

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD STAFF REPORT

October 1, 2018

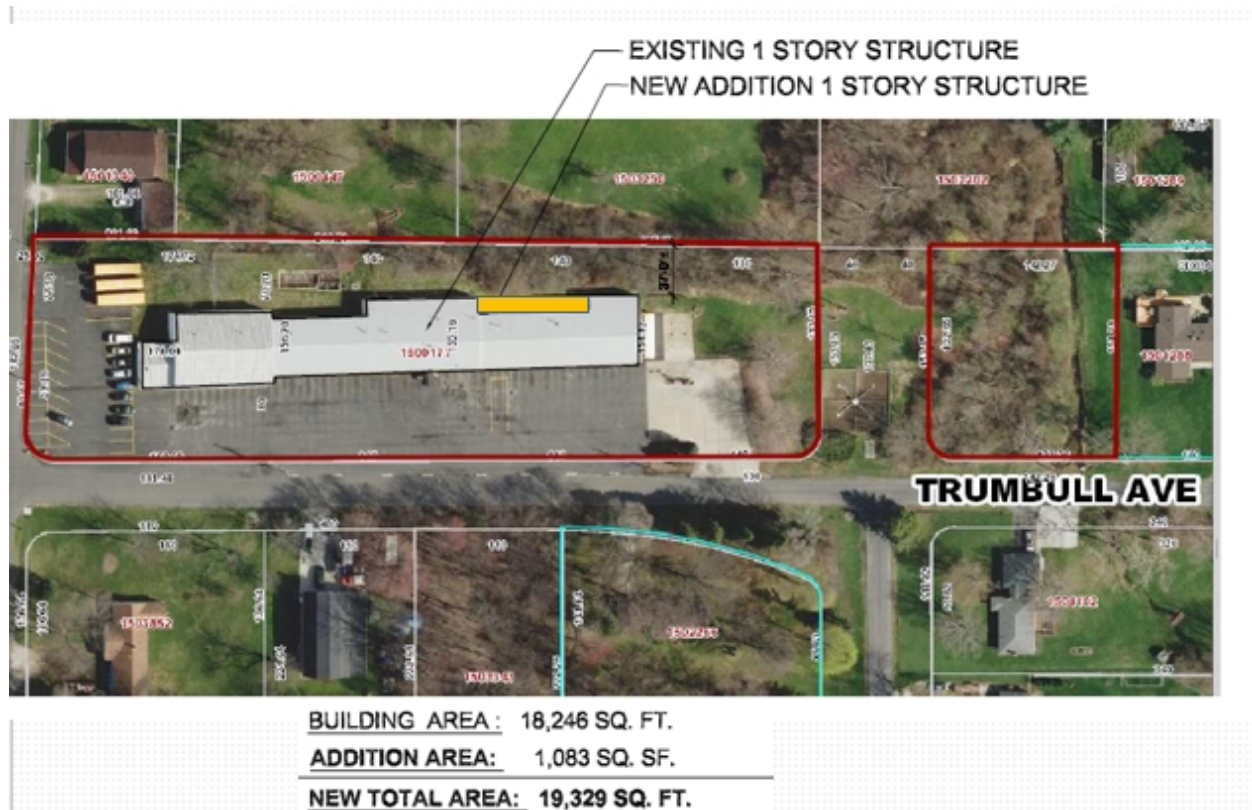


APPLICANT SUMMARY

PROJECT: 3395 TRUMBULL AVE.	APPLICATION TYPE: Site Plan Review
APPLICANT/LANDOWNER	APPLICANT: Leon Sampart LANDOWNER: Board of Education of Copley Local Schools
COMPANY PERFORMING WORK REQUESTED	Engelke Construction
INVESTMENT	\$45,000
APPLICATION SUMMARY	Copley Local Schools is requesting an addition to the existing bus garage. The Bus Garage is an approved Conditional Use in the Residential-Medium Density District (R-MD).
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input checked="" type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	Article 13-Administration and Enforcement; Section 13.01 (F)-Site Plan Review for Certain Zoning Certificates
GENERAL LOCATION	The garage is located at the corner of Schoolcraft and Trumbull, east of Copley-Fairlawn Middle School
LAND AREA	2.2 acres
ZONING	(R-MD) Approved Conditional Use in the Residential-Medium Density District.
STAFF RECOMMENDATION	APPROVAL

