



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

DATE: October 4, 2017
TO: City of Hudson Planning Commission for
October 9, 2017 Planning Commission Meeting
FROM: Mark Richardson, Community Development Director
SUBJECT: Conditional Use Application
1230 Hudson Gate Drive
Commercial Operations that Involve (Parking) of Vehicles
District 8

PC Case No. 2017-1809

Project Introduction

Application has been received from Mr. Paul Zivich for conditional use approval of an outdoor storage facility at 1230 Hudson Gate Drive. The Land Development Code name for this activity is “commercial operations that involve operation, parking, and maintenance of vehicles”. The proposal is rental space for the storage of boats, RVs, and campers within a fenced area behind and to the west side of an existing building. The storage area will be graveled and storm water management will be provided to handle the increased impervious surface area. The property and surrounding properties are in District 8 – Industrial/Business Park. The properties surrounding the subject property are industrial and warehousing uses except for the land to the south which is vacant. The proposed use is conditional in District 8.

The following information is attached to this report:

1. Select pages from the site improvement plans submitted by Weber Engineering September 11, 2017
2. Preliminary comments from Associate Planner Kris McMaster dated September 7, 2017

Applicable District Requirements, Section 1205.11, District 8

Staff has reviewed the proposal against zoning district standards at Section 1205.11 for District 8. The proposal conforms with these standards. We note that Hudson Gate Drive is a private drive and sidewalks have not been required for projects on this street, especially those with such limited scope.

Applicable Conditional Use Standards, Section 1206.02

The proposed operation is permitted as a conditional use within District 8. The application is subject to compliance with the general conditional use standards of Section 1206.02. The general standards are as follows:

(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.*
- (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 use is also subject to standards specific to this use as follows, enumerated according to the Land Development Code:

- (6) All vehicle maintenance or repairs shall be wholly conducted within an enclosed structure.*
- (8) Bulk storage in excess of one thousand (1,000) gallons of flammable liquids or in excess of one hundred twenty-five (125) cubic feet of flammable gases shall be underground. A disaster/spill plan shall be completed and shall remain on file with the Fire and Police Departments.*
- 10) Adequate vehicle turning areas shall be provided on the site so that vehicles and equipment can be maneuvered on site without interrupting traffic flow or blocking public streets.*
- 16) The use or building housing such use shall be located a minimum of five hundred (500) feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of one thousand (1,000) feet away from the lot line of any residential use.*
- 17) All property lines that adjoin a residential use or district shall be screened with a bufferyard that is equivalent or exceeds screening provided by Bufferyard E as defined in [Section 1207.04](#) of this Code.*
- (19) Special Conditions for Outdoor Activity and Storage Areas.*
 - (A) Outdoor operations or activities shall not include the storage or accumulation of waste products, including tires, waste oils, grease, or other flammable, toxic, or hazardous materials.*
 - (B) The manner of outdoor operations or activities shall facilitate access for firefighting, shall prevent hazards from fire or explosion, and shall prevent accumulation of stagnant water.*

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

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff has examined the proposed plans against zoning development and site plan standards at Section 1207.18. We comment on the following factors.

Landscaping: Few landscaping requirements apply. Staff suggests landscaping in or around the storm water management basin to the extent possible to screen the sightline gap between the chain link fence and concrete wall.

Vehicular Access/Driveway Curb Cuts: The property presently shares a driveway with the property to the west. The applicant is proposing to replace the shared drive by

adding a separate drive to serve the subject property alone. Staff is satisfied with this plan.

Parking: There is little need for customer parking as most visitors to the site will simply be delivering vehicles to be stored. A few spaces will be provided on a concrete pad on the west side of the building including one handicapped space.

Engineering and Emergency Access: The proposed plans illustrate a storm water management plan and drive aisles to insure emergency access to the entire site as required. Final plans must address any comments provided by the Engineering and Fire Departments.

Special Development Standards, Section 1207.19

Outdoor storage, loading areas, trash collection areas, and other service structures are subject to the following standards:

- a. Any outdoor storage (area) ... shall be screened from public view pursuant to the requirements set forth in Section 1207.04(m), screenings and landscaping for service structures.
- b. Outside storage must be on a dust free surface.
- c. Materials stored outdoors shall be located to permit the free access of firefighting equipment around the periphery of all structures at all times.

The proposal is in compliance with the above standards. We note that the outdoor storage area will be enclosed with a chain link fence with a mesh fabric liner except on the north side where a concrete wall with a stone façade will be provided. We have the following comments on the screening:

- a. Plans note that the fence will be erected “on the property line”. The note should be revised to state that the fence will be erected “at the property line” to clarify that no part of the fence or its footers may intrude onto adjacent property.
- b. The height and details of the proposed concrete wall with stone façade must be submitted for approval. The applicant should consider applying a brick façade instead as it would be more in keeping with adjacent development.
- c. The chain link fence details do not appear to be completely consistent with what is the intended installation, an eight-foot tall chain link fence and gate lined with a mesh fabric. Specifically, the height, whether the fence will be vinyl clad or not, and whether the liner will be on the inside or the outside of the fence should be specified.

Findings: Section 1206.02(b) Conditional Uses General Criteria and Standards

Staff finds that the project is in substantial compliance with Land Development Code requirements.

