



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

DATE: August 9, 2017

TO: City of Hudson Planning Commission for August 14, 2017 Meeting

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

SUBJECT: Site Plan Review for expansion at WBC-Meyer Distributing facility at
6333 Hudson Crossing Parkway

ZONING: District 6 – Western Hudson Gateway

PC Case No: 2017 - 1416

Project Introduction

Application has been received for a proposed addition to the existing WBC-Meyer Distributing facility within the Hudson Crossing Business Park. The proposed project includes a 37,500 sf rear addition and expanded front and rear parking fields. The current facility was constructed in 2010 and approved by the Planning Commission per case 2010-14.

The subject property and adjacent areas to the north, south, and west are located within District 6 Western Hudson Gateway. To the east is the conservation easement for the Reserve at River Oaks Zoned District 2 and 3.

The following information is attached to this report.

1. Aerial photography overview of the property from City of Hudson GIS viewer.
2. Preliminary comment letter from Greg Hannan, City Planner, dated July 27, 2017.
3. Letter from Gerrie Miller, Vice-President of Human Resources for WBC Group, detailing the need for expanded parking.
4. Trip Generation Report, received August 7, 2017, prepared by TMS Engineers, Inc.
5. Site plan and architectural renderings submitted by Davidson Smith Certo Architects, Inc. received July 31, 2017.

Applicable Zoning District Standards, Section 1205

Use: The existing medical supply distribution and office use is permitted by right in District 6.

Dimensional Standards

The dimensional standards for lot width, lot frontage, and setbacks are acceptable. The current configuration of the site was designed to accommodate these expansion areas.

Pedestrian Amenities: Sidewalks are required abutting a public street, along the building façade featuring a customer entrance, and along a building façade abutting a parking area. A sidewalk has been proposed to connect the facility entrance to the widened sidewalk at the public right of way. The developer intends to install the remaining portions of the widened sidewalk along Hudson Crossing Parkway as part of the development activities currently underway within the business park.

Applicable Zoning Development and Site Plan Standards, Section 1207

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

Tree and Vegetation Protection: Limits of disturbance are depicted on the plans.

Wetland/Stream Corridor Protection: Wetlands are located to the north and east of the development. The submitted plan does not encroach on the 100 foot setback established at the time of the subdivision infrastructure improvements. An updated wetland delineation will need to be forwarded to confirm the current wetland limits.

Landscaping: The concept site plan indicates appropriate areas to accommodate the applicable front yard, perimeter parking lot, and interior island landscaping.

Parking and Exterior Lighting: The current facility contains 141 parking spaces with an additional 135 spaces proposed for a total site count of 276 spaces. The existing office and warehouse components of the facility require a minimum of 152 spaces. The applicant has submitted a letter indicating the need for the proposed parking count. An exterior lighting plan including photometrics has been submitted in compliance with applicable standards of Section 1207.18(g).

Engineering: City Engineer Thom Sheridan will review the site improvement plans. The project will be subject to compliance with applicable stormwater management standards. The submitted trip generation report will be reviewed to confirm traffic generation is within the limits projected for the development during the establishment of the subdivision. Mr. Sheridan notes the need to obtain a Notice of Intent from Ohio EPA, approval of a SWPPP from Summit County Soil and Water, and execution of a long term maintenance agreement for the stormwater management basin.

Fire Department: Fire Marshal Shawn Kasson will review the site improvement plans. Mr. Kasson has noted the proposed parking and driveway configurations will allow adequate access to the facility.

Industrial Design: The architectural design will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation forwarded to the Planning Commission. The design includes precast concrete wall panels to match the existing rear portion of the building.

Site Plan Findings and Action

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 2017-1416 for 6333 Hudson Crossing Parkway, according to plans received July 31, 2017 with the following conditions:

1. The proposal is subject to the review and approval of City Engineer Thom Sheridan for compliance with the City of Hudson Engineering Standards.
2. The proposal is subject to the review and approval of Fire Marshal Shawn Kasson.
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. 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.





