

Meeting Date:  
September 13, 2021

Location:  
231 Seasons Road

Parcel Number  
3000016, 3100058, 3009880

Request:  
Site Plan Application

Applicant:  
Robert Howell, Thorson Baker  
and Associates

Property Owner:  
Ulys Properties LLC

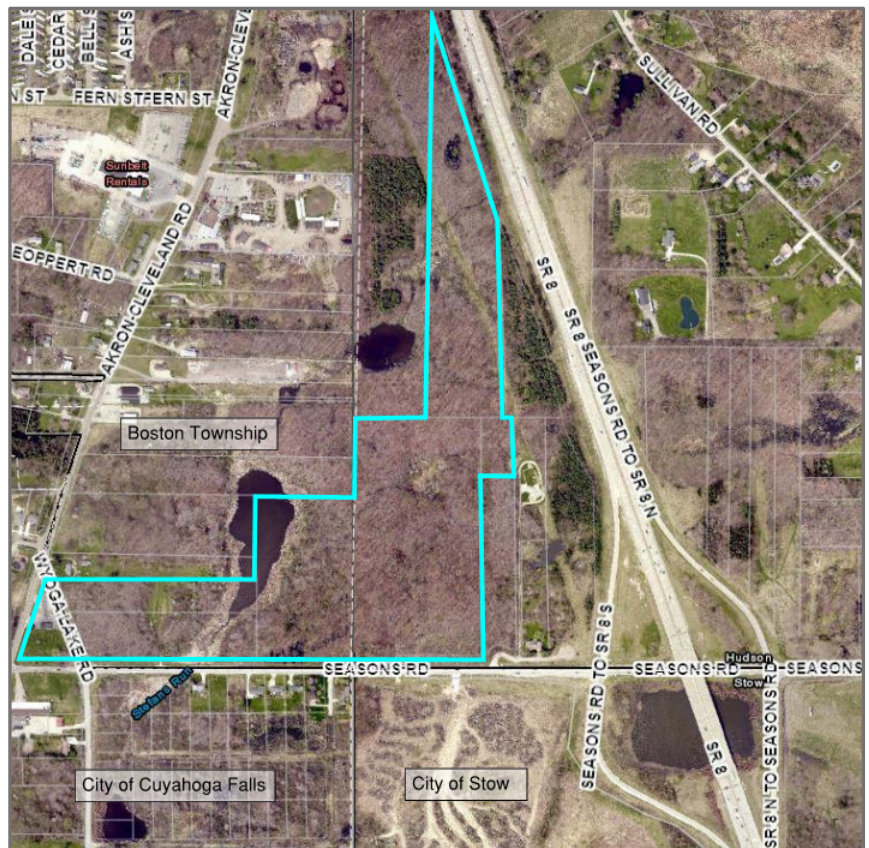
Zoning:  
D8-Industrial/Business Park

Case Manager:  
Nick Sugar

Staff Recommendation  
Approval subject to conditions on  
page five.

## Contents

- Site Plan/Grading Plan, 8.19.21
- Landscape Plan, 8.9.21
- Floor Plan/Elevations, 8.9.21
- Wetland Setback Response  
9.3.21
- Lighting Plan, 8.9.21
- Asst. City Engineer Review  
dated 8.31.21
- Fire Dept. Review dated 8.31.21
- Site Photos, 7.30.21



Existing Conditions, City of Hudson GIS

## Project Background:

The proposed development includes three (3) parcels within the City of Hudson, totaling approximately thirty-three (33) acres in area and three (3) parcels within Boston Township, totaling approximately eighteen (18) acres in area. Therefore, the total development site would encompass fifty-one (51) acres. The scope of work includes construction of an approximate 60,000 sq. ft. medical clinic for Western Reserve Hospital with associated parking and detention ponds. The application received approval from Planning Commission for tree clearing on August 9, 2021.

## Adjacent Development:

The site is adjacent to undeveloped land to the north, east and west and industrial development to the south.

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-919	September 13, 2021

## District Standards (Section 1205)

### ☒ Property Standards

The proposed building and site improvements meet applicable dimensional standards.

### ☐ Pedestrian Amenities

The Land Development Code requires the following:

- Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.
- Sidewalks or paved paths at least five feet wide shall be provided on one side of an abutting public street.
- Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.