Required PC Action, Section 1203.05(a)(3) Conditional Uses

Planning Commission shall take final action on an application for conditional use by approving, approving with conditions, or denying such application.

All decision of the Commission shall be based on written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for conditional use approval in Case No. 2017-1809 for a commercial operation that involves the operation, parking and maintenance of vehicles proposed for 1230 Hudson Gate Drive according to plans submitted September 11, 2017 with the following conditions:

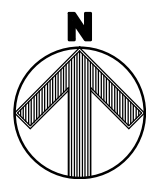
1. Landscape the storm water management basin to the extent possible to screen the sightline gap between the chain link fence and concrete wall.
2. Final plans must address any comments provided by the Engineering and Fire Departments.
3. Plans must be revised to address the comments in the staff report dated October 4, 2017 concerning screening details for outdoor storage areas.

1230 HUDSON GATE SITE IMPROVEMENTS

CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO



VICINITY MAP
NO SCALE



PRELIMINARY

IMPERVIOUS AREAS
PREDEVELOPED = 0.54 AC. = 25.3%
POSTDEVELOPED = 1.27 AC. = 57.0%
TOTAL SITE AREA = 2.1375 AC.
TOTAL DISTURBANCE AREA = 1.28 AC.

GENERAL NOTES

- ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE EXISTING CONDITION OR BETTER, AS APPROVED BY THE CITY ENGINEER. ALL ITEMS ARE INCLUDED IN THE PAY ITEMS.
- PRICES BID PER FOOT FOR ALL PIPE IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- THE LOCATIONS OF ALL GAS LINES AND GAS SERVICE LINES TO BE DETERMINED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVE BOXES, ETC. ARE TO BE HELD BY THE CONTRACTOR DURING CONSTRUCTION.
- THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) SUPPLEMENTED WHERE APPLICABLE BY THE CITY OF HUDSON ENGINEERING STANDARDS AND/OR LAND DEVELOPMENT CODE. CITY OF HUDSON REGULATIONS SHALL TAKE PRECEDENCE WHENEVER IN CONFLICT WITH O.D.O.T.
- NOTIFY THE CITY OF HUDSON ENGINEER AT 330-342-1770, 48 HOURS BEFORE ANY CONSTRUCTION ACTIVITY.
- FERTILIZING, SEEDING AND MULCHING FOR RESTORATION OF DISTURBED AREAS SHALL CONFORM TO SECTIONS 659.08 AND 659.09 AS SPECIFIED IN O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION).
- ALL DISTURBED SIGNS, DRIVES AND DRIVE CULVERTS SHALL BE REPAIRED AND/OR REPLACED DURING THE CONSTRUCTION AT NO ADDITIONAL COST UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL DISTURBED AND/OR DAMAGED STORM SEWER PIPES, STORM SEWER APPURTENANCES, PAVEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE CITY ENGINEER.
- CALL THE OHIO UTILITIES PROTECTION 48 HOURS PRIOR TO START OF CONSTRUCTION AT 1-800-362-2764 OR 8-1-1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING ALL SOIL EROSION WITHIN PROJECT BOUNDARIES.
- STORM SEWER PIPE MATERIALS WITHIN THE R/W SHALL CONSIST OF PVC MEETING ASTM D-3034 OR REINFORCED CONCRETE PIPE PER CITY OF HUDSON STANDARDS. HDPE SMOOTH WALL STORM SEWER IS ACCEPTABLE ON PRIVATE PROPERTY ONLY.
- THE CITY ENGINEER SHALL NOT BE HELD LIABLE FOR DAMAGES OF ANY TYPE, WHICH OCCUR AS A RESULT OF ERROR AND/OR OMISSIONS IN THE ENGINEERING DESIGN DATA PRESENTED BY THE OWNER'S ENGINEER. NEITHER SHALL THE CITY ENGINEER BE LIABLE FOR DAMAGES RESULTING FROM THE DEVELOPER'S CONTRACTORS NOT COMPLYING WITH APPROVED PLANS OR BY USING CONSTRUCTION METHODS OR MATERIALS NOT APPROVED BY THE CITY ENGINEER.
- ALL STORM WATER MANAGEMENT FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE COUNTY BUILDING DEPARTMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DEMOLITION MATERIAL AND DEBRIS.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

APPROVALS:

THOMAS J. SHERIDAN, P.E., P.S. - CITY ENGINEER

DATE

INDEX

DESCRIPTION

TITLE SHEET
DEMOLITION PLAN
SITE PLAN
UTILITY & GRADING PLAN
SITE DETAILS
ABBREVIATED SWP3 PLAN
ABBREVIATED SWP3 DETAILS

SHEET NO.

