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**HUDSON** 

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

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DATE: June 6, 2018

TO: City of Hudson Planning Commission for June 11, 2018 Meeting

FROM: Kris McMaster, City Planner  
Greg Hannan, Community Development Director

SUBJECT: Re-approval of an expired zoning certificate of the Conditional Use and Site Plan Site Plan Review for 1940 Georgetown Road – Highfields Event Center

ZONING: District 8 – Industrial/Business Park

PC Case No: 2018-3936

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**Project Introduction**

Application has been received for re-approval for the construction of the Highfields Event Center, a conference and special event center to be located at 1940 Georgetown Road. (Current parcel has two addresses for the KGK Office Building at 1939 Georgetown Road and the Highlands Event Center having its own address of 1940 Georgetown Road.) The re-approval is due to the expiration of the conditional use and site plan approved on June 8, 2016.

Per Section 1203.05(c) Lapse – Conditional Use Approval- (1) Failure of an applicant to commence substantial construction or action with regard to the conditional use approval within one (1) year of receiving approval of the conditional use and to complete such construction or action within two (2) years of receiving approval of the conditional use shall automatically render the decision of the PC, or the BZBA on appeal, null and void.

Per Section 1203.02(4) Time Limit on Zoning Certificate – Zoning Certificate Expiration Unless construction is commenced within six (6) months of the date of issuance of a zoning certificate and completed within twenty-four (24) months of the date of issuance, such certificate shall then automatically lapse and be null and void.

The proposed project includes the construction of 6,150 sf event hall, a 300 seat outdoor lawn venue, a large outdoor plaza area with space for a temporary tent, and a total parking field of 81 stalls.

The subject property is located at the eastern terminus of Georgetown Road. The Little Tikes industrial facility is adjacent to the east and north. Commercial development along Georgetown Road is located to the west. The KGK Gardening and Design offices and landscaping facility are

immediately adjacent to the south. Single family residential along Norton Road and Longfellow Lane are located approximately 650 feet southeast of the development area.

The following information is attached to this report.

1. Approved zoning plans, dated January 5, 2017.
2. Planning Commission approved Decisions for Site Plan and Conditional Use, dated June 8, 2016.
3. Preliminary comment letter from Assistant City Manager, Thomas Sheridan, P.E., P.S. dated June 4, 2018.
4. Preliminary comment letter from Shawn Kasson, Fire Marshal, dated May 25, 2018.
5. Trip Generation Analysis, TMS Engineers, Inc, Dated August 11, 2015.
6. Wetland Delineation, prepared by Davey Resource Group, October 2012. This report is required to be updated, per Thom Sheridan.

#### **Applicable Zoning District Standards, Section 1205**

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Land Use: The Land Development Code (LDC) permits Convention and Conference Facilities and Assembly/Meeting Halls within District 8 as conditional uses. The submitted company overview indicates the center will offer outdoor and indoor facilities on a prearranged and contract basis for social celebrations, corporate entertaining, community gathering, and weddings. The proposed operation is applicable to and has been reviewed for compliance with both the Convention/Conference Facility and Assembly/Meeting Hall use allowances with the LDC.

Sidewalks: Sidewalk requirements along Georgetown Road were waived as part of the office building approval per case 2013-16. Staff notes the current parcel only contain a frontage of 70 feet. Sidewalks have been appropriately depicted along the full length of the building facades facing the parking areas.

#### **Applicable Use Regulations, Section 1206**

Convention/Conference Facilities and Assembly/Meeting Halls are permitted as conditional uses within District 8. There are no use specific standards applicable to either use category. Staff finds the proposal to be in compliance with the applicable general criteria for conditional uses.

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.
- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses.
- (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.



- (4) Access points are located as far as possible from intersections and adequate sight distances are maintained.
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.
- (6) The use will be adequately served by public facilities and services.
- (7) The use provides adequate off-street parking on the same property as the use.
- (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.
- (9) The use is proposed at a density consistent with that of the existing neighborhood.

