

— O H I O —

HUDSON

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

DATE: June 6, 2018

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

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

SUBJECT: Site Plan Review for 6288 Hudson Crossing Parkway
Parcel #30-09749

ZONING: District 6: Western Hudson Gateway

PC Case No: 2018-3892

Project Introduction

Application has been received for proposed construction of an industrial building at the Hudson Crossing Business Park to be a spec building for office/warehouse use. The proposed project includes construction of a 41,800-square foot facility, 2 loading docks and 220 parking stalls.

The subject property is located within the interior of the Hudson Crossing Business Park at 6288 Hudson Crossing Parkway within District 6 Western Hudson Gateway. The subject property is adjacent to a proposed office/warehouse 135,000 square foot building to the north, office buildings to the south and east. To the west is the Village of Boston Heights.

The following information is attached to this report.

1. Aerial photograph of site from the City of Hudson GIS.
2. Development Plans submitted by Davison Smith Certo, Architects, Inc. received May 15, 2018.
3. Architectural rendering and landscape plan submitted by Davison Smith Certo, Architects, Inc. received May 15, 2018.
4. Elevational Drawings submitted by Davison Smith Certo, Architects, Inc. received May 15, 2018.
5. Letter from Assistant City Manager, Thomas Sheridan, P.E., P.S., dated June 4, 2018 regarding proposed site.
6. Preliminary comment letter from Shawn Kasson, Fire Marshal, dated May 29, 2018.

Applicable Zoning District Standards, Section 1205

Use

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

The facility will be a spec office building/warehouse building. The anticipated warehousing/office uses are permitted by right. Individual businesses, once proposed, will be reviewed by the city staff as part of an administrative use certificate application.

Dimensional Standards

The dimensional standards for lot width, lot frontage, and setbacks are acceptable based on the proposed parcel lines depicted.

Pedestrian Amenities

The applicant has appropriately proposed a sidewalk along the parking lot connecting to the building entrance along the front and side of the building and to the rear patio area. A sidewalk will be required along the future expansion on the southside of the building and should be noted on the plans as it will affect the parking layout. The developer of the business park has also indicated a multi-purpose path will be installed to provide the continuous pathway along the full length of Hudson Crossing Parkway. Add sidewalk access to the pathway.

Applicable Zoning Development and Site Plan Standards, Section 1207

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

Wetland/Stream Corridor Protection: Wetlands are located to the west of the development, outside of the project limits. The submitted plan complies with the previous approvals for the business park which established a wetland conservation easement at a 100 foot setback from the delineated wetlands and permits stormwater management basins at a 50 foot setback from the wetlands.

Vegetation Protection: Silt fencing and limits of disturbance needs to be depicted on the site plan.

Landscaping: The concept site plan indicates appropriate areas to accommodate the necessary front yard, street trees, perimeter parking lot, and interior island landscaping. A final landscaping plan will need to be submitted and accepted prior to authorization to proceed.

Parking and Exterior Lighting: Industrial/manufacturing facilities are required to provide one space for each employee on the shift with the highest number of employees. The current proposal contains 220 paved spaces. An exterior lighting plan including photometrics will need to be submitted and comply with applicable standards of Section 1207.18(g).

Engineering: Assistant City Manager, Thomas Sheridan, P.E., P.S. has submitted a review letter dated June 4, 2018. Mr. Sheridan notes the preliminary plan is acceptable and comments on the plan will need to be addressed as noted in review letter. Submission of updated wetland delineation report, flood zones, and Trip Generation Report will need to be submitted.

Fire Department:

Fire Marshal, Shawn Kasson has submitted a preliminary review letter dated May 29, 2018. Mr. Kasson indicates that fire apparatus access road must be designed to support fire apparatus weighing 60,000 pounds and meet all the comments within his letter.

Industrial Design: The architectural design will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation to the Planning Commission of their acceptance of the design at the June 11, 2018 meeting. Staff notes the building design contains concrete masonry units a precast wall panel system, horizontal and vertical banding, and large glass panels with concrete metal canopy at the office mass. Landscaping is also proposed along the front façade of the building and around the patio area in the rear. The proposed loading docks have been sited at the rear of the building.