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

DATE: July 27, 2017

TO: Premier Commercial Realty LLC

FROM: Greg Hannan, City Planner, Community Development

SUBJECT: Site Plan submittal for Hudson Crossing Business Park – WBC Expansion

Staff understands Premier Commercial Realty LLC is proposing the construction of a 37,500 sq ft expansion to the existing WBC Facility at 6333 Hudson Crossing Pkwy. Based on review of the plans received July 26, 2017, staff offers the following preliminary comments.

Site Plan Conformance with LDC Standards:

Section 1205.09: District 6 Regulations

1. Setbacks: The proposed building and parking setbacks are acceptable.
2. Parking: the proposed parking and loading area locations have been appropriately sited.
3. Pedestrian Amenities: widened sidewalk to be installed in 2017.

Section 1207.18: Development and Site Plan Standards

1. The limits of disturbance should be noted on the plans.
2. Wetland Protection: The concept plan depicts the building and parking lots is more than 150 feet from the previously delineated wetland edge.
3. Landscaping:
 - i. Front yard landscaping: The development shall incorporate at least 10% (10 feet) of the front yard setback with a mix of trees, shrubs, and planting beds.
 - ii. Perimeter parking landscaping: acceptable
 - iii. Interior island landscaping: The proposed 70 spaces would require 1,120 sq ft of plantings. The preliminary plan accommodates applicable planting areas.
4. Stormwater Management: design to be reviewed by City of Hudson Engineering Dept.
5. Parking
 - i. Count: Industrial/manufacturing facilities are required to provide one space for each employee on the shift with the highest number of employees. The application should include a brief statement regarding the anticipated parking demands.
 - ii. Stall dimensions: To be determined

- iii. Exterior lighting: a lighting plan including photometrics is required prior to the issuance of a zoning certificate.
- 6. Traffic Analysis: Based on review of the 2003 Development Agreement, staff does not anticipate the need for a traffic impact analysis at this time; however a trip generation report will need to be submitted.
- 7. Design Review Committee for District 6 and 8: The architectural design will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation forwarded to the Planning Commission.

Schedule and Fees:

Site Plan	Site Plan Review Fee (submitted at Planning Commission application)	\$1,000
	Zoning Certificate Fee (to be submitted prior to release of permit)	\$1,875
	Right of Way Fee (to be submitted prior to release of permit)	\$150
Bonds	Right of Way	(1)
(1): City Engineer determines right of way bond amount after plans are approved based on the nature of the work.		



7/31/2017

Premier Development Partners
5301 Grant Avenue
Cleveland, Ohio 44125

To Whom It May Concern:

WBC Group, LLC at 6333 Hudson Crossing Parkway, Hudson, Ohio, 44236 currently has 178 parking spaces. This number is inclusive of customer parking, hybrid, handicap and maternity. Our current headcount is 160 employees. Approximately 5-7 employees work 6:00 am to 2:30 pm; 17-20 employees work 11:30 am to 8:00 pm and the balance work 8:30 am to 5:00 pm. Our proposed expansion plan would add approximately 100 new spaces to align with the growth that was planned when our existing building was constructed.

Thank you,

Gerrie Miller, Vice-President of Human Resources
330-963-8650, ext 5832
gerriem@wbcgp.com



TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

August 4, 2017

Ms. Linda M. Sherman
Premier Development Partners
5301 Grant Avenue
Suite 100
Cleveland, Ohio 44125

**Re: Additional Office / Warehouse Building
City of Hudson, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for an additional 37,500 Square Foot (SF) office / warehouse building which is to be constructed north of the existing 63,364 SF warehousing building located at 6333 Hudson Crossing Parkway in the City of Hudson, Ohio (see **Location Map, Figure 1**). The purpose of this trip generation analysis is to estimate the traffic that will be generated by the additional building. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future traffic requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the additional office warehouse, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **“Trip Generation” Manual, Ninth Edition**.