C100
C101
C102
C103
C104-C104A
C105
C105A-C107

TITLE
SHEET

C100
Project No. 2017-245



2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:

P & B ZIVICH
PAUL & BARB ZIVICH

216-276-1892

OWNER:

P & B ZIVICH
PAUL & BARB ZIVICH

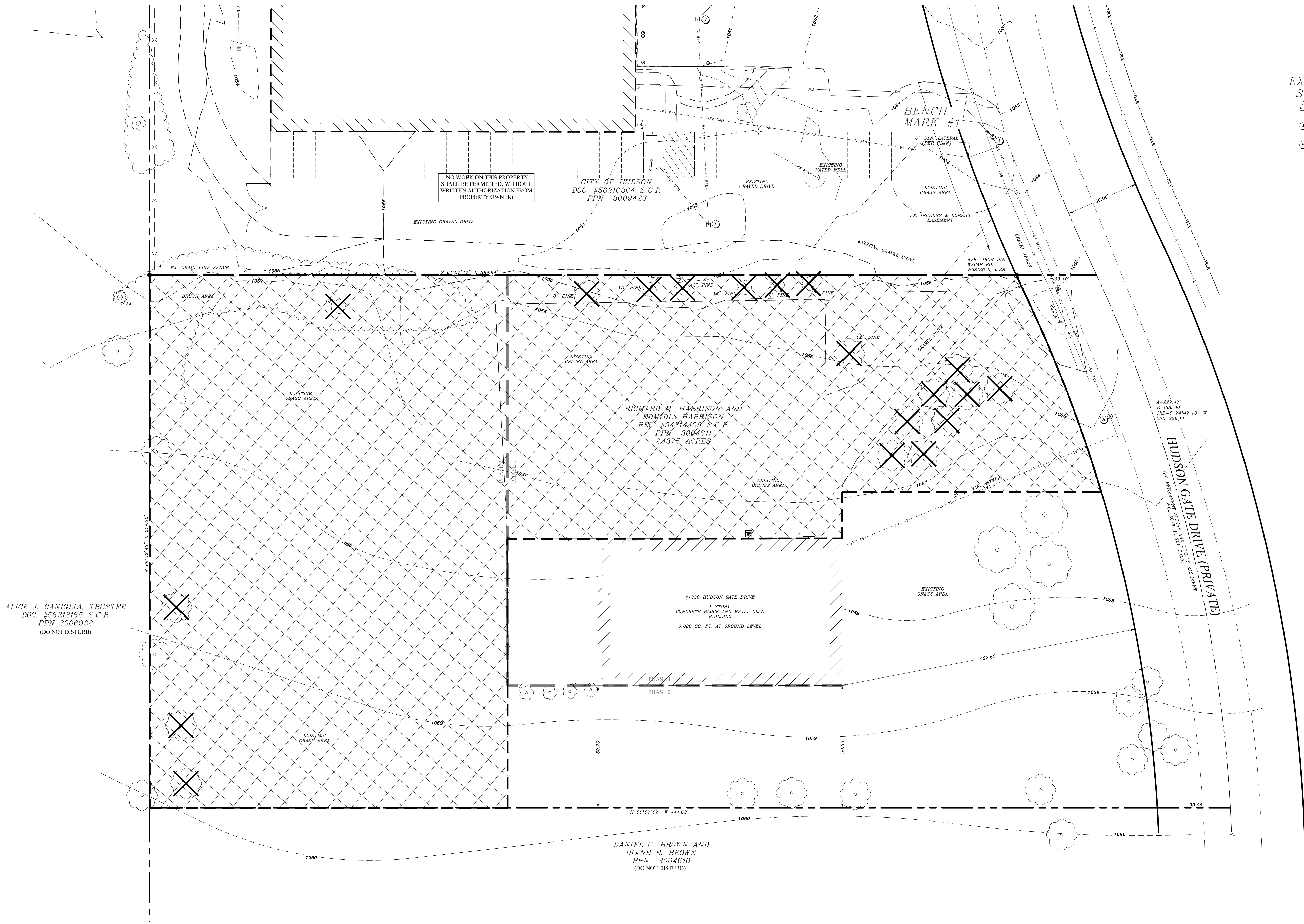
216-276-1892

Issue Date

08-28-2017
09-08-2017

1230 HUDSON GATE
SITE IMPROVEMENTS
1230 HUDSON GATE DRIVE, HUDSON, OH

C:\Users\Owner\Desktop\James DaRice\2017-245 Hudson Gate\CAD\2017-245 Site\1B - 09-08-2017\2017-245 Site\1B.dwg 9/9/2017



SITE BENCH MARK
BENCH MARK #1
SANITARY MANHOLE RIM
ELEVATION = 1053.33

EX. SANITARY STRUCTURE SCHEDULE	EX. STORM STRUCTURE SCHEDULE
① SANITARY MANHOLE RIM=1053.33 8" PVC INV. NE=1048.63	① CATCH BASIN RIM=1052.45 8" PVC INV. SW=1050.35 12" METAL INV. W=1049.55
② SANITARY MANHOLE RIM=1056.44 8" PVC INV. NW=1047.99	② CATCH BASIN RIM=1055.54 12" METAL INV. E=1048.69 15" RCP INV. NW=1048.69

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1230 HUDSON GATE
SITE IMPROVEMENTS
1230 HUDSON GATE DRIVE, HUDSON, OH

Issue Date
08-28-2017
09-08-2017

DEMOLITION
PLAN

C101
Project No. 2017-245

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

○	SANITARY MANHOLE	○	GAS VALVE
○	STORM MANHOLE	○	TELEPHONE MANHOLE
○	COMBINATION MANHOLE	○	TRAFFIC MANHOLE
○	CATCH BASIN	○	ELECTRIC MANHOLE
○	CLEANOUT	○	ELECTRIC METER
○	HYDRANT	○	ELECTRIC PULL BOX
○	WATER LINE VALVE	○	TRAFFIC PULL BOX SIGN
○	WATER SERVICE VALVE	○	DECIDUOUS TREE
○	WATER MANHOLE	○	CONIFEROUS TREE
○	WATER METER	○	
○	UTILITY POLE	○	
○	UTILITY POLE WITH TRANSFORMER	○	
○	LIGHT POLE	○	
○	STREET LIGHT ASSEMBLY	○	
○	GUY ANCHOR	○	
○	BOLLARD	○	
○	BLACK METAL FENCE	○	
○	SOIL BORING	○	