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, 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 site plan in Case 2018-3892 for 6288 Hudson Crossing Parkway, Parcel #3009749, Hudson Business Park according to plans received May 15, 2018 with the following conditions:

1. The comments of Assistant City Manager, Thomas Sheridan, P.E., P.S. must be addressed per the June 4, 2018 correspondence.
2. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
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. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
6. Landscape plan shall be submitted prior to issuance of the zoning certificate.
7. 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.

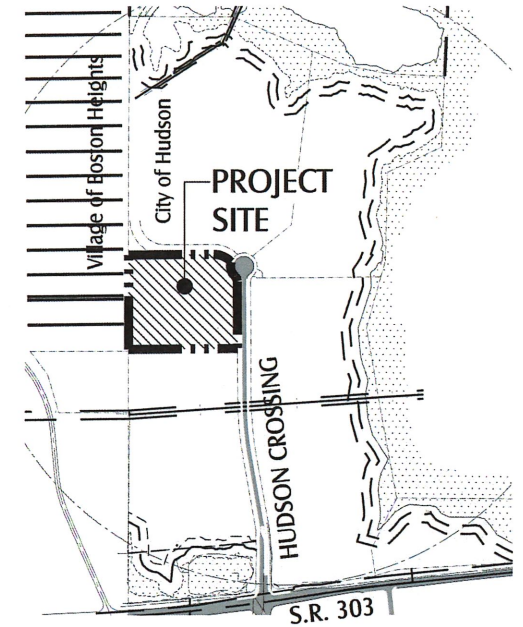
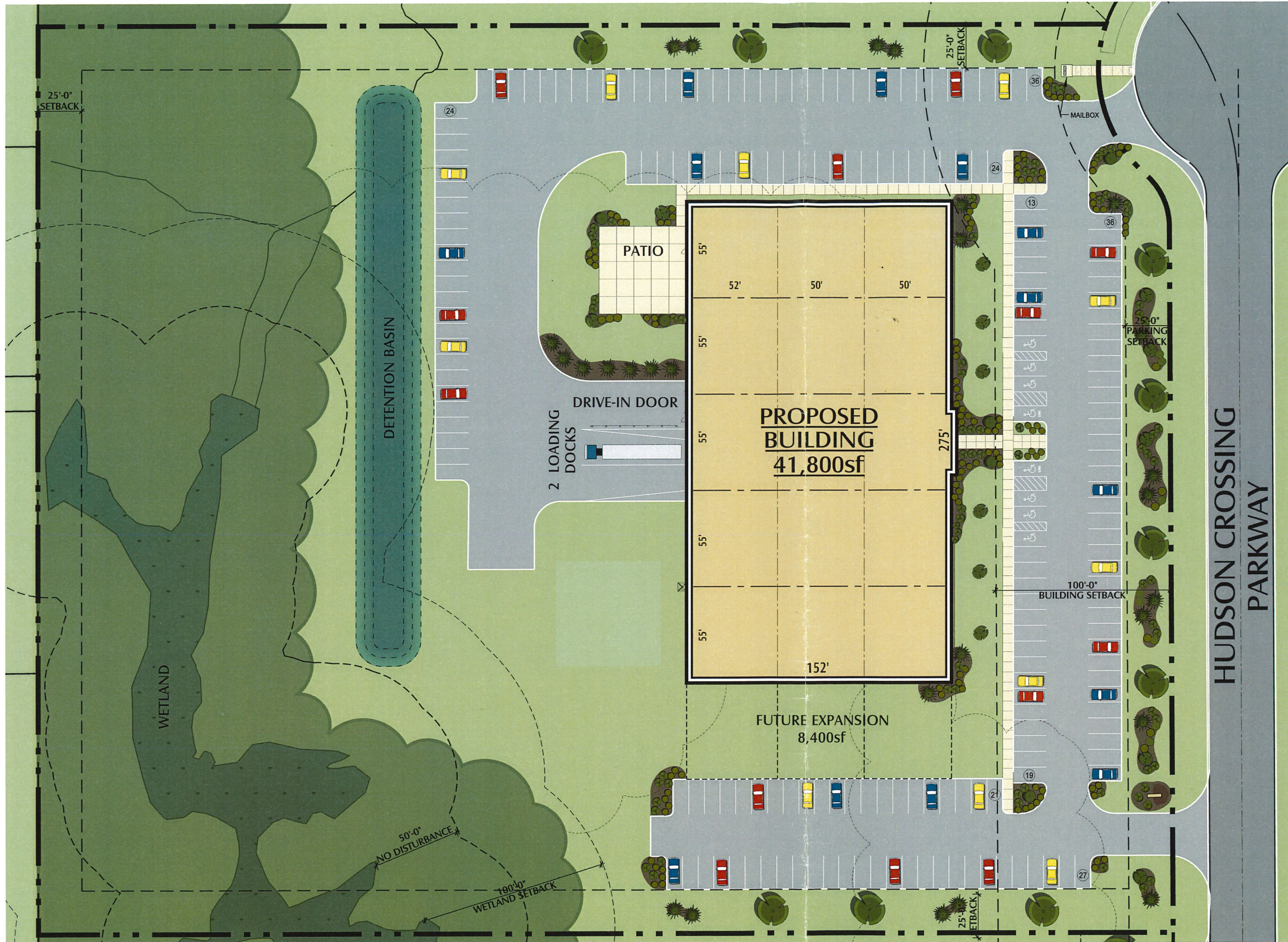
City of Hudson, OH