The proposed use is in general compliance with the above general standards and use specific standards.

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

Staff compared the proposal to zoning development and site plan standards to the approved plans on June 8, 2016. We comment on the following:

Wetland/Stream Corridor Protection: Riparian corridor and wetland areas are located east of and outside of the development area. The proposed event hall, parking lots, and plazas are located in excess of 100 feet from the wetlands. Limited grading areas are proposed up to 60 feet of the wetland boundary as permitted within Section 1207.18(b)(6). An updated report from staff has been requested to confirm the delineated wetland location.

Landscaping: A final landscape plan has been submitted and appropriately accommodates the applicable requirements.

Parking: One parking stall is required for every three seats within a conference/convention facility. The facility overview submitted by the applicant indicates a capacity of 300 for the open lawn and 250 within the event hall. Information is needed regarding the ability of the facility to accommodate multiple events at the same time. A total of 81 parking spaces have been proposed for the event center and the adjacent 3,000 sf office building. A facility capacity of 300 seats would require 100 parking spaces in addition to a minimum of eight spaces for the office use. The applicant has provided 81 parking spaces on the property. Based on discussions at the previous approval, the applicant pursued a parking agreement with adjacent property as they have varied peak hours of use and an agreement has been established.

Exterior Lighting: A lighting plan accommodates the applicable requirements.

Engineering: Assistant City Manager, Thomas Sheridan, P.E., P.S., has submitted a preliminary review letter dated June 4, 2018. Mr. Sheridan notes the following: 1] An updated Wetland Delineation Report is required to be submitted as the existing delineation report is outdated; 2] Add the current flood zones for this site; 3] The Summit Soil and Water Division shall review and approve the SWPPP for this site; 4] Summit County Sanitary Sewer Services shall review and approve the sanitary utilities; 5] The City of Akron shall review and approve the water utilities; and 6] Summit County Building Standards shall review and approve the structural and any fire lines proposed for the building within the site.

Industrial Design: Application for building design approval was submitted with the application for site plan approval and was approved by the design subcommittee and recommended approval to the Planning Commission at the June 8, 2015 meeting. Building design has not changed.

Fire Department: Fire Marshal, Shawn Kasson has submitted an updated preliminary review letter dated May 25, 2018. Mr. Kasson is satisfied with the proposed site layout and has provided comments related to the required fire lanes, hydrants, and sprinkler system that will be required prior to release of the zoning certificate.

**Findings, Required Action, and Recommendation**

Staff has separated these items between the conditional use approval and the site plan approval. Staff recommends the Planning Commission maintain this separation in its final action.

**Conditional Use Findings and Action:**

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02 except as discussed above and recommended below.

Required PC Action, Chapter 1203.02(d)

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.

Conditional Use Recommendation

Approve the conditional use for Case 2018-3936 for Highfields Event Center, to be located at 1940 Georgetown Road according to the re-submitted approved from plans and information submitted on May 17, 2018.

**Site Plan Findings and Action:**

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.

Site Plan Recommendation:

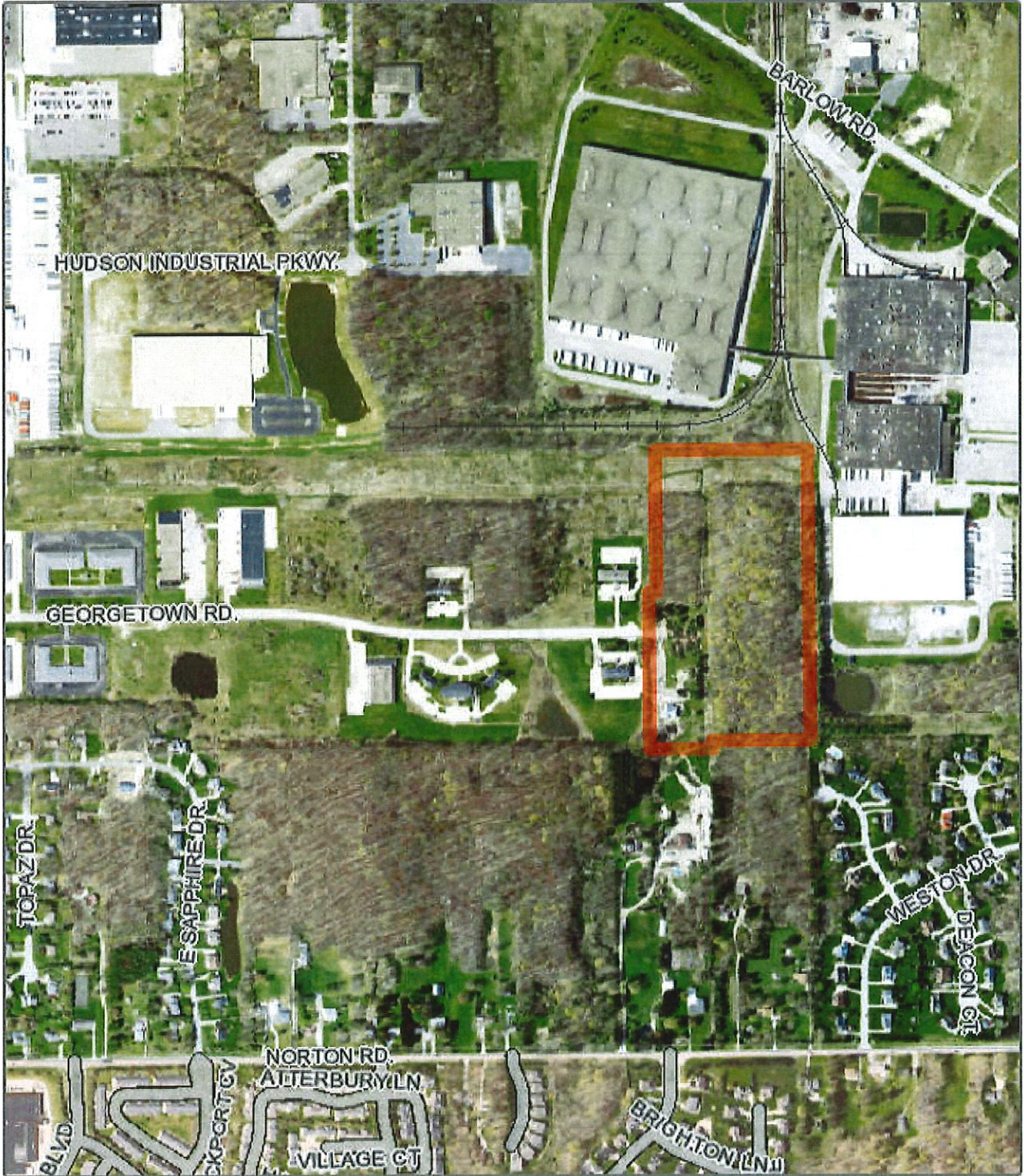
Approve the application for site plan approval for Highfields Event Center at 1940 Georgetown

Road per Case No. 2018-3936 according to plans submitted May 17, 2018 with the following conditions:

1. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
2. The comments of Assistant City Manager, Thomas Sheridan, P.E., P. S., must be addressed per the June 4, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design as the design had not changed from the original approval on June 8, 2016.
4. 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.
5. 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.



City of Hudson, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 640 feet  
5/17/2018



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# HUDSON

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## PLANNING COMMISSION

**CASE NO. 2015-14  
SITE PLAN  
FOR HIGHFIELDS EVENT CENTER  
1936 GEORGETOWN ROAD, DISTRICT 8**

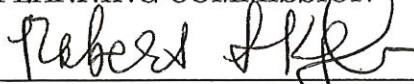
### DECISION

Based on the evidence and representations to the Commission by City staff, Ken and Joyce Kuryla, KKG LLC, 1975 E. Norton Road, Hudson, Ohio 44236, property owners, Elizabeth Eaken, DS Architecture, 136 N. Water Street, Kent, Ohio 44240, and other interested parties, at the regular meeting of June 8, 2015 of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, The Commission hereby unanimously approves the application for site plan approval for Highfields Event Center, to be located at 1936 Georgetown Road per Case No. 2015-14 according to plans submitted on April 29, 2015 with the following conditions:

