OUTDOOR VOLLEYBALL COURTS



LIGHTING SPECS

DATE: 5.4.15

SCALE:

BY: KAYLEIGH FERDER

E-1a

Energy Light Inc. 800 E. Northwest Highway Palatine, IL 60074



Monday, June 01, 2015  
3:30:00 PM

Greg Hannan  
City of Hudson  
115 Executive Parkway #400  
Hudson, OH 44236

RE: PC 2015-15- Site Plan Review for LifeCenter Plus – Additional Information

Mr. Hannan –

Thanks so much for the draft on the preliminary letter for our proposed volleyball court installation. I have included the additional information requested by you from Wednesday, May 27<sup>th</sup> 2015 and I have also enclosed manufacturer attachments on some of the information, as it pertains.

**Section 1207.12 Off-Street Parking and Loading Requirements**

The proposed project involves the removal of 20 parking spaces from the facility. Section 1207.12 requires recreational facilities to provide one parking space per three persons at capacity. City records and information through the Hudson Fire Department shows that our Outside Pool Facility Total Capacity is 769. The ½ Mezzanine is 150 persons; the Conference/Business Area is 135 persons; the Pool area is 122 persons; and the deck area is 362 persons. 322 parking spaces is the current lot number – with the removal of 20 spaces, we are left with 302 spaces; and fulfil the section requirements.

**Section 1207.14 Exterior Lighting**

Cut sheets of the proposed fixtures and a lighting plan have been submitted the proposed lighting design further complies with the following:

- i. All fixtures are of a full cut off design
- ii. Lighting levels at the property line cannot exceed 0.1 vertical foot candles. Addendum to this letter is documentation confirming the photometric light spread a light fixture for the proposed area. Per your email, you mentioned that typically these layouts are site specific designs; however, a generic light spread would be suitable as well.
- iii. Maximum lighting fixture mounting at 25 feet, the same height as current parking lot fixtures. Permitted within District 9, suggestions are at or below current parking lot fixture heights.

**Additional Comments – Fencing + Lot Consolidation In Process**

We understand that the project will be enclosed entirely in fencing. The location of the fencing will be at the perimeter of the proposed sand space – an area of 60' x 100' feet. The fencing enclosure will be a 3 ½" width knotted nylon fencing in Black, with a ¼" Black rope around the edging. Said enclosure will be secured around entire perimeter with latches and carabiners, to new proposed light fixture poles, at 25' feet in height.





We also understand our required lot consolidation process and have been in contact with a registered surveyor to initiate the consolidation process for existing lots.

Please contact me if there is still any additional information and/or details that are needed for this preliminary letter to be completed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Ferder'.

Kayleigh Ferder  
Director of Business Development



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

May 27, 2015

Kayleigh Ferder  
LifeCenter Plus  
5133 Darrow Road  
Hudson, Ohio 44236

RE: PC 2015-15- Site Plan review for LifeCenter Plus

Ms. Ferder -

Thank you for your submission of the conditional use and site plan application for the proposed site improvements at LifeCenter Plus at 5133 Darrow Road. The application has been scheduled for the Planning Commission (PC) agenda for the June 8, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Our goal is to provide you an opportunity to respond to the below comments by June 1, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on June 3, 2015. Additionally I am available to meet and review the comments at your convenience.

### **Chapter 1203 Development Review and Administrative Procedures**

#### **Section 1203.09 Site Plan Review**

The application will be presented to the Planning Commission at the June 8, 2015 meeting. In contemplation of Planning Commission approval you may submit application to the Architectural and Historic Board of Review for compliance review with the adopted Architectural and Design Standards by June 2, 2015 for the June 10, 2015 meeting. Please review the fence application submittal requirements at:

<http://www.hudson.oh.us/DocumentCenter/Home/View/83>

## **Chapter 1205 – District Regulations**

### **1205.12 District 9: Darrowville Commercial Corridor**

Use: The existing commercial recreational facility is permitted as a conditional use.

The proposed dimensional standards for lot width, lot frontage, and setbacks are acceptable.