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	R-MD	Residential/Conditional Use
South	R-MD	Residential
East	R-MD	Conditional Use-Copley Fairlawn Middle School
West	R-MD	Conditional Use-Copley Fairlawn Middle School



1. Project Background and Description

Applicant, Leon Sampart, and Landowner Copley Local Schools, are proposing a 12'3" x 88'4" (1083 sq. ft.) addition to the rear of the existing bus garage. The addition will match the rear elevation in like kind material and will not protrude any further into the required setbacks than the current existing structure. The addition is proposed in order to accommodate school buses with a large front nose.

2. Department & Agency Comments

Architectural Review Board a) New Construction, Exterior Alterations or Additions and Accessory Structure(s):
____ Statement of proposed use.
____ Photographs, maps and/or drawings of project.
____ Historic evidence to justify any restoration.
____ A site plan, showing location of proposed construction and/or changes.
____ Landscape Plan(s).
____ Drawings of elevations that are visible from a public right-of-way.
____ List of proposed materials, including material specifications.

b) Fences:

____ Plat or map of property showing fence location.
____ Drawing, to scale, of the fence design.
____ Materials and dimensions.

c) Signs: Sign Regulations are in Article 8 of the Copley Township Zoning Resolution

Every permanent sign must be approved by the Copley Township Architectural Review Board

(ARB) PRIOR to a Zoning Certificate being issued.

____ Artist's rendition of proposed sign(s).
____ Elevation(s) of the building showing location of signs.
____ Drawing and specifications of sign bracket(s) and mounting hardware.
____ Dimensions, materials, and other specifications.
____ If other than a wall sign, indicate setback from the road right-of-way.

Copley Township Fire Department – No Comment

Does the site plan, building plans and working drawings adequately provide for the following:

a) The ability of the department to provide life safety and fire- fighting services by providing for the proper access and flow of equipment, location of hydrants, access to the structures

b) The proper location of refuse collection and storage areas and other exterior storage facilities, which may constitute a potential fire hazard

c) The location and maintenance of areas of rescue assistance for building occupants

Summit County Engineers Office – No Comment

a) Does the site plan adequately provide for the following:
Storm water management facilities, water quality practices and drainage easements which minimize the impact of storm water on abutting or downstream properties and minimize increased storm water flows from the site to the greatest extent possible

b) Grading and surface drainage designed to minimize any adverse effects on abutting properties and public streets

- c) On-site traffic circulation shall be designed to make possible adequate fire and police protection and to minimize interference with the traffic carrying capacity of adjacent streets
- d) Curb cuts, internal drives, parking areas and pedestrian walkways, and bicycle lanes shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system
- e) The number and location of openings from the site to adjacent thoroughfares shall be designed to maintain the traffic movement function of arterial and collector streets
- f) All utilities on site shall be located underground
- g) Applicant will sign an agreement to submit "As Built" drawings of all Storm Water and Water Quality features to the Township upon site completion. The Township will then send the "As Built Drawings" to the County Engineer's Office

Summit County Soil & Water Conservation District

Based on the information included, it appears total land disturbance will be under 1 acre. This would exempt the project from providing post construction water quality practices per OEPA NPDES and County Chapter 941. Also, I'm not aware of this being part of a larger common plan of development or sale, which again would exempt the project from water quality requirements.

If the site is under 1 acre of disturbance and not part of larger common plan of development or sale, the site would still need to implement sediment and erosion controls to protect/treat any disturbed areas of the site, but would not be required to receive our approval unless the Township requests it. Not knowing if the site intends to disturb any soil for the proposed work, it's difficult to say whether they would need erosion/sediment controls.

Ohio EPA

Per Steve Robinson, Copley Local Schools-NPDES permit for the sewage treatment plant located behind the bus garage provided. There is no septic system on the property.