Staff notes the site plan depicts a *possible future* eight (8) foot path along Seasons Road as well as *possible future* interior walkway along the entrance drive. The applicant has requested the city consider applying the requirement as part of potential future development as no existing sidewalks are located in the area. The request is also based on the allowance to only disturb .5 acres of wetland under the Nationwide Permit process through the Army Corp of Engineers.

Staff recommends a condition be placed on the PC Decision stating *the requirement to install public sidewalk along Seasons Road and a private connection through the site shall be completed by the earlier of: 1) five years from the issuance of a zoning certificate, or 2) installation of a public sidewalk on either adjacent property to the east or the west; and in no event shall the applicant be relieved of the financial obligation for the sidewalk.*

## Use Standards (Section 1206)

### ☒ Use

The proposed use would provide outpatient medical services and is classified as a *Medical Clinic* within the Land Development Code. *Medical Clinics* are a permitted use in D8 – Industrial/Business Park

## Site Plan Standards (Section 1207)

### ☒ Tree and Vegetation Protection

Staff notes the Planning Commission approved authorization for tree clearing on August 9, 2021. As of the date of this staff report, a zoning certificate has not been released and work has not commenced onsite.

The site plan from the August 9<sup>th</sup> meeting has been modified to extend the parking stall sizes to meet the stall dimensional requirements of Section 1207.12 of the Land Development Code. This has resulted in the limits of disturbance being expanded approximately twelve (12) feet to the

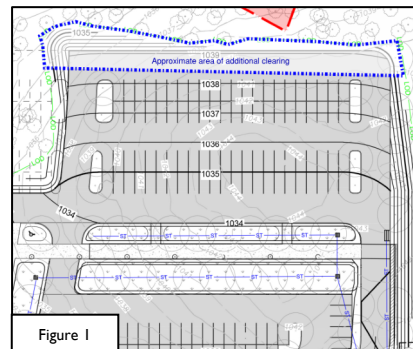


Figure 1

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-919	September 13, 2021

northeast corner of the parking lot as depicted in Figure 1.

Staff notes the limits of disturbance have also been modified since the tree clearing application to be setback ten (10) feet from the eastern property line as stipulated in the Planning Commission approval from the August 9<sup>th</sup> meeting.

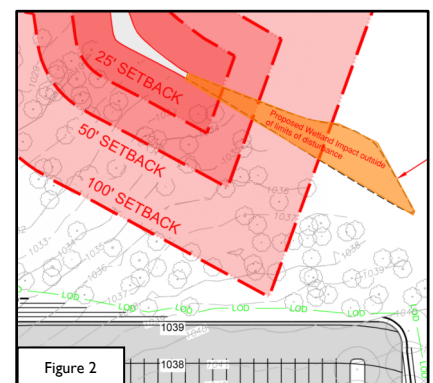
## □ **Wetland**

Staff notes the site contains significant Category II and III wetlands along the street frontage and within the western portions of the site. The building and parking have been proposed in the upland central portion of the site; however, a total impact of 0.496 acres of Category II wetlands is proposed. The LDC requires a 100 foot setback from the boundary of Category II and III wetlands to all buildings, accessory structures, and paved areas.

Staff notes the proposed impacts to the Category II wetlands and their associated setbacks will require Planning Commission to consider a modification upon finding the following standards of Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code have been met.

- i. A parcel existing at the time of the effective date of this Code is made unbuildable or cannot be put to reasonable use without the modification;
- ii. The requested modification does not impair the flood control, soil erosion control, sediment control, water quality protection, or other functions of the wetland area, through the use of best management practices. This determination shall be based on technical and scientific data;
- iii. Practical alternatives to the proposed activity are not available;
- iv. No decrease in stormwater infiltration into the soil or wetland area will occur;
- v. The modification will not increase the likelihood for flood or erosion damage to either the applicant's property or to other properties; and
- vi. Culverting of watercourses is avoided.

The applicant has provided the attached response to these criteria from Davey Resource Group with an accompanying exhibit map. Staff questions the proposed wetland impact at the northeast portion of the site as depicted in Figure 2. Question if this area would have been impacted in a previous iteration of the site plan but is no longer required to be filled.



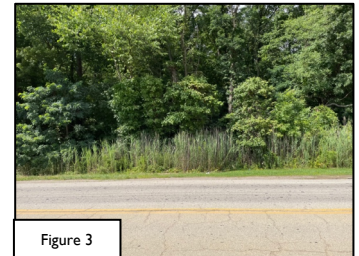
Additionally, the applicant has provided an approved Nationwide Permit from the Army Corp of Engineers to mitigate the .496 acres of wetlands.