1. Submit a final landscape plan in compliance with the applicable bufferyard, parking lot perimeter, interior island, and dumpster enclosure landscaping requirements.
2. Submit additional information to demonstrate compliance with the applicable parking count requirements for the facility, as listed on page two of the staff report, per Section 1207.12 of the Land Development Code.
3. The comments of Fire Inspector Shawn Kasson must be addressed per the May 7, 2015 correspondence.
4. The comments of City Engineer Thom Sheridan must be addressed per the May 29, 2015 correspondence.
5. Submit a trip generation study and address all applicable improvements as may be recommended in the study and required by City Engineer Thom Sheridan per the correspondence of May 29, 2015.
6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
7. 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.
8. 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.

Dated: June 8, 2015

CITY OF HUDSON  
PLANNING COMMISSION

  
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Robert Kagler, Vice Chair



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## PLANNING COMMISSION

**CASE NO. 2015-14  
CONDITIONAL USE  
FOR HIGHFIELDS EVENT CENTER  
1936 GEORGETOWN ROAD, DISTRICT 8**

### DECISION

Based on the evidence and representations to the Commission by City staff, Ken and Joyce Kuryla, KGK LLC, 1975 E. Norton Road, Hudson, Ohio 44236, property owners, Elizabeth Eaken, DS Architecture, 136 N. Water Street, Kent, Ohio 44240, and other interested parties, at the regular meeting of June 8, 2015 of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, The Commission hereby unanimously approves the application for conditional use approval for Highfields Event Center, to be located at 1936 Georgetown Road per Case No. 2015-14 according to plans submitted on April 29, 2015.

Dated: June 8, 2015

CITY OF HUDSON  
PLANNING COMMISSION

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Robert Kagler, Vice Chair





ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

**Date:** June 4, 2018  
**To:** Kris McMaster City Planner, Community Development  
**From:** Thomas J. Sheridan, P.E., P.S., Asst. City Manager  
**Re:** **KGK – Event Center Resubmittal Comments**

The City of Hudson Engineering Department has reviewed the plans submitted May, 2018.

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](http://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.

**The previously approved plans have not been changed since 2016, and the City of Hudson Engineering has no issue with the plans as submitted, with the following comments:**

- Provide a **current** wetland delineation report for the site. The existing delineation is outdated.
- Add the current flood zones for this site.
- The Summit Soil and Water Division shall review and approve the SWPPP for this site.
- Summit County Sanitary Sewer Services shall review and approve the sanitary utilities.
- The City of Akron shall review and approve the water utilities.
- Summit County Building Standards shall review and approve the structural and any fire lines proposed for the building within the site.

C: File.



SHAWN KASSON  
Fire Marshal

[skasson@hudson.oh.us](mailto:skasson@hudson.oh.us)  
(330) 342-1869

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M E M O R A N D U M

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**DATE:** May 25, 2018  
**TO:** Kris McMaster, City Planner  
**FROM:** Shawn Kasson, Fire Marshal SK  
**SUBJECT:** Highfields Event Center – 1936 Georgetown Road

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I have reviewed the 11/14/16 revision of the site improvement plan for Highfields Event Center – 1936 Georgetown Road. Upon review I have the following comments:

- The following areas must be designated as fire lanes:
  - Access drive along the front entry circle
  - Access drive in front of the fire hydrant
  - Access drive in front of the fire department connection (FDC)
- The fire lane areas must be identified with approved signage. Curbs in fire lane areas must be painted red in color.
- The FDC riser pipe must be painted red in color and identified with the building address 1936.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
  - FDC
  - Ground mounted electrical transformer (If provided)
  - Generator
- A Knox Box must be furnished and installed in an approved location.

Please contact me with any questions.