

**100 LOWELL ROAD**  
CONCEPTUAL SITE PLAN# 02-21  
DESIGN REVIEW PHASE  
**STAFF REPORT**  
December 8, 2021

**SITE:** 100 Lowell Road; Tax Map 198 Lot 147-000

**ZONING:** Business (B)

**PURPOSE OF PLAN:** To seek input for an oil change business and building on 100 Lowell Road, Hudson, NH.

**PLAN UNDER REVIEW:** Strickland Brothers Conceptual Plan

**APPLICATION TRACKING:**

- October 29, 2021 – Application received.
- December 8, 2021 – Public hearing scheduled.

**COMMENTS & RECOMMENDS:**

**BACKGROUND**

The lot is currently vacant and, except for a strand of large trees in the northeastern corner of the lot, contains a light cover of grown-in vegetation. There was a commercial building on the lot, which had been demolished, but two driveway stubs remain.

The submitted plan proposes to develop a new commercial building that will house an oil change business, with a paved parking area around the building and a proposed stormwater pond. The plan proposes a new driveway off Lowell Road near the intersection with County Road.

**STAFF COMMENTS**

**Use (§334-20):** No issue identified. The proposed use, categorized as “D.10: Motor vehicle light service; motor vehicle general and body repair” within the Table of Permitted Principal Uses, is a permitted use in the Business district.

**Dimensional (§334-27):** No issue identified. The proposed site plan appears conforming to all dimensional requirements.

**Open Space [§276-11.1.B(24)(a)]:** The lot is required to have a 35% open space. While the proposed site plan appears to meet this requirement, the applicant should provide an open space calculation on the site plan for confirmation.

**Off-Street Parking [§275-8.C(2)]:** No issue identified. The 1,770 S.F. building with retail business use require 9 parking spaces (1 per 200 S.F.). The submitted plan shows 14 parking spaces, including one van accessible space. The parking dimensions is conforming.

**Parking Lot Landscaping [§275-8.C(7)]:** A minimum of 10% of the interior of a parking lot shall be set aside for landscaping, with the required numbers of shade tree and shrub plantings. The applicant should include this details on a landscaping plan.

**Off-Street Loading Space [§275-8.C(6)]:** One loading space is required and none is shown on the submitted plan.

**Stormwater Management [§275-9.A]:** The submitted plan include a proposed stormwater pond. The applicant should ensure the site plan is in compliance with stormwater regulations, and include details of the stormwater management system on the site plan.

**Utilities (276-13):** All electric, telephone, television and other communication lines shall be provided by underground wiring.

**Screening to Recreational Space:** Staff suggest special attention to be given to providing adequate screening between the proposed commercial use and abutting recreational space, including Jette Field and its public access.

**Driveway Location:** Given the heavy traffic on Lowell Road and the safety issues identified at the intersection with County Road, Staff has serious traffic safety concern on the proposed driveway located adjacent to the intersection. Locating the driveway to County Road is not a viable alternative as it further diminishes sight lines. This is particularly challenging as nearly the entire frontage of this parcel is along the curvature of an intersection. Off-site traffic safety improvements may be required in a formal site plan application. The Planning Board recently conducted design studies for this area, including this intersection. Without building the Belknap extension to make a four-way intersection at the Birch Street light, turning County Road one-way (from Lowell Road to Belknap Road) may provide an incremental safety improvement.

**CONCEPTUAL SITE PLAN APPLICATION**

Date of Application: 9/22/21 Tax Map #: 8034 Lot #: 1233  
Site Address: 100 Lower R. Hudson N.H.  
Name of Project: Steelhead Bars. Oil Cance  
Zoning District: COMMERCIAL General CSP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Round: N. G. G. Trust  
Address: 80 Spire Rd Hudson NH  
Address: \_\_\_\_\_  
Telephone # (603) 815-3510  
Email: BCN@PLATICE@YAHOO.COM

**DEVELOPER:**

TNC Land Development  
5935 Charlotte Blvd Suite 200  
Charlotte NC 28209

**PROJECT ENGINEER:**

Name: Konley-Horn  
Address: 200 So. Tryon St. Suite 200  
Address: Charlotte N.C. 28202  
Telephone # (704) 954-7482  
Email: Michael.Yentus@KonleyHorn.com

**SURVEYOR:**

ECS ELECTRONIC PLUMBING SOLUTIONS

**PURPOSE OF PLAN:** Approval of Oil Cance Business: Building  
on 100 Lower R. Hudson NH

(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
(Initials)

Department: \_\_\_\_\_

Zoning: \_\_\_\_\_ Engineering: \_\_\_\_\_ Assessor: \_\_\_\_\_ Police: \_\_\_\_\_ Fire: \_\_\_\_\_ DPW: \_\_\_\_\_ Consultant: \_\_\_\_\_