Issue Date: July 14, 2016
Effective Date: August 1, 2016
Expiration Date: July 31, 2021

Ohio Environmental Protection Agency Authorization to Discharge Under the National Pollutant Discharge Elimination System

Community & Economic Development Department Review Criteria

Do plans adequately provide for the following:

- a) The relationship between thoroughfares, service roads, driveways and parking areas shall encourage pedestrian and vehicular safety on both public and private lands.

YES, plan does not affect thoroughfares, service roads, driveways, parking areas or safety of pedestrians or vehicles.

b) All of the development features including the principal building, open spaces, service roads, driveways and parking areas shall be located to minimize adverse effects upon adjacent development.

YES, development is restricted to infill of existing building footprint.

c) Buildings and structures shall be sited to minimize the removal of trees and alteration of topography and to protect and maintain significant natural features including water courses.

d) Maximum visual and auditory privacy for surrounding properties and occupants through the design of the relationships among buildings, fences and walls, landscaping, topography, and open spaces.

YES, existing landscape provides adequate buffer between surrounding properties.

e) The fencing, screening or landscaping of refuse storage and pick- up areas shall be designed to prevent the blowing or scattering of refuse and to visually screen the refuse from view from adjacent properties.

Not applicable.

f) All mechanical equipment, transformers, and similar equipment, whether on the ground or on a roof, shall be screened from view from adjacent properties.

Not applicable.

g) In parking areas of thirty (30) or more spaces, traffic channelization shall be provided through the use of tree- planted and landscaped dividers, and/or bio-retention swales and cells, islands and walkways

Not applicable.

SUGGESTED MOTION AND APPROVAL TO PROCEED

1) The Copley Township Architectural Review Board moves to approve the Site Plan as presented and recommends approval for the Conditional expansion to the Board of Zoning Appeals.

2) 1) The Copley Township Architectural Review Board moves to approve the Site Plan as presented and recommends approval for the Conditional expansion to the Board of Zoning Appeals with the following conditions.....

SITE PLAN CHECKLIST

The site plan shall be drawn to a legible scale, shall be dimensioned and shall show:

- a. Property boundaries and existing and proposed topography with contours no greater than two (2) feet
- b. Ownership and applicant contact information
- c. Zoning of existing and abutting properties and County parcel numbers
- d. Structures and conditions on the site including existing buildings, driveways, parking areas, and landscape features
- e. Structures and existing conditions on the portion of all adjacent parcels within one hundred fifty (150) feet of the site including buildings, parking areas, driveways, other existing facilities, landscaping screening
- f. Location of both front, side yard and rear yard setbacks
- g. Proposed principal and accessory buildings and uses including building plans, front, side and rear elevations and architectural and engineering construction information for the buildings and site development
- h. Vehicular circulation, access and parking plan including surface material, striping and signs related to parking and traffic control. Provide information on how the number of parking spaces was calculated
- i. Location, size of all loading and unloading areas
- j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use
- k. Stormwater drainage plans for the property when developed
- l. Stormwater Pollution Prevention Plan
- m. Landscaping plan, including plant types, number and sizes at planting
- n. Location and type of existing trees on the site with a diameter of ten inches (10") or more at breast height (DBH). Included with the location of the tree (s) should be the associated "drip line." Also indicate other existing wooded areas
- o. Identify any Riparian Corridors on the parcel (s) and label the required setback accordingly
- p. Location and elevations of existing watercourses and water bodies, including drainage ways, flood plains and wetlands

q. Location of utility lines on the site and all easements

r. Location and layout of all proposed outdoor storage areas including storage of waste materials and location of trash receptacles.

Proposed signs

t. Proposed screening fences and walls

u. Exterior lighting locations with area of illumination and foot candle readings illustrated, as well as the type of fixtures and shielding to be used

v. Number of employees

w. Location of septic system

x. Location of water well (s)

y. Location of oil and gas wells

z. Statement and supporting evidence that the proposed use will be harmonious with, and in accordance with, the objectives of the Zoning

Resolution and will not be detrimental to existing or future uses in the immediate vicinity or the community as a whole

aa. Any other pertinent data as may be necessary to determine and to provide for the enforcement of this Resolution