

# CITY OF STRONGSVILLE

## PLANNING COMMISSION

### APPLICATION

#### GENERAL INDUSTRIAL – RESEARCH DEVELOPMENT Buildings

#### APPLICATION

**Submit (16)** copies of the Site Plan (**folded**) with the subject name up submitted 2 weeks prior to a meeting.

An application to the Planning Commission (copy attached)

Before any **final approval** for any commercial, industrial or subdivision requests, complete engineered site plans (sealed by professional in the State of Ohio) and details conforming to the enclosed Engineering Checklist which must be submitted and approved by the City Engineer.

#### **MEETING TIMES & DATES**

The Planning Commission usually meets the **2nd and 4th Thursday of the month**, but is subject to change during certain times of the year and all the Boards and Council **recess the month of AUGUST**. Meetings are held in **COUNCIL CHAMBERS at 18688 Royalton Road (behind the Police Station, look for the Water Tower where parking is available.** A meeting schedule is included with this packet.

#### **ENGINEERING DEPARTMENT Requirements:**

The Engineering Department will need all the items listed in the Engineering Checklist which is included in this packet. You do not have to fill the checklist out or include it in your submittal, use it just as a tool in preparing your drawings. Prior to final site plan approval, you must submit 2 sets of drainage calculations and improvement plans to Lori Daley, Design Engineer two weeks before coming in for final approval.

All submissions must have a **signed PERFORMANCE STANDARDS** form that is included in this packet.

### **TREE PRESERVATION (A Must)**

Prior to submission of an application for **residential, commercial and industrial development**, you are encouraged to meet with the City Forrester (Jennifer Milbrandt) to discuss the **Tree Ordinances** as it relates to the subject property. A **Tree Survey** is required as part of **any application** for development. ( See Jennifer Milbrandt for a Copy of those Ordinances).

### **LIGHTING PLAN**

**If** the project includes lighting whether on the exterior of the building or in the parking lot a lighting plan **must be submitted directly to and be approved by the City's lighting consultant, Roger Zakrajsek** (see his document criteria form within this packet). **Also submit 4 copies of the same lighting plan to the Secretary along with the site plan. This must be done before going to the Architectural Review Board.**

An Application Fee, (made payable to the City) will be determined at the time of submittal (the Engineering Fee is based on the number of foundation square footage so be exact in amount of square feet).

If you have any further questions, please contact Carol Oprea at 440/580-3165.

**PLANNING COMMISSION APPLICATION**  
**City of Strongsville**

ITEM NO. \_\_\_\_\_ Application Fees: CP \_\_\_\_\_  
Eng \_\_\_\_\_  
Lighting Plan Review \_\_\_\_\_  
Total Fee \_\_\_\_\_

Date of Application: \_\_\_\_\_

Client or Subject Name: \_\_\_\_\_

Client / Subject Property Location : \_\_\_\_\_

Representative's Company Name: \_\_\_\_\_

Rep. or Agent's Name: \_\_\_\_\_

Bus. Address of Rep: \_\_\_\_\_ City & Zip \_\_\_\_\_

Business Phone: ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_ Res. ( ) \_\_\_\_\_

**Owner's Signature:** \_\_\_\_\_

Permanent Parcel No. \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

Description of Request:  
\_\_\_\_\_  
\_\_\_\_\_

**Building Area:**

Existing Sq.Ft.: First Floor \_\_\_\_\_ Others \_\_\_\_\_

Proposed Sq. Ft. \_\_\_\_\_ **Total Building Area Sq. Ft.** \_\_\_\_\_

Existing Parking Spaces: \_\_\_\_\_

**Site Area:** Total Sq. Ft. \_\_\_\_\_ Scale Used: \_\_\_\_\_

**TOTAL NUMBER OF EMPLOYEES:** \_\_\_\_\_ **Number of Shifts:** \_\_\_\_\_

# PERFORMANCE STANDARDS

## CITY OF STRONGSVILLE

### Addendum to Application for Approval

\_\_\_\_\_ is proposing to occupy the premises known as  
Tenant Name \_\_\_\_\_, Permanent Parcel No. \_\_\_\_\_, which  
premises is owned by \_\_\_\_\_ and is located in a \_\_\_\_\_  
\_\_\_\_\_ use Zoning District.

