

Meeting Date:

June 9, 2025

Location:

2500 Hudson Aurora Rd

Parcel Number

3006293

Request:

Conditional Use and Site Plan request for an addition serving as an orchestra room.

Applicant:

John Peterson, GPD Group

Property Owner:

Hudson City Schools

Zoning:

D1 – Suburban Residential Neighborhood

Case Manager:

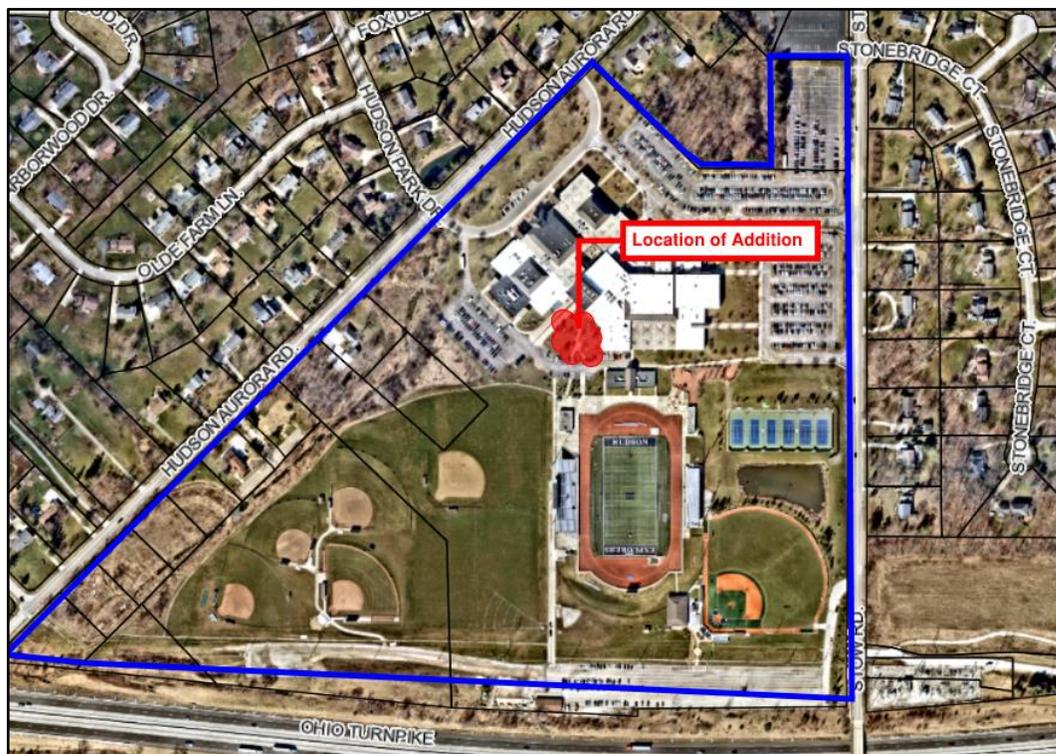
Nick Sugar, City Planner

Staff Recommendation

Approval subject to conditions on pg. 8.

Contents

- Use Compliance Letter, 5.12.25
- Site Plans, 5.16.25
- Elevations/Floor Plans, 5.12.25
- Stormwater Report, May 2025
- Traffic Letter, 5.19.25
- Asst. City Engineer review dated 6.2.25
- Site Photos, 5.12.25
- Supplemental Documents



Existing Conditions, Hudson GIS

Project Background:

Hudson City Schools is proposing upgrades to the performing arts programs at the High School. The overall effort is referred to as the Harmony Performing Arts Project. The most significant improvement is the proposed 4,600 square foot orchestra addition. The addition is proposed at an interior courtyard between the south side of the existing building and Malson Athletic Center. The addition would provide dedicated space for the school’s orchestra program, including seating for approximately 100 students and space to store instruments. A 400 square foot office is also included within the addition.

The request would require Conditional Use review and Site Plan review. Design of the addition would be reviewed by the Architectural and Historic Board of Review.

Adjacent Development

The property is located within zoning district D1 Suburban Residential Neighborhood and is adjacent to single-family to the north, west, and east and the Ohio Turnpike to the south.

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Use Standards (Section 1206)

The overall use is classified as *Schools, public or private – preschool, elementary, secondary, or post-secondary* 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 1 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.”*

- (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 notes the addition would be located within the interior of the property, 600ft+ to the nearest residential property, and the use would occur entirely within the interior of the building.

B. *Hours of operation and deliveries;*

Staff Comment: Typical school 8:00 am – 3:00 pm weekday school hours are anticipated.

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C. *Location of loading and delivery zones;*

Staff Comment: The proposal would not alter existing loading and delivery zones. Staff notes an exterior door is proposed to the southern parking lot; however, the applicant has stated these doors would be limited in use.