Owner Name	Industrial Land Partners Holdings Llc	Legal Description	HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION LOT 1 PRT 18.536 AC RN 55370315
Site Address	6288 HUDSON CROSSING PKWY	Area	8.77
Parcel ID	3009749	Council Ward	Ward 2
Owner Address	5301 GRANT AVE STE 100	Water Provider	City of Hudson
Owner City	CLEVELAND	Sewer Provider	DOSSS
Owner State	OH	Electric Provider	City of Hudson
Owner ZIP	44125	Water Rate	Expanded Service Area Rate
Phone		Water Tap	No Special Tapping Fee

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 = 464 feet



DEVELOPMENT PLAN

NO SCALE



PROJECT DATA

LOT SIZE:	7.7 ACRES
PROPOSED BUILDING AREA:	41,800 SF
FUTURE EXPANSION AREA:	8,400 SF
RECESSED DOCKS:	2 DOCKS
DRIVE-IN DOORS:	1 DOOR
CAR PARKING REQUIRED:	125 SPACES
PROPOSED CAR PARKING:	220 SPACES



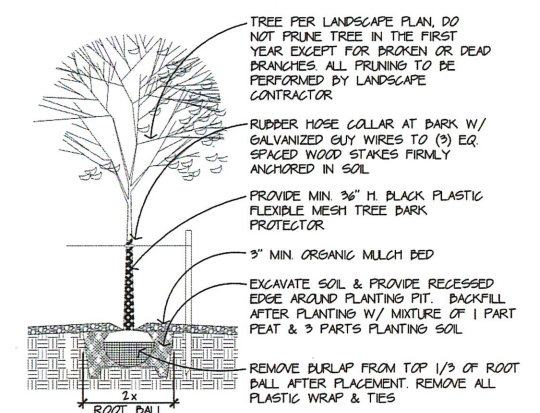


LANDSCAPE NOTES

- LANDSCAPING INDICATED REPRESENTS GENERAL CONCEPT OF LANDSCAPING TO BE PROVIDED. LANDSCAPE CONTRACTOR MAY ALTER SELECTED PLANTINGS, QUANTITIES AND PLACEMENT AS REQUIRED DUE TO AVAILABILITY, SOIL/EXPOSURE CONDITIONS & BUDGET.
- CALIPER MEASUREMENTS ARE TO BE TAKEN 6" ABOVE NORMAL GRADE FOR TREES LESS THAN 6" IN CALIPER.
- DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS, KEEP ROOTS MOIST, AND STORE OUT OF SUN AND WIND. DO NOT PRUNE BEFORE DELIVERY. PROTECT PLANTS FROM SUNSCALD, DRYING, WHIPPING, AND OTHER HANDLING DAMAGE. DO NOT DESTROY NATURAL SHAPES THROUGH BENDING OR BINDING. DO NOT DROP PLANTS DURING DELIVERY.
- INSTALLATIONS OF PLANTINGS, LAWN, AND MULCHES TO BE PER STANDARD INDUSTRY PRACTICE. PROVIDE FREE-FORM SHAPED ORGANIC MULCH BED AT ALL PLANTING AREAS. AT ISOLATED TREES PROVIDE MIN 5" DIAMETER ORGANIC MULCH BED SURROUNDING TRUNKS OF TREES IN LAWN AREAS.
