

Meeting Date:

May 12, 2025

Location:

77 N Oviatt Street –  
Hudson City Schools  
Campus

Parcel Number

3204161

Request:

Conditional Use request  
for driveway  
modifications - Hudson  
Middle School entrance at  
N. Oviatt Street

Applicant:

John Peterson, GPD  
Group

Property Owner:

Hudson City Schools

Zoning:

D3 – Outer Village  
Residential Neighborhood

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

See pg. 7

**Contents**

- Use Compliance Letter, 3.31.25
- Site/Improvement Plans, 4.14.25
- 2018 Traffic Flow Map
- 2024 Post Construction Traffic Study, 2.6.25
- PC Decision, 11.26.28
- Asst. City Engineer review dated 5.7.25
- Stormwater Report, 4.14.25



Existing Conditions, Hudson GIS

**Project Background:**

The Hudson Middle School and surrounding campus were reviewed by the Planning Commission in two phases, with Phase II being approved in 2018. As part of the application, the schools prepared a Traffic Management Plan for the entire campus. A key component of the plan was the traffic management for their various phases of construction and the attached final traffic circulation plan depicting the proposed bus traffic flow and vehicular traffic flow (parent drop off/pickup) of the completed facility. The 2018 Planning Commission Decision required the schools to submit a post-construction traffic study, prepared by their traffic engineer, to ensure the surrounding roadways and intersections meet specific post construction Level of Service (LOS) requirements.

The post construction study has been completed and reviewed by City Staff. The City Engineer has accepted the post construction Level of Service (LOS) analysis, thereby completing the previous condition of the Planning Commission.

Through the study, however, the schools have documented an ongoing issue with vehicular traffic stacking onto N. Oviatt Street during school pick-up and drop-off. City staff has observed these conditions during multiple site visits with the schools and their traffic engineer. Such parent vehicle stacking at the school entrance has

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

• Supplemental Documents

been a long-term issue at the Middle School Campus. The revised circulation pattern established with the new facility includes parents using N Oviatt and Busses using Franklin St. This has improved the ongoing issue; however, the schools have prepared this application to further address this condition.

The post-construction study provides four potential countermeasures to alleviate vehicle stacking, which are described in greater detail in this report. Based on such, Hudson City Schools has proposed the countermeasure that would widen the N. Oviatt Street driveway to construct an additional queuing lane for vehicles. Widening the driveway would result in demolition of the 1893 “Saywell House”, currently owned by the schools.

The request would require Conditional Use review by the Planning Commission and administrative level site plan review. Demolition of the Saywell House would require submittal to the AHBR for determination of finding of fact.

**Use Standards (Section 1206)**

The overall use is classified as Schools, public or private per the following definition.

*(262) "School, elementary, secondary, or post-secondary" shall mean any building or part thereof used for instructional purposes and licensed by the state to provide elementary, secondary, or post-secondary education.*

Schools are a conditional use within Zoning District 3 and subject to the following conditional use standards of Section 1206.02

**The below Conditional Use Standards are applicable to the proposed use**

- (1) *The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).*

Staff Comment: Staff notes the following:

- The 2024 Comprehensive Plan intentionally does not include goals for the school district. Page 9 of the Comprehensive Plan States *“The Steering Committee acknowledges that schools (including Hudson City Schools, Western Reserve Academy, Seton Catholic School, and Hudson Montessori) were identified as valuable assets in the Community Survey. The Comprehensive Plan does not include goals for the schools because they are managed by boards and elected officials independent of the city government. The municipal government and Hudson City School District make ongoing efforts to communicate about shared initiatives specifically through a joint informational group of Hudson City Schools and City of Hudson representatives called the HOME committee.*
- The Future Land Use map on page 51 of the Comprehensive plan classifies the property as “Public/Semi-Public”. The land use descriptions states *“Facilities should be well designed and integrated into their surroundings. These areas should be connected to pedestrian and bicycle facilities in the area. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing community framework.”*

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

(2) *The use is physically and operationally compatible with the surrounding neighborhood. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:*

A. *Location on a site of activities that generate potential adverse impacts such as noise and glare;*

Staff Comment: Staff acknowledges the additional proposed stacking would reduce overall traffic impacts; however, staff notes the scale of the resulting 35 ft wide driveway would be beyond the scale of the typical pedestrian focused surroundings. Removal of the Saywell House would reduce the residential scale of the street.

If the proposed widening is considered, staff recommends the design be modified to be more pedestrian friendly and depict the sidewalk constructed across the driveway/apron.

B. *Hours of operation and deliveries;*

Staff Comment: Hours of operation would remain unchanged. Typical school activities occur during a window of 7:45 am – 3:00 pm weekdays.

C. *Location of loading and delivery zones;*

Staff Comment: Location of loading and delivery zones would remain unchanged, which are located at the southeast side of the middle school.

D. *Light intensity and hours of full illumination;*

Staff Comment: The proposal would introduce solar powered bollards located along the south side of the driveway. Currently there is one streetlight along the drive. The proposed lights are not anticipated to negatively impact surrounding properties.

E. *Placement and illumination of outdoor vending machines;*

Staff Comment: Not applicable

F. *Loitering;*

Staff Comment: Not applicable

G. *Litter control;*

Staff Comment: No applicable

H. *Placement of trash receptacles;*

Staff Comment: Not applicable

I. *On-site parking configuration and facilities;*

Staff Comment: On-site parking would remain unchanged, aside from the temporary stacking lanes along the drive.



HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

*J. On-site circulation;*

Staff Comment: The applicant has provided the following project description and map (See Figure 2): “Widen the entrance from Oviatt Street to provide a three-lane driveway (Franklin Street) for the entire length. The lane would be striped as two lanes ‘in’ and one lane ‘out’ for approximately 450’. Then the lane would be tapered out near the parking lot entrance to return to the existing single storage lane and bypass lane. This additional storage would take at least 20 additional vehicles off of Oviatt Street. This expansion of the driveway would require the removal of the Saywell House on the southeast corner of the driveway.”



Staff recommends the applicant submit a stacking plan to depict the number of vehicles that could be accommodated.

*K. Privacy concerns of adjacent uses.*

Staff Comment: Staff notes the driveway extends along the side of 91 N. Oviatt S (See Figure 2). Staff recommends additional plantings be installed along the area highlighted below in Figure 3 to help offset additional privacy concerns created as a result of the proposal.



- (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, and in conformance with all dimensional, site development, grading, drainage, performance, and other standards for the district in which it will be located.*  
Staff comment: The proposal to demolish the Saywell House would be reviewed by the Architectural and Historic Board of Review. Staff notes the Saywell House is not part of the City’s local historic district.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

Therefore; the AHBR may only produce the following finding of fact “*The AHBR finds the proposed structure for demolition at 77 N Oviatt (does or does not) have historic or architectural significance. Further, the board finds that the applicant for a permit to demolish these structures (will or will not) voluntarily consent to the retention of these buildings.*”

Additionally, staff notes stormwater would be reviewed through an administrative site plan process. Staff anticipates stormwater would be addressed utilizing the existing system, with the addition of a catch basin(s) to accommodate the expanded drive.

- (4) *To the maximum extend feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.*

Staff Comment: The distance from Aurora Street, the nearest Road intersection, would remain unchanged.

- (5) *On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.*

Staff Comment: Staff notes the following:

- Staff notes the post construction traffic study provides three additional options to manage the onsite vehicle stacking. One of these options includes “*Active management in front of the school would keep vehicles moving, control traffic flow, and assist in keeping students within prescribed areas. This would likely involve more staff at dismissal time to encourage drivers to pull forward and minimize gaps.*” Question if the schools could begin with this option as a first step, then evaluate if additional action is necessary based on the results. This could include extending internal stacking further towards Franklin Street as staff observed stacking currently starts towards the front entrance of the Middle School.
- If an infrastructure project is pursued question if the following could be utilized to ease neighborhood impacts:
  - Shift the drive to the south of the house to still allow stacking, preservation for the Saywell House and increase the distance from Aurora to N. Oviatt.
  - Revise scope of the project could be reduced to widening the driveway past the Saywell House (See Figure 4). This would provide an additional 200 ft of stacking and could be combined with additional active management efforts.



HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

- (6) *The use will be adequately served by public facilities and services.*

Staff Comment: The proposal would install an additional storm sewer catch basin at the driveway entrance. No other public utilities are proposed.

- (7) *The use provides adequate off-street parking on the same property as the use.*

Staff Comment: Overall, parking areas would remain unchanged.

- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.*

Staff Comment: Refer to previous landscaping comments on page 4.

- (9) *The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.*

Staff Comment: Not applicable

***Schools are also subject to the following special conditions:***

- (1) *The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility's manager, caretaker, or maintenance person, and related family provided the underlying zoning district permits residential use.*

Staff Comment: No dwellings are proposed.

- (2) *All preschools shall provide a play area of at least 6,000 square feet, and all elementary and secondary schools shall be accredited and licensed by the State of Ohio and shall include academic instruction*

Staff Comment: Not applicable

- (11) *The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.*

Staff comment: Staff notes the stacking lane would be located 30 ft from the nearest residential property line to the north; however, would not include a parking area.

- (12) *Safe areas for pick-up and discharge of persons shall be provided.*

Staff Comment: No dwellings are proposed.

- (14) *Adequate provisions shall be made for access by emergency medical and fire vehicles on two sides of the building.*

Staff Comment: No dwellings are proposed.

HUDSON PLANNING COMMISSION	CONDITIONAL USE REVIEW – HUDSON CITY SCHOOLS CAMPUS
CASE NO. 2025-373	MEETING DATE: May 12, 2025

### City Departments:

- ☒ **Engineering**

Assistant City Engineer David Rapp has submitted the attached review letter dated May 7, 2025.
- ☒ **Fire Department**

Fire Marshal Shawn Kasson has reviewed the request with no comments.
- ☒ **Hudson Public Power**

Public Works Assistant Superintendent Dave Griffith has reviewed the request and has no comments.

### Required PC Action

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

Staff recommends the Planning Commission review the submitted application, staff comments, and testimony from the applicant and public prior to formal action on the request. If the Planning Commission considers final action of the proposal, staff recommends the motion include the following conditions:

1. Additional landscape screening be installed in the area depicted in Figure 3 of the staff report.
2. The design shall be revised to depict the N. Oviatt sidewalk constructed through the apron/driveway.
3. The proposal to demolish the Saywell House shall be submitted to the Architectural and Historic Board of Review for determination of a finding of fact.