1.27 AC. AREA OF DEMOLITION & CLEARING

X TREE TO BE REMOVED

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

Scale: 1" = 20'

C:\Users\Owner\Desktop\James DaRice\2017-245 Hudson Gate\CAD\2017-245 Site\1B - 09-08-2017\2017-245 Site\1B.dwg 9/9/2017

ALICE J. CANIGLIA, TRUSTEE
DOC. #56213165 S.C.R.
PPN 3006938
(DO NOT DISTURB)

CITY OF HUDSON
DOC. #56216364 S.C.R.
PPN 3009423

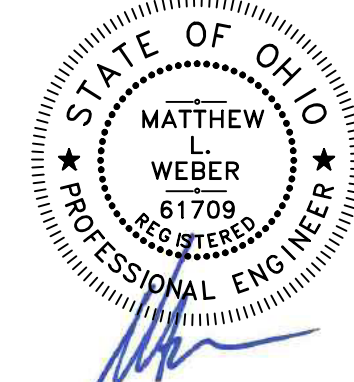
DANIEL C. BROWN AND
DIANE E. BROWN
PPN 3004610
(DO NOT DISTURB)

RICHARD M. HARRISON AND
EDMIDIA HARRISON
REC. #54314409 S.C.R.
PPN 3004611
2.1375 ACRES

SITE BENCH MARK
BENCH MARK #1
SANITARY MANHOLE RIM
ELEVATION = 1053.33



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Issue Date

08-28-2017
09-08-2017

1230 HUDSON GATE
SITE IMPROVEMENTS
1230 HUDSON GATE DRIVE, HUDSON, OH

SITE
PLAN

C102
Project No. 2017-245

SITE DATA (PRELIMINARY)

USE DISTRICT = 8 (INDUSTRIAL/BUSINESS)
PARK)

SITE AREA = (2.1375 AC.)

EX. BUILDING AREA = 6,080 S.F. (FOOTPRINT)

TOTAL EX. IMPERVIOUS IMPROVEMENTS:
EX. BUILDING: 6,080 S.F.
EX. PARKING & WALKS: 17,537 S.F.
IMPERVIOUS SURFACE DENSITY: 32.7%

TOTAL IMPERVIOUS IMPROVEMENTS AFTER PARKING ADDITION:
EX. BUILDING: 6,080 S.F.
PARKING & WALKS: 49,836 S.F.
IMPERVIOUS SURFACE DENSITY: 77.3%

OFF STREET PARKING AFTER PROPOSED PARKING IMPROVEMENTS:

STANDARD 9'x19' SPACES PROVIDED: 2
ACCESSIBLE SPACES PROVIDED: 1

TOTAL PARKING SPACES PROVIDED: 3

VEHICLE STORAGE (PHASE 1) 9
VEHICLE STORAGE (PHASE 2) 40

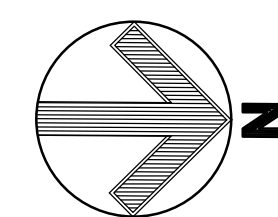
FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39153C0129F
COMMUNITY PANEL NUMBER 3906600129F
EFFECTIVE DATE APRIL 19, 2016

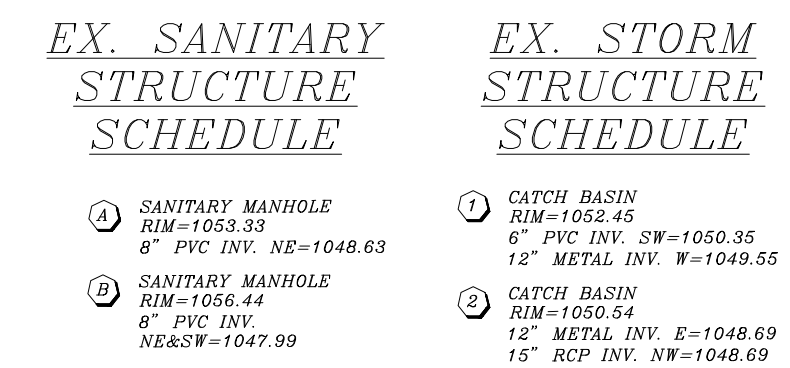
LEGEND

	AREA OF EXISTING GRAVEL
	PROPOSED REGULAR DUTY GRAVEL PAVEMENT
	PROPOSED HEAVY DUTY GRAVEL PAVEMENT
	PROPOSED CONCRETE AREA

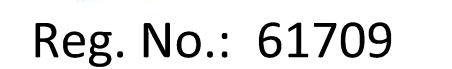
ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



Scale: 1" = 20'



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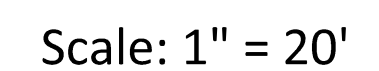
Issue Date