- LOCATIONS ON PLAN TO SERVE AS A GUIDE. SLIGHT RELOCATION IN FIELD MAY OCCUR TO PROVIDE THE MOST AESTHETIC ARRANGEMENT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEANUP ASSOCIATED WITH LANDSCAPE CONSTRUCTION. LEGALLY DISPOSE OF ALL SURPLUS AND WASTE MATERIALS OFF OF THE OWNER'S PROPERTY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS INSTALLED FOR A PERIOD OF ONE YEAR FROM INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING OF PLANTINGS FOR A PERIOD OF ONE GROWING SEASON TO ALLOW FOR ROOT ESTABLISHMENT. PLANTS THAT ARE UNHEALTHY OR MORE THAN 25% DEAD SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.
- ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN HORT NURSERY STOCK STANDARDS.
- CONFIRM LOCATIONS OF ALL UTILITIES & SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR EQUAL.

LANDSCAPE SPECIFICATIONS

- PLANTING SOIL:** A MIXTURE CONSISTING OF A 1/2 PART ORIGINAL TOPSOIL, 1/4 PART SAND, AND 1/4 PART ORGANIC COMPOST. ADDITIONAL SOIL AMENDMENTS AS REQUIRED TO ACHIEVE SOIL PH LEVELS RECOMMENDED BY NURSERY FOR SPECIFIC PLANTINGS.
- PLANTINGS:** NURSERY GRADE NO. 1 (TYPICAL) UNLESS NOTED 'SPECIMEN'. PROVIDE MATCHED TREES AND SHRUBS IN HEIGHT AND FORM FOR ADJACENT PLANTINGS.
- MAINTAINED LAWN:** PREMIXED PARK MIX OR 50% PERENNIAL RYE, 25% CREEPING RED FESCUE, AND 25% KENTUCKY BLUEGRASS. SPREAD RATE: 7 LBS PER 1000 SF. STARTER FERTILIZER (6-12-12) @ 15 LBS PER 1000 SF.
- LOW MAINTENANCE LAWN:** PREMIXED 'NO MOW' MIX BY OHIO PRAIRIE NURSERY OR EQUAL OR MIX OF 6 VARIETIES OF HARD, RED & CHEWINGS FESCUE, MATURING AT A HEIGHT OF 4-6" CONTAINING NO GENETICALLY MODIFIED SPECIES. SEED & FERTILIZER RATES PER SUPPLIER OR SPREAD RATE OF 7 LBS PER 1000 SF. STARTER FERTILIZER (6-12-12) @ 15 LBS PER 1000 SF.
- ORGANIC MULCH:** DOUBLE SHREDDED HARDWOOD MULCH 3" DEPTH AT BEDS AS SHOWN ON PLAN. MULCH TO BE 1-2 YEAR AGED AND MAY NOT COME FROM SPREADING TREE MATERIAL TAKEN FROM SITE. PROVIDE PERVICIOUS WEED BARRIER (TYPAR OR EQUIV.) AT UNPLANTED AREAS.
- MOW STRIP:** PROVIDE 12" RIVER STONE MOW STRIP 5" MIN DEEP ALONG BUILDING WHERE MULCH OR CONCRETE DOES NOT OCCUR.