CONCEPTUAL SITE DATA SHEET

PLAN NAME: STRONGMAN BROOKS OFF. CHANG

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 8034 LOT 1233

DATE: 9/22/2021

Location by Street: 100 LOWELL RD. 1/23021

Zoning: COMMERCIAL

Proposed Land Use: AUTO RETAIL

Existing Use: COMMERCIAL VACANT

Surrounding Land Use(s): COMMERCIAL & MUNICIPAL

Number of Lots Occupied: 1

Existing Area Covered by Building: - 0 -

Existing Buildings to be removed: NONE

Proposed Area Covered by Building: 1,770 S.FEET

Open Space Proposed: \_\_\_\_\_

Open Space Required: 35%

Total Area: S.F.: 35,000 ±  
31,624 ± Acres: 3.803

Area in Wetland: - 0 - Area Steep Slopes: \_\_\_\_\_

Required Lot Size: N 30,000 S.F.

Existing Frontage: 150 170 ± FEET

Required Frontage: 150

Building Setbacks:	Required*	Proposed
Front:	<u>50</u>	<u>50</u>
Side:	<u>15</u>	<u>15</u>
Rear:	<u>15</u>	<u>15</u>

**CONCEPTUAL SITE PLAN DATA SHEET**  
(Continued)

Flood Zone Reference: \_\_\_\_\_

Width of Driveways: 24'

Number of Curb Cuts: 1

Proposed Parking Spaces: 14

Required Parking Spaces: 9 (1 PER 200 s.f. of building)

Basis of Required Parking (Use): employee & CUSTOMER

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions:  
(Attach stipulations on separate sheet) N/A

\_\_\_\_\_

\_\_\_\_\_

**(For Town Use Only)**

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE OF FEES**

**A. REVIEW FEES:**

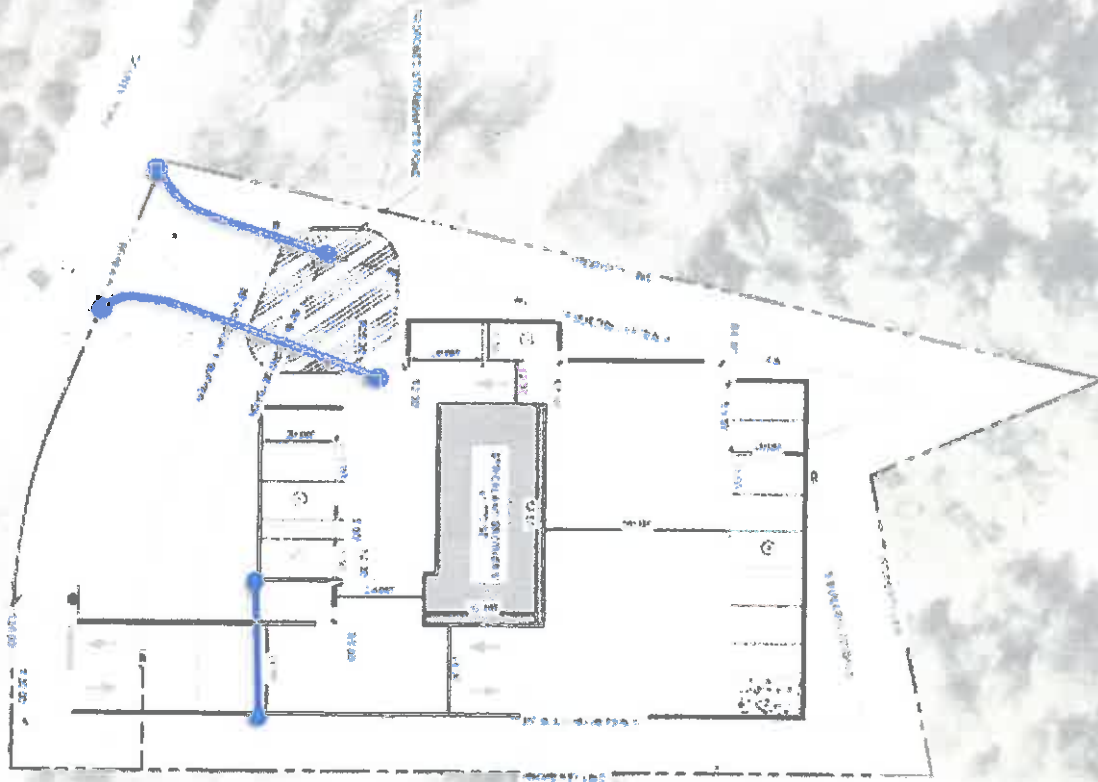
1. Conceptual Review Only \$ 100.00  
\$100.00 Flat Fee