08-28-2017	
09-08-2017	

1230 HUDSON GATE
SITE IMPROVEMENTS
1230 HUDSON GATE DRIVE, HUDSON, OH

GRADING & UTILITY PLAN

C103
Project No. 2017-245

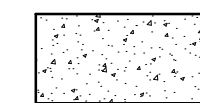


800-925-0988 or 8-1-1
www.ogpups.org

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



PROPOSED SPOT GRADE
PROPOSED GRADE AT CURB
EXISTING SPOT GRADE



PROPOSED REGULAR DUTY GRAVEL PAVEMENT

PROPOSED HEAVY DUTY GRAVEL PAVEMENT

PROPOSED CONCRETE AREA

C:\Users\Owner\Desktop\James.DaR\2017-245\1230 Hudson Gate\2017-245 Sheet1B - 09-08-2017\2017-245 Site C105 B.dwg 9/9/2017



OHIO
Utilities Protection
SERVICE
Call Before You Dig

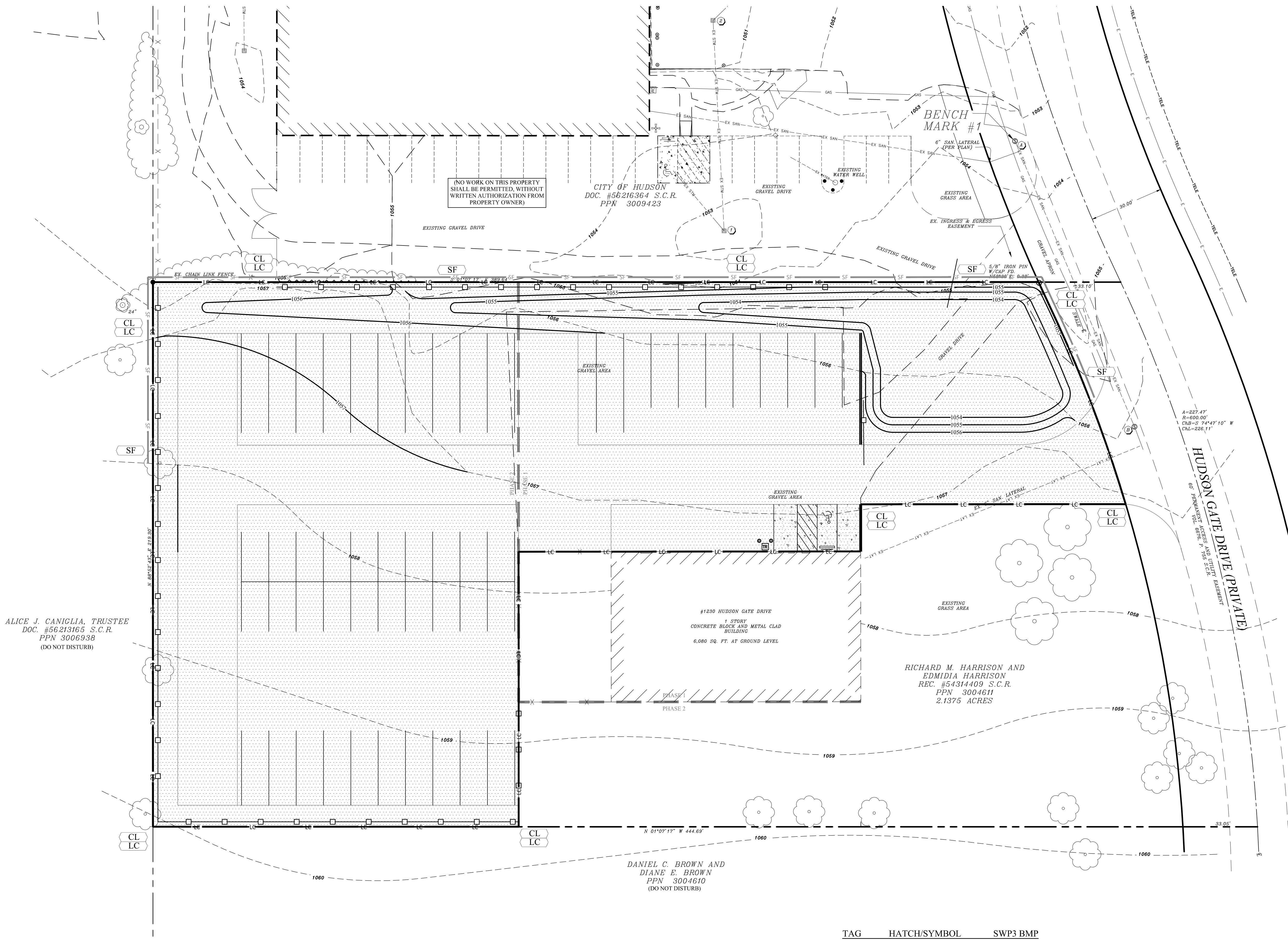
800-362-2764 or 8-1-1
www.oups.org



OGPUPS
Ohio Oil & Gas Producers Underground Protection Service

800-925-0988 or 8-1-1
www.ogpups.org

ALICE J. CANIGLIA, TRUSTEE
DOC. #56213165 S.C.R.
PPN 3006938
(DO NOT DISTURB)



INSPECTION CHECKLIST

INSPECTIONS SHALL BE MADE ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVEN GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD

DATE	INSPECTOR	WEATHER CONDITIONS	RAINFALL AMOUNT	SEDIMENT DISCHARGE	DISCHARGE LOCATION	BMPS FAILED	ADDITIONAL BMPS NEEDED	CORRECTION MADE

TAG HATCH/SYMBOL SWP3 BMP

CL

LC

CTW

VF

TW

DMP

LC

1.27 Ac.

LC

Clearing Limits, Limits of Construction

Cement Truck Washout, Vehicle Fueling, Toxic Waste and Dumpster Location

SF

CFS

SF

CFS

LINE

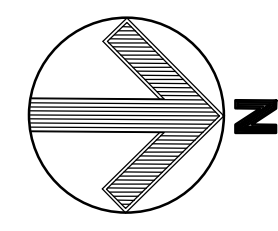
SWP3 BMP

Silt Fence

12" Compost Filter Sock May Be Substituted For Silt Fence At Contractors Discretion

ALL OFF-SITE BORROW OR SPOIL AREAS SHALL BE REQUIRED TO BE PERMITTED BY A SEPARATE NOI AND RELATED SWP3.

ALL CEMENT TRUCK WASHOUT SHALL RETURN TO THE PLANT



Scale: 1" = 20'

SITE BENCH MARK

BENCH MARK #1
SANITARY MANHOLE RIM

ELEVATION = 1053.33

EX. SANITARY STRUCTURE SCHEDULE

EX. STORM STRUCTURE SCHEDULE

1

SANITARY MANHOLE
RIM=1053.33
8" PVC INV. NE=1048.63

2

SANITARY MANHOLE
RIM=1056.44
8" PVC INV. NE&SW=1047.99

1

CATCH BASIN
RIM=1052.45
6" PVC INV. SW=1050.35
12" METAL INV. W=1049.55

2

CATCH BASIN
RIM=1055.54
12" METAL INV. E=1048.69
15" RCP INV. NW=1048.69

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39153C0129F
COMMUNITY PANEL NUMBER 3906600129F
EFFECTIVE DATE APRIL 19, 2016

SWP3 AMENDMENT ACTIVITIES

GRADING DATE

SITE STABILIZATION DATE

SWP3 AMENDMENT DATE

SWP3 RESPONSIBLE PARTY

CONTRACTOR AS ESTABLISHED

ESTIMATED CONSTRUCTION DATES

START DATE 10-30-2017
END DATE 12-30-2017

SWP3 PREPARED

08-28-2017



WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

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STATE OF OHIO

MATTHEW WEBER
61709
REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

P & B ZIVICH
PAUL & BARB ZIVICH

216-276-1892

OWNER:

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PAUL & BARB ZIVICH

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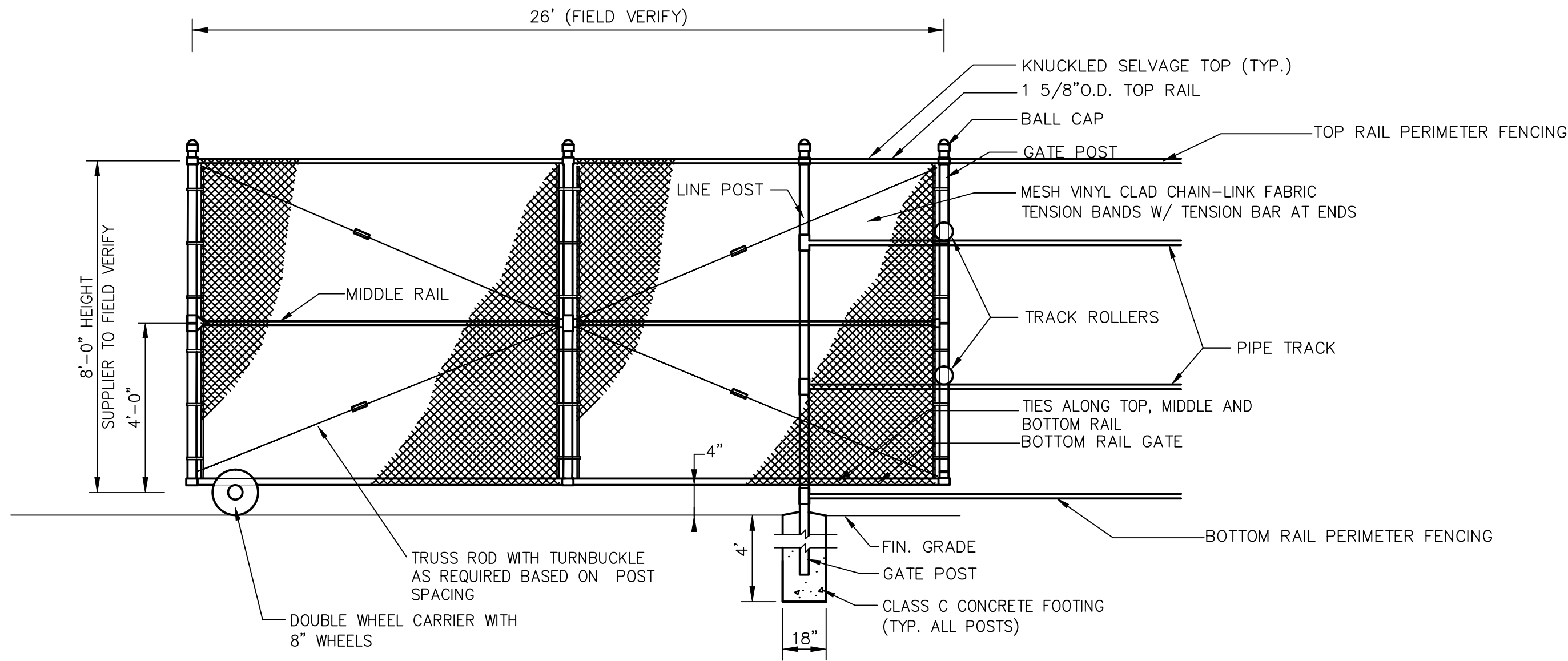
1230 HUDSON GATE
SITE IMPROVEMENTS
1230 HUDSON GATE DRIVE, HUDSON, OH