The proposed site most closely matches the Warehousing land use (ITE Code 150) since that land use is described to include office space. All trip generation analyses will utilize the Warehousing land use information. A copy of the trip generation worksheet for the entire facility (100,864 SF) can be seen in the attached **Figure 3**. The trip generation worksheet for the existing building (63,364 SF) can be seen in the attached **Figure 4**. The difference between the traffic generated by the existing building and the traffic anticipated to be generated by the future two buildings is the amount of traffic being generated by the new warehouse building.

Proposed Trip Generation Calculations

Based on the trip generation analysis described on the previous page, the table below shows the estimated generated traffic during the AM and PM peak hour for the proposed office / warehousing building based upon the national averages considering the gross square footage of the building.

ITE TRIP GENERATION		SF	TRIP ENDS	
ITE Code	Description		Weekday Peak Hour Between 7-9 AM	Weekday Peak Hour Between 4-6 PM
150	Warehousing (Future Two Buildings)	100,864	83	60
150	Warehousing (Existing Building)	63,364	64	45
150	Warehousing (New Generated Trips)	37,500	19	15

The previous table shows that the proposed additional office / warehousing building is expected to generate a total of 19 trips in the AM peak hour and 15 trips in the PM peak hour.

It is our opinion that since the number of trips into and out of the site are less than 100 trips, the traffic generated by the proposed additional building should not have an impact on the surrounding street network system and will not require a full traffic impact study.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated volumes from this development are less than daily variations in the current volumes on the local roadways and should not be perceived by the traveling public. The Ohio Department of Transportation concedes that traffic impact studies are only necessary when the resulting trip increase is more than 100 trips per hour. This is stated in their **State Highway Access Management Manual**.

Ms. Linda M. Sherman

August 4, 2017

Page 3

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

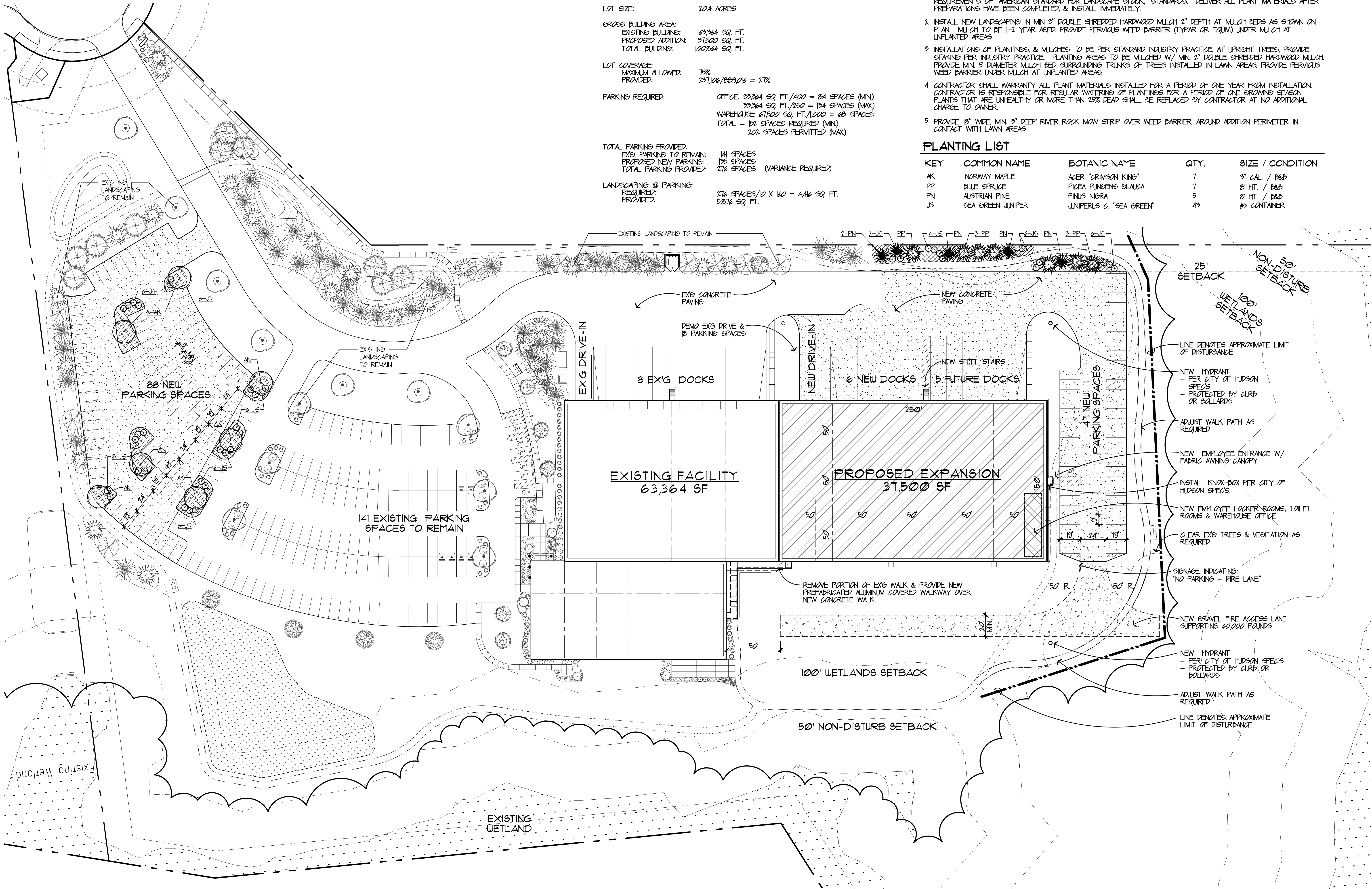
TMS Engineers, Inc.