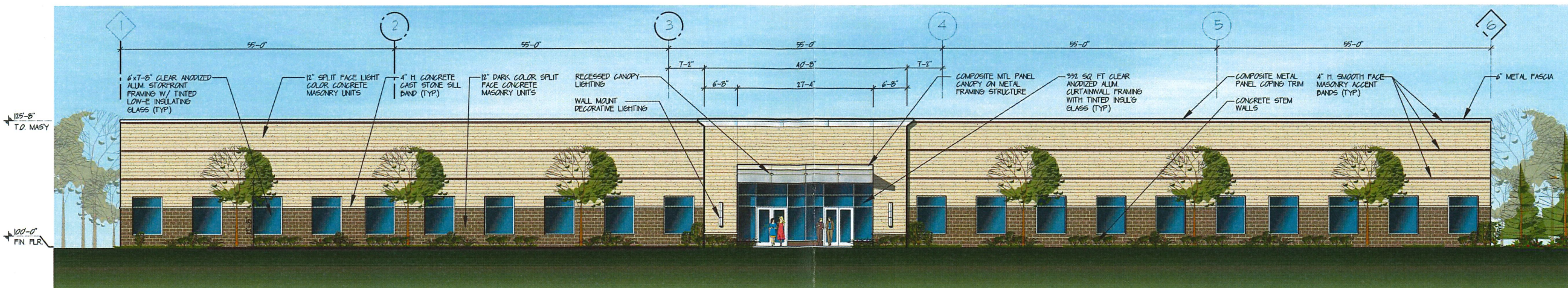


TREE PLANTING DETAIL

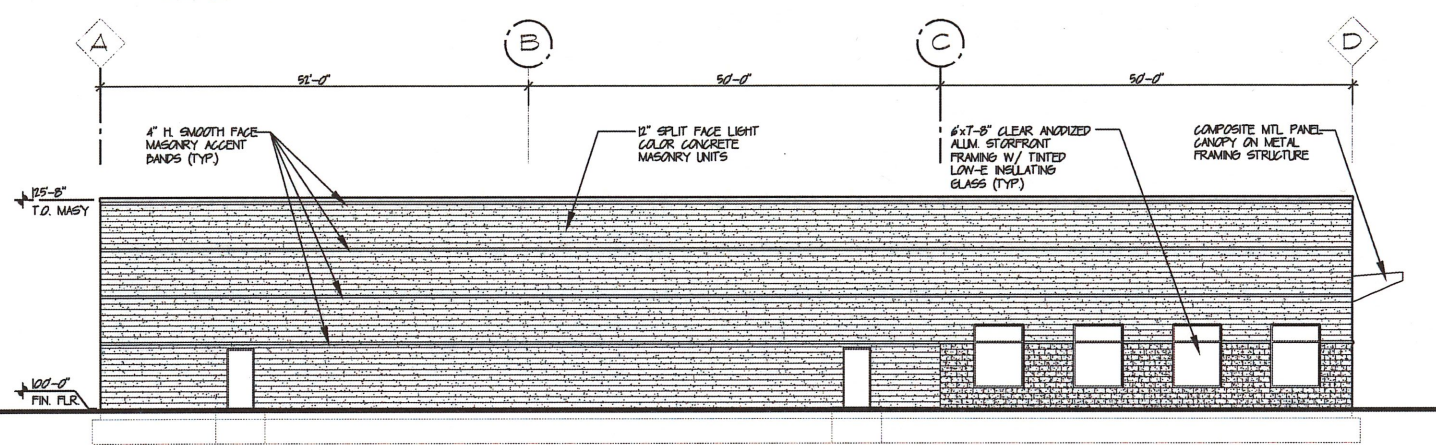
PLANTING LIST

KEY	COMMON NAME	BOTANIC NAME	QTY.	SIZE / COND.
AR	CELEBRATION MAPLE	ACER X FREEMANI CV 'CELTZAM'	10	2" CAL / D&D
CC	BLUE BEECH HORNBEAM	CARPINUS CARLINIANA	11	2" CAL / D&D
MC	SPRING SNOW GRADAPPLE	MALUS 'SPRING SNOW'	8	2" CAL / D&D
PA	NORWAY SPRUCE	PICEA ADRES	15	6" HIGH / D&D
FN	AUSTRIAN WHITE PINE	PINUS STROBUS	12	6" HIGH / D&D
BM	KOREAN DOXWOOD	BUXUS MICROPHYLLA KOREANA	67	#3 CONT.
HM	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	15	#3 CONT.
RP	PINK DAWN RHODOGEDRON	RHODOGEDRON PINK DAWN	5	#3 CONT.
RR	RUGOSA ROSE	ROSA RUGOSA	11	#3 CONT.
TX	CHADWICK'S YEW	TAXUS X MEDIA 'CHADWICKII'	53	#3 CONT.
HE	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA	11	#3 CONT.
HT	TWIST & SHOUT HYDRANGEA	HYDRANGEA MACROPHYLLA	7	#3 CONT.
EA	BURNING BUSH	ELKONYMUS ALATUS 'COMPACTUS'	5	24"
MG	MISCANTHUS GRASS	MISCANTHUS SINENSIS	17	#1 CONT.
FB	PIGMY BARBERRY	BERBERIS THUNDERBII 'CRIMSON PYGMY'	15	#3 CONT.
PS	CREEPING PHLOX	PHLOX SUBULATA	15	CLUMP #2 CONT.