On behalf of the Company I hereby represent that the Company's proposed use complies with all of the Zoning Ordinances of the City including the Performance Standards set out in Strongsville's Codified Ordinance 1262.10 which Section reads as follows:

#### 1262.10 PERFORMANCE STANDARDS

Any use established in a Research-Development, Commercial Service or General Industrial District, or an industrial use established in an Aviation Field District, after the effective date of this Zoning Code (Ordinance 1978-165, passed October 15, 1978), shall comply with the performance standards set forth hereinafter for the district in which such use is located as a condition precedent to occupancy and use. Any use already established in such Districts shall not be altered, added to or otherwise modified so as to conflict with, or to further conflict with, the performance standards set forth hereinafter for the district in which such use is located as a condition precedent to further use. Statements that such uses comply or will comply may be required, in writing, by the Planning Commission from the Owner. In cases of doubt, the City shall select and arrange for an independent survey by a professional engineer qualified in the particular field and the costs for the services shall be paid by the Owner.

- (a) **Enclosure:** All permitted main and accessory uses and operations, except off-street parking and aircraft storage, shall be performed wholly within an enclosed building or buildings. All raw materials, finished products and mobile and other equipment shall be stored within enclosed buildings.

## 1262.10 Performance Standards cont'd.

- (b) **Fire and Explosive Hazards:** The storage, handling and use of flammable or explosive materials shall be permitted only in structures having incombustible exterior walls, and all operations in connection therewith shall be provided with adequate safety and protective devices against hazards of fire and explosion as well with adequate fire-fighting and suppression equipment and devices standard to the operation involved.
- (c) **Dust, Smoke:** The emission of smoke, soot, fly ash, fumes, dust and other types of air pollution borne by the wind shall be controlled so that the rate of emission and the quantity deposited at any other district shall not be detrimental to or endanger the public health, safety, comfort or welfare or adversely affect property values.
- (d) **Odorous Matter:** The emission of odorous matter in such quantities as to produce a public nuisance or hazard beyond the lot occupied by the use shall not be permitted.
- (e) **Toxic or Noxious Matter:** The emission of toxic, noxious or corrosive fumes or gases which would be demonstrably injurious to property, vegetation, animals or human health at or beyond the boundaries of the lot occupied by the use shall not be permitted.
- (f) **Noise:** The sound pressure level of any operation on a lot, other than the operation of auto calls, bells, motor vehicles, sirens or whistles, shall not exceed the average intensity of the street traffic noise at the nearest Residential District, and no sound shall be objectionable due to intermittence, beat frequently or shrillness.
- (g) **Vibration:** Vibrations shall not be permitted beyond the lot line occupied by the use which would be perceptible without the aid of instruments.
- (h) **Radioactive or Electrical Disturbances:** Radioactive or electrical disturbances shall not be created which would adversely affect any form of life or equipment at or beyond the boundaries of the lot occupied by the use.

## 1262.10 Performance Standards cont'd.

- (i) **Incineration Facilities:** Incineration facilities emitting neither smoke nor odor shall be provided, located within the main building. No garbage, rubbish, waste matter or empty containers shall be permitted outside of buildings.
- (j) **Waste Materials:** Liquid wastes shall not be discharged into an open reservoir, stream or other open body of water, or into a sewer unless treated or controlled so that the amount of solid substances, oils, grease, acids, alkalines and other chemicals shall not exceed the amount permitted by other codes of the State, County or City.
  - (1) **Waste Sampling:** Industrial wastes discharged into the public sewers shall be subject to periodic inspection and a determination of character and concentration of such wastes. The determination shall be made in the manner and as often as may be deemed necessary by the approving authority. Samples shall be collected by the approving authority in such a manner as to be representative of the composition of the wastes. Access to sampling locations shall be granted to the approving authority or its' duly authorized representatives at all reasonable times.
  - (2) **Analysis:** Laboratory procedures used in the examination of industrial wastes shall be those set forth in Chapter 1050. However, alternate methods for certain analysis of industrial wastes may be used subject to mutual agreement between the approving authority and the person. Determination of the character concentration of the industrial wastes shall be made by any qualified person or testing laboratory designated by the approving authority.

The person whose wastes are being tested shall promptly reimburse the City for the taking of samples, the sum of thirty dollars (\$30.00) for each day or part thereof that such samples are taken. The person or testing laboratory designated by the approving authority for the testing of the samples shall submit its' invoices for the costs of such testing directly to the person whose samples were tested and such invoices shall be promptly paid thereafter directly to the tester.  
(Ord. 1978-165 Passed 10/16/78).

**1262.10 Performance Standards cont'd.**

On behalf of the Company, I further understand that any continued use of the property is subject to compliance with these Performance Standards.

On behalf of the Company, I further understand and agree that there shall be no outside storage of materials, product or equipment on the property.