Andrew J Pierson P.E.
Senior Traffic Engineer

Attachments





SITE DATA

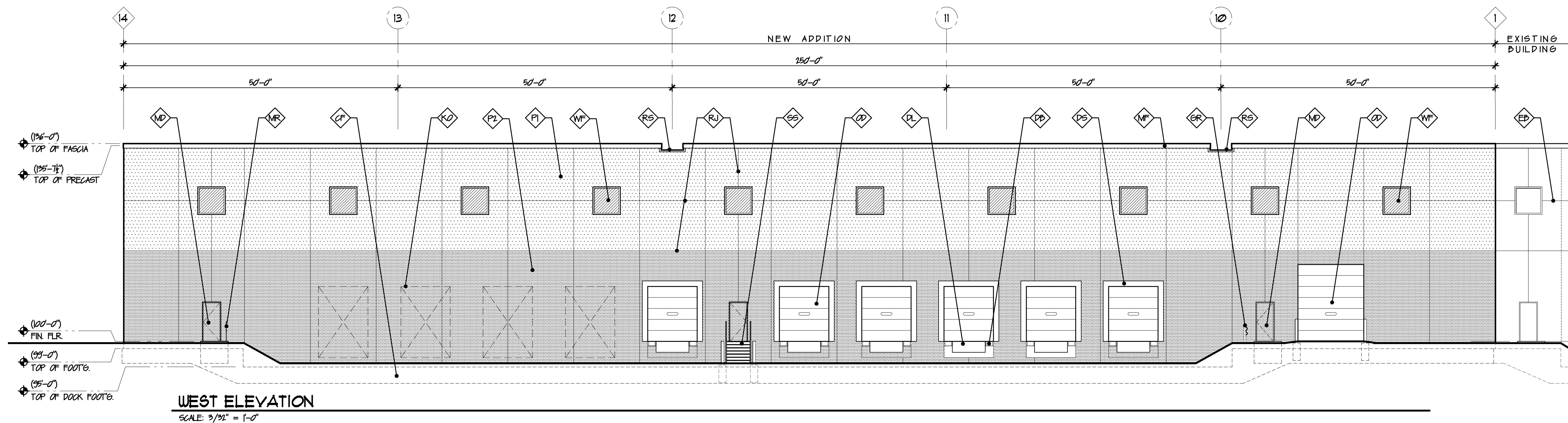
ZONING CLASSIFICATION:	DISTRICT 6
LOT SIZE:	20A ACRES
GROSS BUILDING AREA:	
EXISTING BUILDING:	63,364 SQ. FT.
PROPOSED ADDITION:	37,500 SQ. FT.
TOTAL BUILDING:	100,864 SQ. FT.
LOT COVERAGE:	
MAXIMUM ALLOWED:	75%
PROVIDED:	231,026/308,016 = 21%
PARKING REQUIRED:	
OFFICE:	39,364 SQ. FT./400 = 84 SPACES (MIN)
WAREHOUSE:	61,500 SQ. FT./1,000 = 62 SPACES (MAX)
TOTAL = 146 SPACES REQUIRED (MIN)	
	202 SPACES PERMITTED (MAX)
TOTAL PARKING PROVIDED:	
EXG. PARKING TO REMAIN:	141 SPACES
PROPOSED NEW PARKING:	135 SPACES
TOTAL PARKING PROVIDED:	276 SPACES (VARIANCE REQUIRED)
LANDSCAPING @ PARKING:	
REQUIRED:	276 SPACES/10 X 160 = 4,416 SQ. FT.
PROVIDED:	5,916 SQ. FT.