**B. POSTAGE:**

22 Property owners within 200 feet @\$0.58 (First Class) \$ 12.76

**TOTAL** : \$ 112.76

(For Town Use)	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____



100 Lowell Road



# STRICKLAND BROTHERS

TENANT INFORMATION



# Linville Team Partners

COMMERCIAL REAL ESTATE



TRIAD BUSINESS JOURNAL  
FAST 50 AWARD WINNER

INC. 500  
NORTH CAROLINA'S FASTEST  
GROWING PRIVATE  
COMPANIES



TRIAD BUSINESS JOURNAL  
**FAMILY BUSINESS  
AWARDS**  
2021

TRIAD BUSINESS JOURNAL  
FAMILY BUSINESS  
AWARD WINNER

NATIONAL OIL & LUBE NEWS  
BEST WORKPLACES







## TENANT INFORMATION

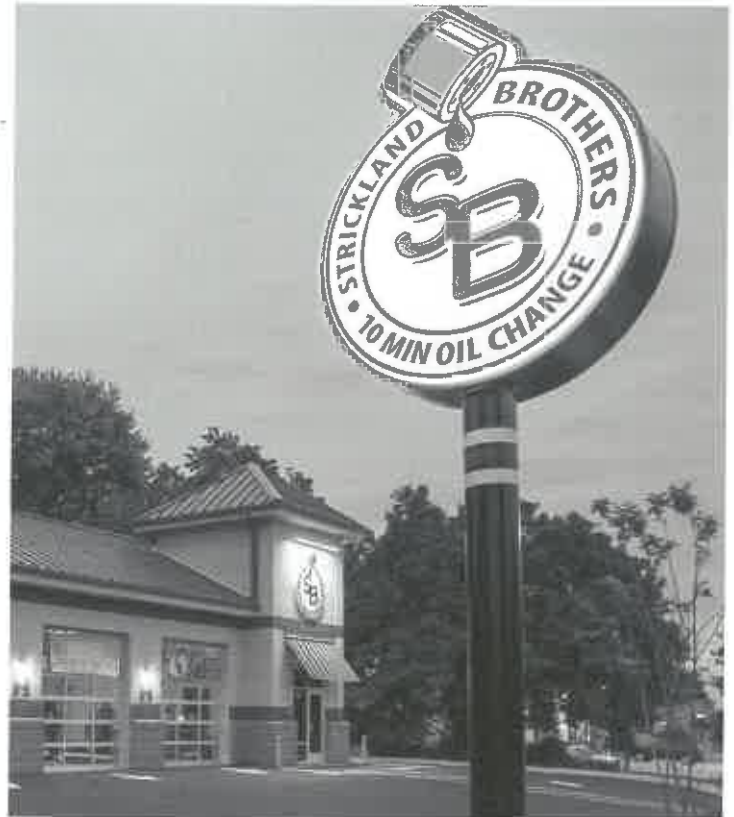
Established in 2016, Strickland Brothers 10 Minute Oil Change strives to be a breath of fresh air in the auto industry.

The mission of Strickland Brother's 10 Minute Oil Change is to exceed the expectations of every customer by setting and meeting service standards that are innovative and centered around the highest level of service, every time.

By designing a service center with a sub-ground level space for mechanics to work in, there is no need to utilize lifts or jacks to raise automobiles, giving customers the ability to get their oil changed without having to leave the car.

Strickland Brothers aims to provide dependable services and quality products for a fair price in a friendly, honest and accommodating environment. They will never pressure you to buy any service or part, or recommend any service that is not immediately needed.

Above all, they take pride in providing their customers with fast and friendly oil change and preventative maintenance services.



**JASON BUSH**

[jbush@LTPCommercial.com](mailto:jbush@LTPCommercial.com)