ABBREVIATED
SWP3
PLAN

C105
Project No. 2017-245



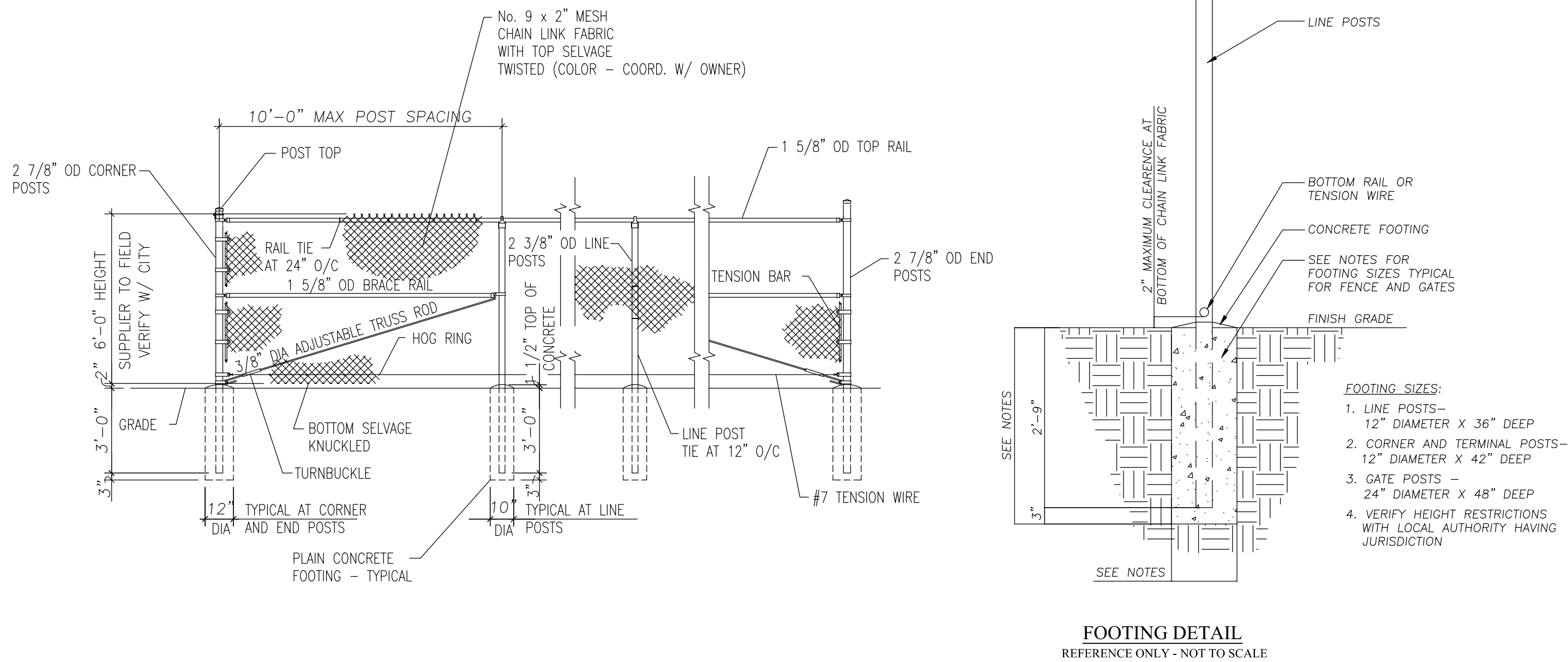
8'x50' 8FT TALL 3RD GEN OLIVE GREEN FENCE PRIVACY SCREEN
WINDSCREEN SHADE COVER MESH FABRIC (ALUMINUM GROMMETS)



VINYL CHAIN LINK FENCE ROLLING GATE DETAIL
REFERENCE ONLY NOT TO SCALE

NOTE:
THIS ROLLING GATE DRAWING IS FOR REFERENCE ONLY. ROLLING GATE SUPPLIER SHALL VERIFY CONDITIONS IN THE FIELD AND COORDINATE APPLICABLE MODIFICATIONS WITH THE OWNERS REPRESENTATIVE AND PROVIDE SHOP DRAWINGS OF PROPOSED ROLLING GATE SYSTEM

NOTE:
ALL LOCKING DEVICES SHALL BE COORDINATED WITH LOCAL CITY EMERGENCY SERVICE DEPARTMENTS.