LANDSCAPE NOTES

1. PROVIDE SIZE, GENUS, SPECIES, & VARIETY OF TREES & SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF "AMERICAN STANDARD FOR LANDSCAPE STOCK" STANDARDS. DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED, & INSTALL IMMEDIATELY.
2. INSTALL NEW LANDSCAPING IN MIN 3" DOUBLE SHREDDED HARDWOOD MULCH 2" DEPTH AT MULCH BEDS AS SHOWN ON PLAN. MULCH TO BE 1-2 YEAR AGED. PROVIDE PERVIOUS WEED BARRIER (TYPAR OR EQUIV.) UNDER MULCH AT UNPLANTED AREAS.
3. INSTALLATIONS OF PLANTINGS, & MULCHES TO BE PER STANDARD INDUSTRY PRACTICE. AT UPRIGHT TREES, PROVIDE STAKING PER INDUSTRY PRACTICE. PLANTING AREAS TO BE MULCHED W/ MIN. 2" DOUBLE SHREDDED HARDWOOD MULCH. PROVIDE MIN. 5" DIAMETER MULCH BED SURROUNDING TRUNKS OF TREES INSTALLED IN LAWN AREAS. PROVIDE PERVIOUS WEED BARRIER UNDER MULCH AT UNPLANTED AREAS.
4. 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. PLANTS THAT ARE UNHEALTHY OR MORE THAN 25% DEAD SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.
5. PROVIDE 18" WIDE, MIN. 3" DEEP RIVER ROCK MON. STRIP OVER WEED BARRIER, AROUND ADDITION PERIMETER IN CONTACT WITH LAWN AREAS.