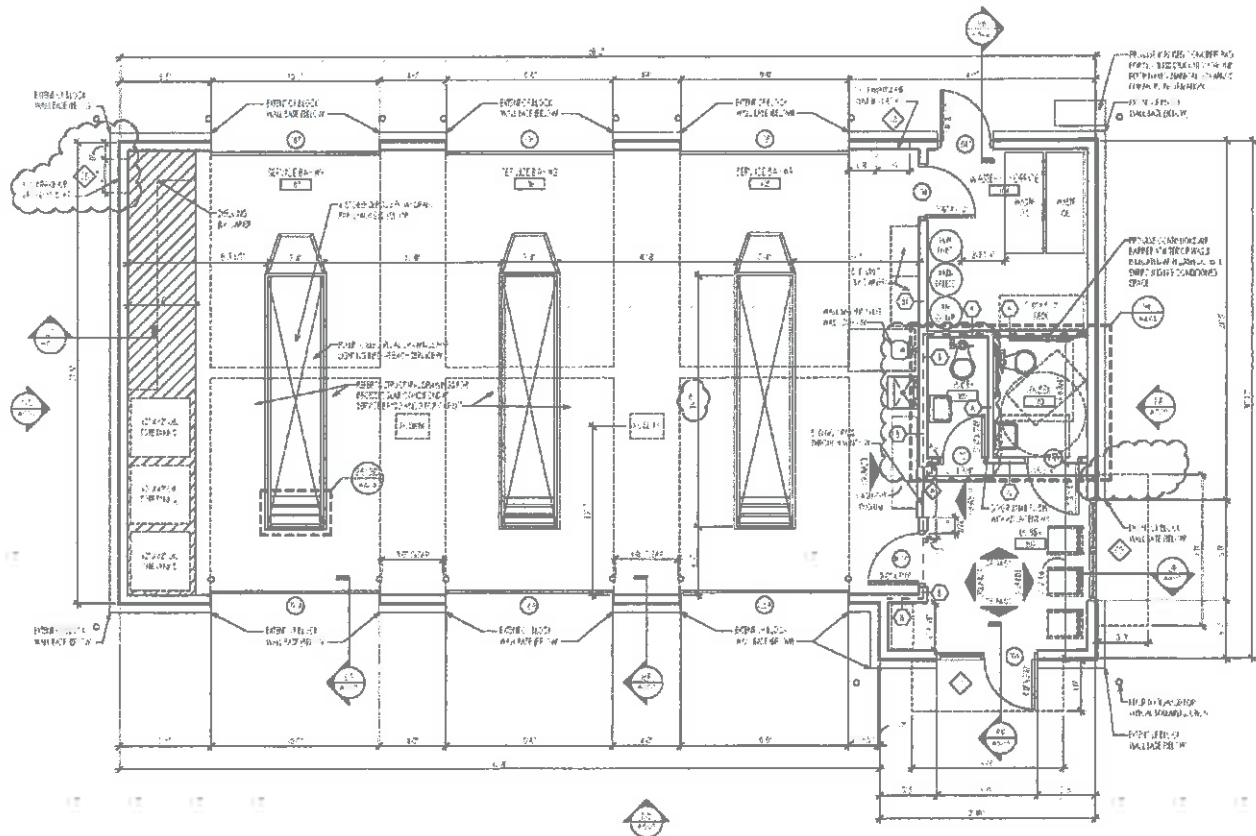


### SITE CRITERIA

PARCEL SIZE	Minimum of 0.4 acres
SITE WIDTH	Minimum of 110'
LOCATION	Corner or right in/out access
SITE CONDITION	Clean sites with minimal or no existing environmental concerns
VISIBILITY	Excellent, no second rows or side streets

### DEMOGRAPHICS

TRAFFIC COUNTS	> 20,000 VPD
POPULATION	> 30,000 within 3 miles
MEDIAN INCOME	> \$45,000 within 5 miles
COMPETITION	Low density







PRELIMINARY ZONING INFORMATION	
LOT SIZE	±33,977 SF = ±0.78 AC
BUILDING SIZE	±1770 SF
ZONING	B - BUSINESS
EXISTING USE	VACANT
PROPOSED USE	AUTOMOBILE LIGHT SERVICE CENTER PERMITTED BY-RIGHT IN BUSINESS ZONING DISTRICT
ACCESS	(1) FULL MOVEMENT DRIVEWAY
REQUIRED BUILDING SETBACKS	FRONT: 50 FEET SIDE (R): 15 FEET SIDE (L): 15 FEET REAR: 15 FEET
REQUIRED LANDSCAPE BUFFER	FRONT: 35 FEET SIDE (R): 0 FEET SIDE (L): 0 FEET REAR: 0 FEET
REQUIRED PARKING FOR PROPOSED USE	3 SPACES PER BAY PLUS 1 SPACE PER EMPLOYEE = THIRTEEN (13) SPACES
PROVIDED PARKING	VEHICULAR: 14 SPACES (1 HANDICAP)

- NOTES**
1. QUICK LOOK SITE PLAN IS BASED ON PRELIMINARY DUE DILIGENCE AND IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
  2. BASED ON SECTION 275-8-C IN THE TOWN OF HUDSON LAND USE REGULATIONS, PARKING SPACE SIZES AND REQUIREMENTS CAN BE REDUCED WITH APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
  3. STORMWATER DETENTION MAY BE REQUIRED FOR THIS SITE IN ACCORDANCE WITH THE TOWN OF HUDSON LAND USE REGULATIONS.
  4. NHDOT HAS NOT BEEN CONTACTED. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGED BASED ON DOT'S DIRECTION.