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

Staff Comment: Wall packs would be mounted above the exterior doors. Otherwise, no lighting is proposed along the exterior of the building.

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

Staff Comment: Not applicable

F. *Loitering;*

Staff Comment: Staff notes the addition would be adjacent to an interior courtyard where students and teachers are encouraged to gather. High School staff monitor the grounds.

G. *Litter control;*

Staff Comment: The use would be interior to the building. High School staff maintain the exterior courtyard.

H. *Placement of trash receptacles;*

Staff Comment: Additional trash receptacles are not proposed.

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

Staff Comment: The adjacent parking would remain largely unchanged, with minor modifications described on page 8.

J. *On-site circulation;*

Staff Comment: The sidewalk for the interior courtyard would be modified to accommodate the addition. Question if the sidewalk could be modified per Figure 1 below to create a substantial connection to the existing sidewalk along the Malson Athletic Center. The sidewalk currently terminates into a parking lot.



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If constructing the sidewalk within this area is difficult due to the existing parking layout there is opportunity to relocate parking to the area highlighted in Figure 2.



K. Privacy concerns of adjacent uses.

Staff Comment: The proposed addition would be located to the interior of the site.

- (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 design would be reviewed by the Architectural and Historic Board of Review. Dimensional, site development, grading, performance and other standards for the district are further described in the analysis of Section 1205 (District Standards) and Section 1207 (Site Plan Standards)

- (4) *To the maximum extent 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: Access points along public roads would not be altered.

- (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: The proposal would not adversely impact on-site and off-site traffic circulation patterns. Staff notes the applicant states the exterior door would be a secondary entrance and not primary. The orchestra room would be primarily accessed from with the building’s interior hallway.

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

Staff Comment: The building would be adequately served by public facilities and services. Staff notes the building would tie into an existing stormwater line that runs to the southwest.

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

Staff Comment: The use would not add additional students or staff.

(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: Additional screening is not necessary; however, staff recommends loss of mature trees be mitigated with new plantings as described on page 6.

(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: No additional parking is proposed.

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

Staff comment: Pick up and discharge would remain at the main entrances.

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

Staff Comment: Hudson Fire has reviewed the request and found it acceptable. The addition can be accessed via the existing parking.

District Standards (Section 1205)

- Building Setback** *Front Yard Setback: 100 ft.*
- 1205.04(d)(5)** Staff Comment: Acceptable.

Side Yard Setbacks – Corner lots: 30 ft
Staff Comment: Acceptable

Rear Yard Setback: 50 ft
Staff Comment: Acceptable

Maximum Structure Height
1205.04(d)(6)

35 ft
Staff Comment: Acceptable. The addition would have a height of 27 ft to the parapet.

Building siting and orientation
1205.04(d)(7)

Not applicable, as the building has a front yard depth in excess of 130 ft.

Pedestrian/bicycle pathways and linkages
1205.04(d)(11)

Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways
Staff Comment: The property is served by existing public sidewalks, interior walkways, and trails. As previously noted, the proposed work would modify the existing interior sidewalk. Suggest extending the sidewalk along the north side of the parking area to connect to the curved walkway.

Architectural Design Standards
1205.04(d)(12)

The design would be reviewed by the Architectural and Historic Board of Review. Staff notes general compliance with the Architectural Design Standards. The proposed materials and details would match the exiting building.

Site Plan Standards (Section 1207)

Maximum Impervious Surface Coverage Section
1207.01

60%. Impervious Coverage is defined as that portion of a lot that is covered by principal and accessory buildings or structures, and by surfaces that prevent the passage or absorption of stormwater into the existing water table
Staff Comment: The proposal would result in 38.58% impervious coverage of the site.

Tree and Vegetation Protection
1207.02

Staff notes five existing mature trees would be removed for the addition (see Figure 3). Staff recommends a row of trees be planted along the walkway to compensate for the loss of trees as depicted in Figure 4.



Figure 3

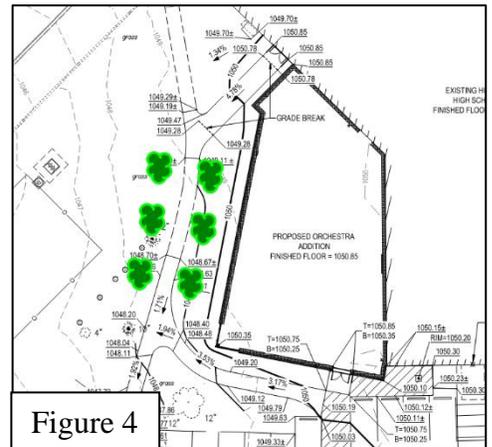


Figure 4

Wetland/Stream Corridor Protection 1207.03

There are no known wetlands within or near the project area.