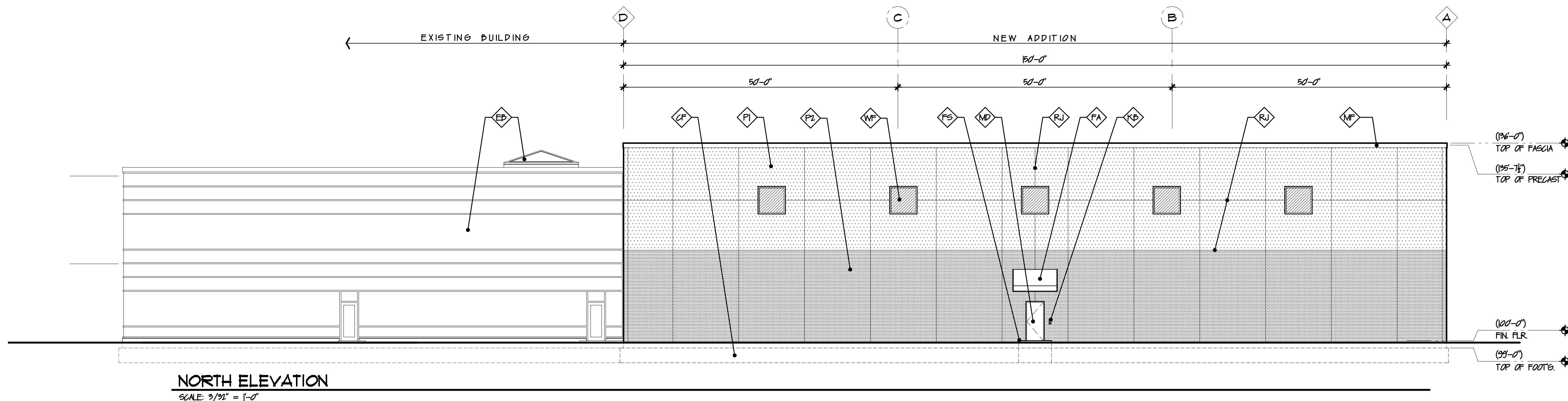
PLANTING LIST

KEY	COMMON NAME	BOTANIC NAME	QTY.	SIZE / CONDITION
AK	NORWAY MAPLE	ACER "CRIMSON KING"	7	3" CAL. / B&B
PP	BLUE SPRUCE	PICEA PUNGENS GLAUCA	7	8' HT. / B&B
PN	AUSTRIAN PINE	PINUS NIGRA	5	8' HT. / B&B
JS	SEA GREEN JUNIPER	JUNIPERUS C. "SEA GREEN"	43	#5 CONTAINER