**Tenant Name:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Property Owner's Signature:**

**Date:** \_\_\_\_\_

**CITY OF STRONGSVILLE**

**ENGINEERING DEPT.**

**INDUSTRIAL/COMMERCIAL SITE PLAN CHECKLIST**

**Project:** \_\_\_\_\_

**PPN:** \_\_\_\_\_ **Zoning Classification:** \_\_\_\_\_

**Property Owner's Name:** \_\_\_\_\_

**Contact Person's Phone Number:** \_\_\_\_\_

Site plans are to be drawn at a uniform engineering scale and shall conform to Chapter 4733-37 of the Minimum Standards for Boundary Surveys in the State of Ohio and contain at a minimum, the following information:

- 1) Show complete title, location, parcel number, owner, architect or engineer, list of symbols and abbreviations and date.
- 2) Show area (in sq. ft.) of the plot and of impervious areas.
- 3) Show complete dimensions of new building or addition and property lines including angles and all dimensions required for locating the building on the site. Show positions of drives, sidewalks, paths and means of ingress/egress. If curves are shown, give radii, P.T.'s, P.C.'s, length of curves and included angles. All dimensions should be given in U.S. Standard.
- 4) Indicate true North direction and scale of drawings.
- 5) Show zoning setbacks, easements and restriction lines.
- 6) Show adjacent streets to the center line of the R/W and adjoining properties and building with names of owners and PPN's.
- 7) Indicate buildings, old walls, paving and curbs to be removed.
- 8) Show all steps, ramps, railings, areaways, gratings and pavement expansion joints at building roadways.
- 9) Show limit of contract lines.
- 10) Locate benchmark.
- 11) Show elevations of basements, first floor, retaining walls, streets, driveways, paths and parking lot high and low points; indicating slopes where applicable.
- 12) Show datum, existing contours and contours for proposed work at intervals of not less than (1) one foot.
- 13) Show location, name and size of trees and shrubbery to be retained.



**Industrial Site Plan Checklist**  
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- 14) If planting is required, show planting schedule, listing size, heights and calipers of the plant material with both botanical and common names. The number of individual trees and plants should be shown on the plan.
- 15) Locate existing and proposed manhole, yard drains, catch basins, curb inlets, signs, telephone poles, conduits, fire hydrants and light standards. Show sizes, elevations and details where applicable.
- 16) Show locations and data relating to utilities, storm and sanitary sewers and sewage-disposal system.
- 17) Locate and detail curbs and their radii, dropped curbs and tree enclosures.
- 18) Show section through driveways, parking areas and retaining walls.
- 19) Provide earthwork quantity data.
- 20) Provide storm water calculations with retention or detention design and an erosion control plan.
- 21) Provide engineer's seal and statement.
- 22) Sanitary manhole to be provided on the sanitary lateral (connection) at the City right-of-way.

**Additional Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF STRONGSVILLE  
EXTERIOR LIGHTING CHECK LIST  
COMMERCIAL & INDUSTRIAL**

Send documents directly to: Roger J. Zakrajsek, P.E.  
4502 Glen Eagle Drive  
Brecksville, OH 44141  
Phone: 440-526-3500 FAX: 440 526-3571

Project: \_\_\_\_\_

Project Location: \_\_\_\_\_

PPN: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Contact Person's Name : \_\_\_\_\_ Phone \_\_\_\_\_

The following information shall be included with each outdoor lighting system that is submitted for approval to the City of Strongsville.

1. A photometric test report for each luminaire used to perform the lighting task.
2. Photometric data regarding luminaire brightness control (candela curves cut through the major fixture axis and through the maximum candela axis) or any additional supporting data that may indicate how candlepower is controlled by the luminaire.
3. Point-by-point foot candle values of the lighting plan layout on a maximum grid of 20' by 20'. The grid will extend beyond the property lines to demonstrate that the lighting system has been designed to prevent light trespass on the adjacent properties.
4. Catalog cuts that indicate the appearance, construction and features of the luminaires that are specified for the lighting system.

**If any of the above items are not submitted, the submission will be rejected.**

The lighting systems that are submitted should be designed using luminaries that incorporate glare shielding and are designated as cutoff type luminaries. Additional shielding shall be provided on luminaires in any area close to residential property to effectively eliminate lamp or reflector glare. (These additional shields may be omitted if it can be demonstrated that the shielding is inherent in the luminaire design).

IES recommended illumination values will be used for the design of each lighting system.

The use of large lamp sources (1000 watt) should be avoided, except in areas where high mounting heights (50 feet or more) have been approved in advance.

**The lighting report must be approved at the time of ARB or prior to returning to the Planning Commission for final approval., so leave yourself enough time in securing the lighting plan recommendation.**