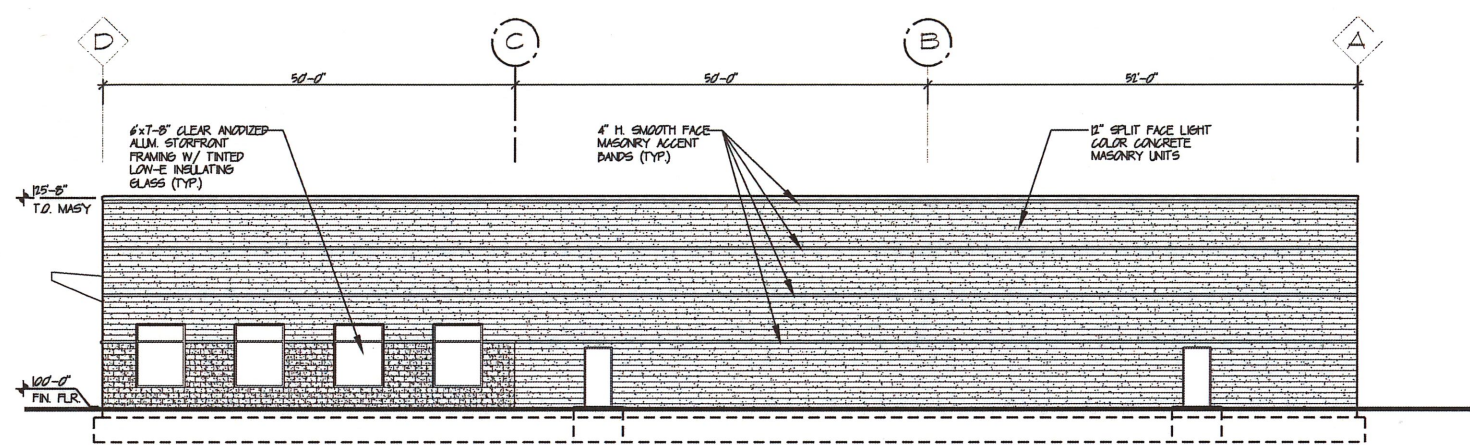
6288 Hudson Crossing Hwy L-1



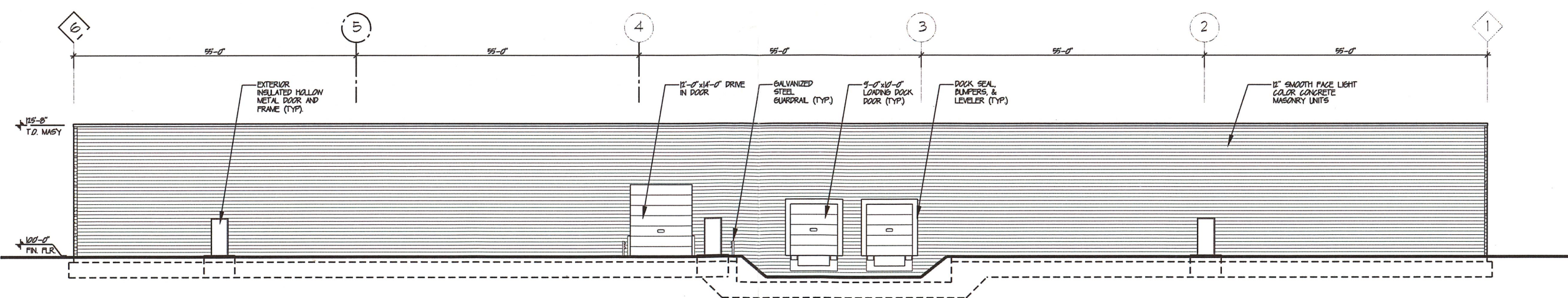
EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



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: **Hudson Crossing Site Plan Review – Site #42**

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 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 Preliminary Site Plan is APPROVED with the following comments that will need to be addressed prior to the final submittal:

- Provide the latest wetland delineation report for the site.
- 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.
- Summit County Building Standards shall review and approve the structural and any fire lines proposed for the building within the site.
- The existing site shall submit a Trip Generation Report. The existing traffic signal timing shall be reviewed and a report submitted on any changes to the signal at Hudson Crossing and any adjacent signals at SR 303 and SR 8.
- The storm water management calculations shall be submitted for review and approval. A long-term maintenance plan will be required for this site.
- The driveway locations with the adjacent properties shall be reviewed and any signage needed, shall be included in the final submittal.
- The City will perform a full review of the final plans when they are submitted.
- Note: A sidewalk will be required along the future expansion on the southside of the building. Please note as it will affect the parking layout.

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us

(330) 342-1869

M E M O R A N D U M

DATE: May 29, 2018

TO: Kris McMaster, City Planner

FROM: Shawn Kasson, Fire Marshal SK

SUBJECT: 6288 Hudson Crossing Pkwy - Premier Development Hudson 42 Building

I have reviewed the site plan for the proposed Premier Development Hudson 42 Building – 6288 Hudson Crossing Pkwy dated 05/11/18. Upon review I have the following comments:

- Fire apparatus access road must be designed to support fire apparatus weighing 60,000 pounds.
- On-site fire hydrant(s) must be installed in approved location(s). (Northwest/west side of building)
- Fire hydrant(s) must meet City of Hudson specifications.
- The following comments are made with the assumption that the building will be protected with an automatic sprinkler system:
 - Fire department connection (FDC) must be installed in an approved location.
 - FDC must meet City of Hudson specifications.
 - FDC must be located within 40' of a fire hydrant.
 - FDC riser pipe must be painted red in color.
 - FDC must be furnished with an approved means to identify the protected building.
 - Fire main must be sized to appropriately supply the anticipated demand of the automatic sprinkler system.
- The following areas are designated as a fire lane:
 - Turnaround at the termination of the west fire apparatus access road.
 - Fire apparatus access road in front of the fire hydrant(s)
 - Fire apparatus access road in front of the fire department connections (FDC)
- Fire lane areas must be identified with approved signage stating *Fire Lane – No Parking*.
- Curbs in fire lane areas must be painted red in color.
- Knox Box must be furnished and installed in an approved location.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
 - On-site fire hydrant(s)
 - Fire department connections (FDC)
 - Natural gas meters
 - Ground mounted electrical transformers (If provided)

The scope of the review is limited due to the early stage of design. I have completed this review with the assumption that the building will be protected by an automatic sprinkler system. Further comments are probable as the design progresses.

Please contact me with any questions.