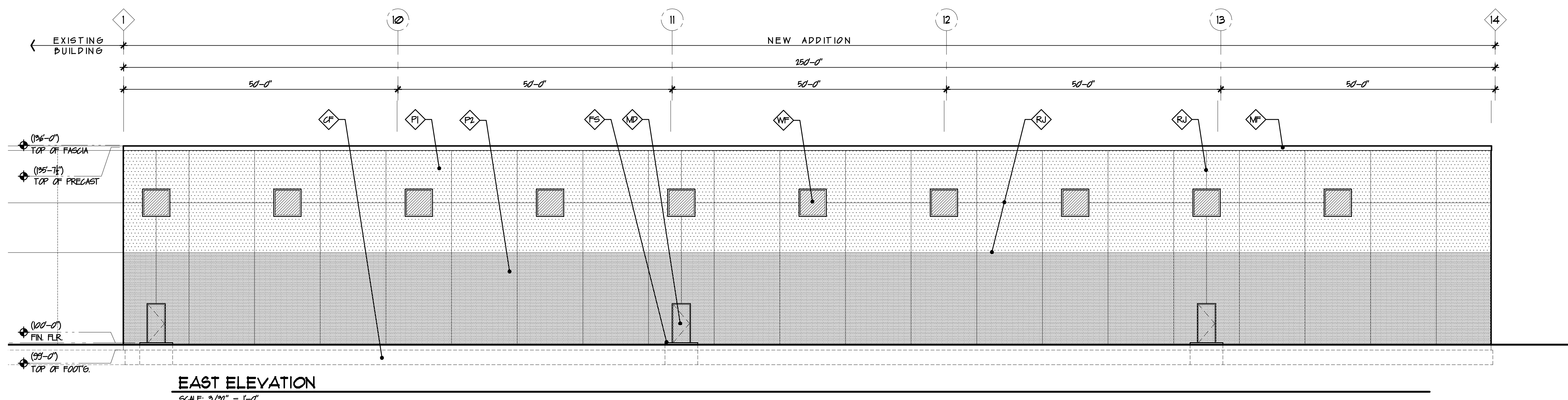
WEST ELEVATION

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



NORTH ELEVATION

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

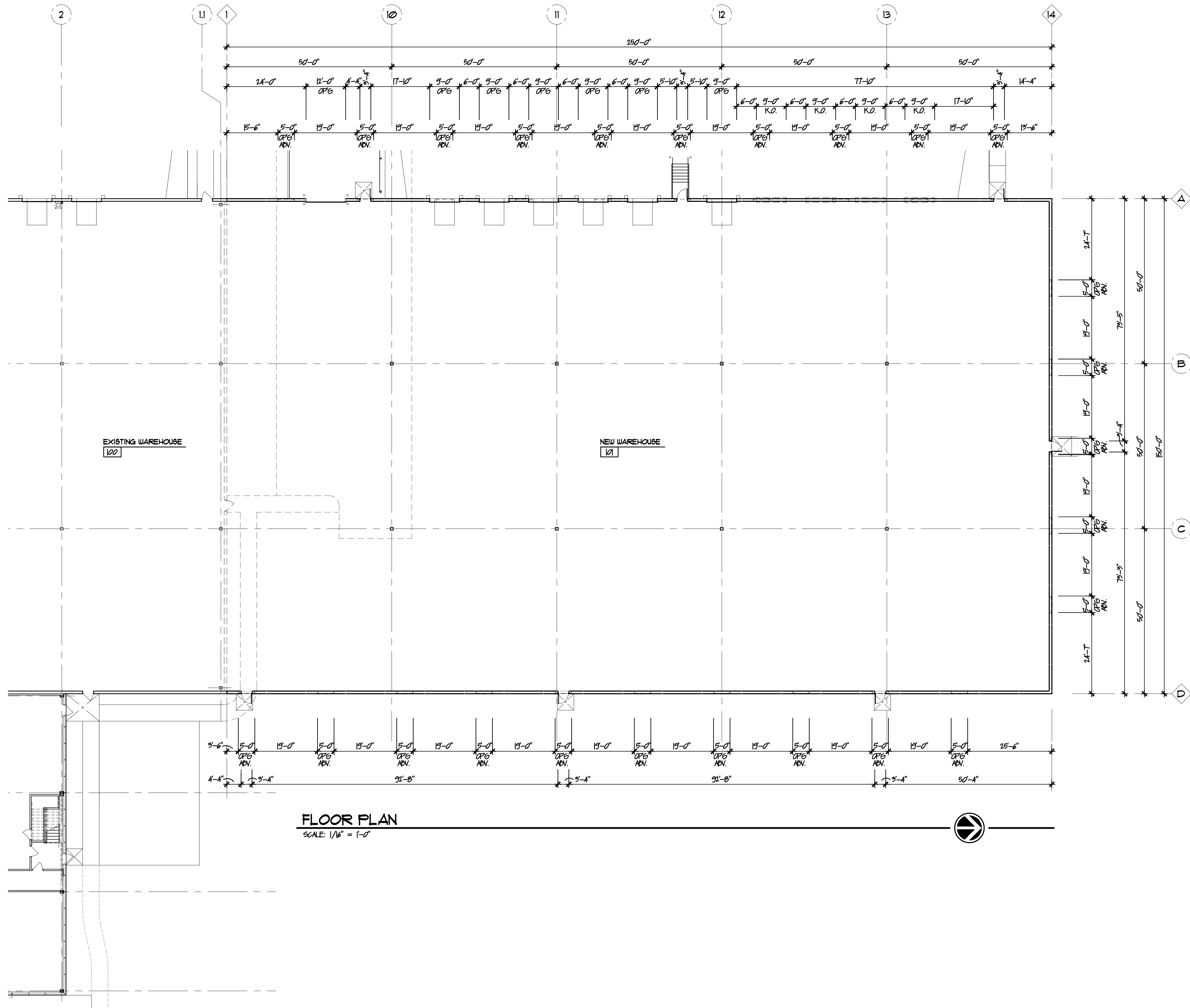


EAST ELEVATION

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

ELEVATION CODED NOTES

- CF CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS FOR INFORMATION
- DP DOCK BUMPERS- DOCK BUMPERS. SEE SPECIFICATIONS FOR INFORMATION
- DL DOCK LEVELER- RECESSED DOCK LEVELER. SEE SPECIFICATIONS FOR INFORMATION
- PS DOCK SEAL- OVERHEAD DOOR SEAL. SEE SPECIFICATIONS FOR INFORMATION
- EP EXISTING BUILDING CONSTRUCTION TO REMAIN
- FA FABRIC AWNING- 8Wx41x5DP FABRIC AWNING ON GALVANIZED STEEL FRAME, SURFACE MOUNTED TO PRECAST CONCRETE WALL PANEL. ATTACHMENT METHOD TO BE RESPONSIBILITY OF AWNING CONTRACTOR WHO IS TO COORDINATE INSTALLATION W/ PRECAST CONCRETE PANEL MANUFACTURER.
- FS FROST SLAB- CONCRETE FROST SLAB @ DOOR. SEE STRUCTURAL DRAWINGS FOR INFORMATION
- GR GUARD RAIL- GALVANIZED STEEL GUARDRAIL. SEE CIVIL DRAWINGS
- KB KNOX BOX - RECESSED KNOX BOX WITH KEY STORAGE FOR EMERGENCY ACCESS- VERIFY REQUIREMENTS W/ LOCAL AUTHORITY HAVING JURISDICTION
- KO KNOCK-OUT - KNOCK-OUT PANELS IN PRECAST WALL PANELS FOR FUTURE OPENINGS