### **Section 1206 Use Regulations**

The existing Commercial Recreational Facility is permitted as a conditional use within District 9. In addition to the general conditional use standards, the application is subject to compliance with the below site specific standards:

5. *Amplification of music, live entertainment, or other noise emanating from the use that is audible at the property line shall not be allowed.*
12. *Safe pick-up and discharge of persons shall be provided.*
21. *Special Conditions for Commercial Recreational Facilities and Golf Courses:*
  - (A) *Commercial recreational facilities shall generally be limited to fishing clubs, ice skating rinks, miniature golf courses, golf driving ranges, fishing lakes, sports training facility, tennis clubs, or swim clubs. The category shall not be construed to include concert halls or outdoor concert areas, race tracks of any kind, stadiums, or similar facility intended to attract large crowds in excess of 1,000 people.*
  - (B) *The use of firearms shall not be permitted as a part of user activities at a commercial recreational facility.*
  - (C) *A traffic impact study shall be submitted that assesses the impacts of the proposed use on existing roads, intersections, and circulation patterns, and that demonstrates compliance with the traffic facility standard set forth in Section 1207.11 of this Code, and/or sets forth mitigation measures to eliminate or substantially reduce such impacts.*
  - (D) *The only dwelling on the property, if one is provided, shall be that of a manager or a caretaker of the facility and related family.*
  - (E) *The City may restrict access to the facility, storage of vehicles or materials on the property, and hours of operation to ensure no adverse impacts on adjacent properties.*
  - (F) *The City may restrict outdoor lighting on the property to a greater extent than this Code may otherwise require, in order to eliminate glare on abutting public roads and private property.*
  - (G) *All principal structures such as pools, bath houses, restaurants, or clubhouses shall be set back at least one hundred (100) feet from the front property line and at least fifty (50) feet from other property lines.*

Staff comment: staff understands the proposed use and anticipated hours of operation can be accommodate the applicable conditions.

## **Section 1207 Zoning Development and Site Plan Standards**

### **Section 1207.04 Landscaping/Buffering**

Bufferyard D (30 ft. depth) is applicable between commercial recreational facilities and single family residential. The project area is setback 200 feet from the adjacent residential uses to the east along Sapphire Drive. Two residentially used properties within District 9 are located approximately 50 feet south of the project area and are buffered with significant landscaping.

### **Engineering**

The limited scope of construction will not require design review or inspection oversight by the city of Hudson Engineering Department.

### **Section 1207.12 Off-Street Parking and Loading Requirements**

The proposed project involves the removal of 20 parking spaces from the facility. Section 1207.12 requires recreational facilities to provide one parking space per three persons at capacity. Additional information is needed regarding the capacity of the current facility to determine if adequate parking is accommodated.

### **Section 1207.14 Exterior Lighting**

Cut sheets of the proposed fixtures and a lighting plan have been submitted. The proposed lighting design must comply with the following:

- i. All fixtures must be of a full cut off design
- ii. Lighting level at the property line can not exceed 0.1 vertical foot candles
- iii. Maximum lighting fixture mounting of 25 feet if permitted within District 9.  
Staff suggests having the proposed fixtures at or below the height of the current parking lot fixtures.

Comment: Clarify the proposed pole height as the plan submittal notes 20-25 feet. A photometric layout must be submitted to confirm the lighting level at the property line.

### **Additional Comments:**

Fencing: Staff understands the project will be enclosed with fencing. The plans should indicate the location, material, and proposed height.

BZBA 2003-009: variance approval for a reduced setback to the residential lot line in association with the outdoor pool application. The variance approval included restrictions: bufferyard landscaping, exterior lighting fully shielded and turned off by 11pm, and no outdoor activities that create noise past 10pm daily.

Lot Consolidation: The Planning Commission approvals of 2003 for the outdoor pool expansion were conditioned upon the two subject parcels (3009592 and 3009611) being consolidated. Based on City of Hudson GIS records this has not been completed. Staff understands contact has been made with a registered surveyor to initiate the lot consolidation process.



**Summary:**

1. Additional information is needed regarding the capacity of the current facility to determine if adequate parking is accommodated.
2. Clarify the proposed pole height as the plan submittal notes 20-25 feet. A photometric layout must be submitted to confirm the lighting level at the property line.
3. The plans should indicate the location, material, and proposed height of the fencing.
4. Staff understands contact has been made with a registered surveyor to initiate the lot consolidation process. Provided the lot consolidation is in process, staff does not anticipate a need to hold the zoning authorization for the volleyball court installation.

Please contact me for any assistance I can provide.  
Sincerely,

Gregory P. Hannan, AICP  
City Planner

CC: Mark Richardson, Community Development Director  
Thom Sheridan, City Engineer