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-919	September 13, 2021

## ☒ Landscaping

Acceptable – Interior island landscaping has been incorporated. Bufferyards are not applicable as the site is adjacent to Commercial/Industrial zoned vacant land.

The Land Development Code requires street trees plantings every thirty feet for medium growing trees. The applicant has not proposed additional street tree plantings; however, existing mature growth along the street would remain (see Figure 3). Replanting a more orderly tree line would require impacting the identified wetlands. Staff finds this acceptable and meeting the intent of the requirement.



## ☒ Parking

The application has proposed three hundred fourteen (314) spaces with and additional one hundred twelve (112) spaces identified as future landbanked parking, for a total of four hundred twenty-six (426) spaces.

The Land Development Code references:

Medical Clinic (outpatient, multidiscipline facility): one space for each one hundred (100) square feet of floor area - 750 spaces

Office (dentist, doctor, out-patient medical lab): one space per 250-400 sq ft of floor area for office use - 187-300 spaces –

Parking Generation Manual (medical office) 5.5 spaces per one thousand (1,000) square feet of GFA - 412 spaces.

The Land Development Code states the Planning Commission may adopt the requirements set forth in the Parking Generation Manual, published by the Institute of Transportation Engineers. Staff recommends these parking counts be adopted to potentially avoid unnecessary site disturbance. Furthermore, the applicant has stated the advent of COVID and telemedicine has made the need for additional parking questionable.

## ☐ Transportation/Circulation Linkage

The applicant has submitted the attached traffic impact study performed by TMS Engineers Inc. The report recommends an eastbound left turn lane and a westbound right turn lane along Seasons Road to access the site. Staff recommends the applicant address the items stipulated in the traffic impact study subject to the approval of the Engineering Department.

## ☐ Exterior Lighting

The Land Development Code permits a maximum mounting height of twenty-five (25) feet for exterior lighting. Staff notes the proposed parking lot lighting is proposed at a height of twenty-six (26) feet.

## ☒ Architectural Design

The architectural design will be reviewed for compliance with the Industrial Design Standards by the Industrial Design Subcommittee of the Planning Commission.



Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-919	September 13, 2021

### City Departments:

#### ✓ Engineering

Assistant City Engineer Nate Wonsick has submitted a review letter dated August 31, 2021. Mr. Wonsick notes approval by SSWCD, Ohio EPA, and Army Corps of Engineers (if applicable) would be required prior to the issuance of a permit.

Mr. Wonsick also noted the western stormwater management pond would be partially within Boston Township and recommended pond be moved entirely within the City of Hudson due to the complexity of inter-community easements.

#### ✓ Fire Department

Fire Marshal Shawn Kasson has submitted a review letter dated August 31, 2021. Mr. Kasson has minor comments related to the building's Fire Department Connection (FDC), fire lane standards, and equipment protection.

### 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 proposed 60,000 sq. ft. medical clinic at 231 Seasons Road per Case 2021-919, according to plans received August 19, 2021 subject to the following conditions:

1. Subject to Planning Commission acceptance of a wetland modification per the LDC standards of Section 1207.18(b)(6)(E)(ii)(b).
2. Subject to the Planning Commission acceptance of the recommendation of the Industrial Design Subcommittee regarding the architectural design.
3. The requirement to install public sidewalk along Seasons Road and a private connection through the site shall be completed by the earlier of: 1) five years from the issuance of a zoning certificate, 2) installation of a public sidewalk on either adjacent property to the east or the west; and in no event shall the applicant be relieved of the financial obligation for the sidewalk.
4. The roadway improvements referenced in the submitted traffic impact study, including applicable turn lanes, be incorporated subject to the approval of the Engineering Department.
5. Proposed parking lot lighting be reduced to a maximum height of twenty-five (25) feet.
6. The comments of Assistant City Engineer, Nate Wonsick must be addressed per the August 31, 2021 correspondence.
7. The comments of Fire Marshal Shawn Kasson must be addressed per the August 31, 2021 correspondence.
8. 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. Satisfaction of the above conditions prior to

Hudson Planning Commission	SITE PLAN REVIEW
Case No. 2021-919	September 13, 2021

---

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.