- MD MAIN DOOR- HOLLOW METAL DOOR AND FRAME. SEE DOOR INFORMATION SHEET "A61", PROVIDE PAINT FINISH TO MATCH ADJACENT EXTERIOR WALL COLOR.
- MF METAL FASCIA - PREFINISHED METAL TRIM/FASCIA/COPING
- MR METAL RAIL- 1-1/4" GALVANIZED STEEL PIPE 2-LINE INDUSTRIAL GUARDRAIL SET IN CURED CONCRETE WALK
- OD OVERHEAD DOOR- INSULATED OVERHEAD DOOR. SEE DOOR INFORMATION SHEET "A61"
- P1 PAINT 1- PRECAST CONCRETE WALL PANELS W/ INSULATION FILLED CORES AND TEXTURED PAINT FINISH IN COLOR TO MATCH EXISTING WALL PAINT.
- P2 PAINT 2- PRECAST CONCRETE WALL PANELS W/ INSULATION FILLED CORES & TEXTURED PAINT FINISH IN COLOR TO MATCH EXISTING WALL PAINT.
- PD PIPE BOLLARDS- 6" Ø CONCRETE FILLED PIPE BOLLARDS W/ SAFETY YELLOW PLASTIC COVER GUARD. VERIFY LOCATION WITH PROTECTED EQUIPMENT. SEE DETAIL "X/XX"
- RJ REVEAL JOINT- HORIZONTAL/VERTICAL REVEAL JOINT IN PRECAST CONCRETE PANEL. SEE DETAIL
- RS ROOF SCUPPER- OVERFLOW ROOF SCUPPER W/ PREFIN METAL TRIM FINISHED TO MATCH ADJACENT WALL PANEL. SEE DETAIL "X/XX"
- SS STEEL STAIR- OPEN GRATE STEEL STAIR. SEE DETAIL "X/XX"
- WF WINDOW FRAMING- PREFIN ALUMINUM CURTAIN WALL FRAMING W/ INSUL'G. GLASS. SEE DRAWING "XX" FOR INFORMATION



FLOOR PLAN
SCALE: 1/16" = 1'-0"