Landscaping/ Buffering 1207.04

Landscaping requirements shall only apply to “substantial expansions” to existing buildings. Substantial expansions are described in the chart on the following page. The proposed 4,600 sf addition would not be 20% of the existing 200,000 sf building; therefore, additional landscaping is not required under the general site plan standards, unless the Planning Commission determines necessary from the Conditional Use Review.

When Existing Structure is...	A Substantial Expansion is...
0–1,000 sq. ft.	50% or greater
1,001–10,000 sq. ft.	40% or greater
10,001–25,000 sq. ft.	30% or greater
25,001 and larger	20% or greater

Staff notes an enclosure and applicable screening is needed around the adjacent recycling dumpsters.

Stormwater Management 1207.07

The applicant has submitted a stormwater report with the recommendation to take the addition roof downspout and “connect directly into an existing 24” storm pipe located just south of the new addition. The existing storm system routes west to a structure where a smaller diameter pipe will restrict the flow of the upstream system. Once the smaller diameter pipe hits capacity, the water will surcharge into an adjacent existing open basin to provide storage during the larger storm events.”

The City’s Engineering Department has reviewed this proposal to manage stormwater and is acceptable.

Performance Standards 1207.10

The proposal would be compliant with the performance standards as all activities would take place within the building.

Adequate Public Facilities/ Transportation 1207.11

The applicant has submitted a traffic letter stating no additional staff or students are anticipated with the proposed addition. A construction plan was submitted, verifying existing vehicular access would be maintained through construction of the addition.

Off-Street Parking 1207.12

The Land Development Code states the following for the applicability of off-street parking and loading requirements:

- Whenever a building or use constructed or established after the effective date of this Code is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise such as to create a need for an increase of ten percent or more in the number of existing parking

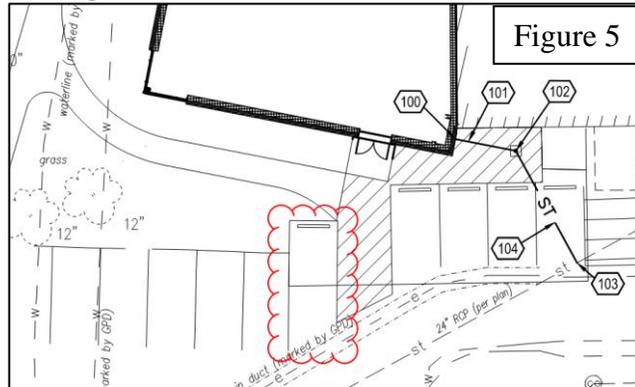
spaces, such spaces shall be provided on the basis of the enlargement or change.

Staff Comment: Staff notes no additional students or staff are proposed.

- Whenever a building or use existing prior to the effective date of this Code is enlarged to the extent of fifty percent or more in floor area or in the area used, then the vehicular use area shall comply with the off-street parking requirements as set forth in this section.

Staff Comment: Staff notes the addition would be well below the 50% floor area threshold.

The proposal does include some minor reconfiguration to the existing parking. Staff notes one parking stall is proposed west of the rear door access (see Figure 5). This stall alignment places it well forward of the abutting stall creating an awkward turning movement. Question if this stall can be shifted to the east to align with the adjacent stalls and shift the walkway to the west or combined with the adjacent existing pedestrian crossing.



Exterior Lighting
1207.14

Two wall mounted lights would be located above the entrance doors. The proposed lights would be full-cutoff and would provide minimal glare.

Special Development Standards
1207.19

Staff notes an existing oil and gas well is located at the southern portion of the property, along the highway. The proposed addition would be located approximately 1,000 ft from the oil and gas well.

City Departments:

Engineering

Assistant City Engineer David Rapp has submitted the attached review letter dated June 2, 2025.

Fire Department

Fire Marshal Shawn Kasson has reviewed the proposal with no comments.

Hudson Public Power

Public Works Assistant Superintendent Dave Griffith has reviewed the request and will coordinate with the applicant to service the improvements.

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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

Approve the Conditional Use and Site Plan application for Hudson High School, Case 2025-507, according to plans received May 16, 2025 subject to the following conditions:

1. Extend the walkway to connect to the existing path along Malson athletic center as depicted in Figure 1.
2. Plant additional trees along the walking path to offset the loss of mature trees as depicted in Figure 4.
3. A fence shall be constructed around the adjacent dumpsters to comply with Section *1207.04(m) Screening and Landscaping for Service Structures*.
4. The comments of Assistant City Engineer David Rapp’s review letter dated June 2, 2025 shall be addressed.
5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City officials and no clearing or construction of any kind shall commence prior to the issuance of a zoning certificate.