CHAIN LINK FENCE W/ PVC SLOTS DETAILS
(COLOR TO BE DETERMINED BY OWNER)

REFERENCE ONLY
NOT TO SCALE



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1230 HUDSON GATE DRIVE, HUDSON, OH

SITE
DETAILS

C104A
Project No. 2017-245



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

DATE: September 7, 2017

TO: Barb Zivich; pbziv1@gmail.com

FROM: Kris McMaster, Associate City Planner, Community Development

SUBJECT: Site Plan and Conditional Use submittal for 1230 Hudson Gate Drive

Staff understands you are proposing to purchase the property at 1230 Hudson Gate Drive with plans to establish a RV/Boat/Camper Storage facility at the site. Based on review of the preliminary plans received August 31, 2017, staff offers the following preliminary comments.

Assumptions/Observations:

1. The proposed development will consist of installation of an eight-foot fence in the side and rear yards while providing screening of the service structures and equipment to be located on a gravel pad. There will be a keyless entry pad to the newly constructed gate to enter the property for self-entry to the owners renting space for their boats, RV's -Camper storage. Future plans may consist of possible interior renovations to the existing 60,000 square foot building,
2. The site is located within the interior of zoning District 8 with the nearest residential use being within the District 8 Overlay located approximately 450 feet to the south.

Site Plan Conformance with LDC Standards:

Section 1205.11: District 8 Regulations

1. Use: "Commercial operations that involve operation, parking, and maintenance of vehicles" are permitted as a conditional use within District 8.
2. Setbacks: Fencing proposed shall have a maximum height of 8 feet within the side and rear yard. Additions are not proposed to the existing building however some interior modification may occur in the future. The existing building appears to conform to setback requirements.
3. Parking: Parking areas must be setback 25 feet from the public right of way. The submitted preliminary plan is in compliance with this requirement.
4. Loading Areas: There are existing loading areas to the west and rear sides of the building.
5. Pedestrian Amenities: Sidewalks do not exist along Hudson Gate Drive and are not required due to the limited scope of improvements. Sidewalks should be incorporated along the limited portion of the building façade which feature handicap parking and any customer/visitor parking. Sidewalks have not been required for larger recent projects on Hudson Gate Drive.

Section 1206 Conditional Use:

Commercial operations that involve operation, parking, and maintenance of vehicles are permitted as a conditional use within District 8. The use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b). The proposed use of the facility is in compliance with the applicable standards.

Section 1207.18: Development and Site Plan Standards

1. The limits of disturbance should be noted on the plans.
2. Wetland protection: Not applicable as suspect areas were not observed at or adjacent to the subject property.
3. Impervious surface coverage: Maximum impervious surface coverage of 75% is permitted for development within Districts 6 and 8. The proposed plan appears to comply with the applicable requirement; however, a summary table must be added indicating the existing and proposed impervious surface coverage.
4. Landscaping:
 - i. Perimeter parking landscaping: 10 foot depth landscaping must be incorporated between the street and the parking areas.
 - ii. Bufferyard: Bufferyards are not applicable as the property is adjacent to District 8 zoned land on all sides.
 - iii. Interior island landscaping: Interior landscaping is required for parking areas in excess of 6,000 square feet or 20 spaces. The current layout would not require interior plantings as the parking areas are broken down into several smaller lots ranging from seven to 15 spaces.
 - iv. Screening of service structures and equipment – screening is required for the proposed storage areas. A fence, wall, plantings or combination of these should be incorporated to establish an effective all-season enclosure.
5. Stormwater Management: design to be reviewed by City of Hudson Engineering Dept.
6. Vehicular Access/Driveway Curb Cuts: Property currently has a shared driveway with the adjacent property to the west which will require an easement agreement to be in place with both property owners. Staff would suggest the property to have their own driveway curb due to the nature of the proposed business of storing RV's and boats.
7. Parking
 - i. Count: 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. Paving: Parking areas shall be paved with asphalt or concrete surface. Submitted plan shows gravel except for handicapped spaces.
 - iii. Wheel stops or continuous curbs shall be provided at each parking area.
 - iv. Stall dimensions: Parking layout should be in compliance with Section 1207.12 (K). Staff suggests considering use of a one way circulation pattern and angled parking stalls to minimize the needed drive aisle width and to maximize available storage areas.
 - v. Exterior lighting: a lighting plan including photometrics should be submitted for any proposed lighting prior to issuance of a zoning certificate.

8. Traffic Analysis: The need for a traffic impact analysis will be determined by the City Engineer.
9. Design Review Committee for District 6 and 8: Since this is an administrative review, the architectural design is not required to review the application by the subcommittee for compliance with Section 1207.18(h).

Section 1207.19 Special Development Standards

1. Outdoor Storage, Loading Areas, Trash Collection Areas, and Other Services Structures.
The following standards are applicable to outdoor storage areas:
 - i. Any outdoor storage, loading areas, trash collection areas on a lot shall be screened from public view pursuant to the requirements set forth in Section 1207.04(m), Screenings and Landscaping for Service Structures.
 - ii. Outside storage must be on a dust-free surface.
 - iii. Materials stored outdoors shall be located so as to permit the free access of firefighting equipment around the periphery of all structures at all times.

Comment: The preliminary plan appears to be in compliance with the applicable conditions.

Staff will accept an application for the October 9, 2017 meeting through September 11, 2017.