

Conditional Use Standards Response

Nick Sugar, AICP
City Planner
City of Hudson
1140 Terex Road
Hudson, OH 44236
Phone: 330-342-1884
Email: nsugar@hudson.oh.us

RE: Flytz USA Gymnastics
Facility Relocation
Hudson, OH

June 19, 2026

Dear Mr. Sugar,

As part of our application for Condition Use related to the training facility for Flytz USA Gymnastics within the existing building located at 5282 Hudson Dr, Suite A, Hudson, OH 44236, we offer the responses below to the Condition Use Standards:

Responses to each item below are provided in **blue font**.

Conditional Use Standards

- a) General Provisions. Conditional uses are listed for each zone district in Chapter 1205 . Only those uses expressly listed as conditional uses in a particular district may be considered in that zone district. All applications for a conditional use shall demonstrate compliance with the general criteria and standards, as well as any special criteria and standards specific to the requested use as set forth in the Table of Permitted and Conditional Uses by Zone District (1206.01) and in this section.
- b) Conditional Uses: General Criteria and Standards. In addition to any special conditions and standards listed in the following division (c) and/or the Table of Permitted and Conditional Uses by Zone District, all applications for a conditional use shall demonstrate that:
 - 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). **Response: The proposed use is consistent with the corresponding plan district as the proposed use is already conditionally permitted as a "Recreational or Sports Training Facility, Commercial"**
 - 2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. 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; **Response: Operations are fully indoors and do not produce any outside noise or glare.**
 - B. Hours of operation and deliveries; **Response: Hours of operations are:**

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- **Fall / Winter / Spring: M, Tu, W, Th 3:30p-8:15p; F 4:30p-8:00p; Sa 9:00a-6:00p; Su Closed.**
 - **Summer: M-F 9:00a-8:00p; Sa & Su Closed.**
 - **There are no deliveries.**
- C. Location of loading and delivery zones; **Response: Loading and unloading within existing parking lot. There are no necessary delivery zones.**
- D. Light intensity and hours of full illumination; **Response: All existing exterior lighting is to remain w/o modification.**
- E. Placement and illumination of outdoor vending machines; **Response: Not Applicable.**
- F. Loitering; **Response: All operations are conducted indoors; no exterior loitering expected.**
- G. Litter control; **Response: Tenant to periodically inspect exterior premises for trash (note, this was not an issue at previous location).**
- H. Placement of trash receptacles; **Response: Trash receptacles are located throughout the indoor space.**
- I. On-site parking configuration and facilities; **Response: Onsite parking configuration is existing to remain. Please also see attached site plan and Modified Trip Generation report which speaks to parking.**
- J. On-site circulation; **Response: Onsite circulation is existing to remain. Please also see attached site plan and Modified Trip Generation report which speaks to site access.**
- K. Privacy concerns of adjacent uses. **Response: Existing dense vegetation buffer to remain.**
- 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. **Response: Confirmed; proposed conditional use does not change the exterior as all exterior building and site elements are existing to remain.**
- 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. **Response: Confirmed; site access points are existing to remain.**
- 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. **Response: Confirmed; on-site and off-site traffic circulation patterns are existing to remain. Proposed conditional use does not result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.**
- 6) The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section 1207.11, Adequate Public Facilities. **Response: Existing utilities are to remain; no change to services such as water (well), sanitary (existing restrooms to remain) or storm drainage (no change to impervious area or layout).**

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- 7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12. **Response: Confirmed; please also see Modified Trip Generation report for additional information.**
- 8) Unless addressed in the special conditions and standards set forth below, 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. **Response: Existing dense vegetation buffer to remain creating appropriate screening of adjacent properties.**
- 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. **Response: Not applicable.**

Special Conditions for Recreational Facilities:

- 5) Amplification of music, live entertainment, or other noise emanating from the use that is audible at the property lines **Response: Not Applicable – not music, live entertainment, or other noise to be generated from the proposed use (all operations are indoors).**
- 12) Safe areas for pick-up and discharge of persons shall be provided ~~shall not be allowed.~~ **Response: Safe, off-street parking lot provides adequate pick-up and discharge or persons.**
- 21) Special conditions for commercial recreational facilities and golf courses:
 - A. Commercial recreational facilities shall generally be limited to fishing clubs, ice skating rinks, miniature golf courses, golf driving ranges, fishing lakes, **sports training facility**, tennis clubs, or swim clubs. The category shall not be construed to include concert halls or outdoor concert areas, race tracks of any kind, stadiums, or similar facility intended to attract large crowds in excess of 1,000 people. **Response: Acknowledged – sports training facility is proposed as highlighted above and is not intended to attract large crowds (private gymnastics facility).**
 - B. The use of firearms shall not be permitted as a part of user activities at a commercial recreational facility. **Response: Acknowledged – as a youth training facility, firearms are not permitted.**
 - C. A traffic impact study shall be submitted that assesses the impacts of the proposed use on existing roads, intersections, and circulation patterns, and that demonstrates compliance with the traffic facility standard set forth in Section 1207.11, and/or sets forth mitigation measures to eliminate or substantially reduce such impacts. **Response: Please see included with this submittal the Modified Trip Generation Report dated June 19, 2026.**
 - D. The only dwelling on the property, if one is provided, shall be that of a manager or a caretaker of the facility and related family. **Response: Not applicable – no dwellings proposed.**

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- E. The City may restrict access to the facility, storage of vehicles or materials on the property, and hours of operation to ensure no adverse impacts on adjacent properties. **Response: Acknowledged.**
- F. The City may restrict outdoor lighting on the property to a greater extent than this Code may otherwise require, in order to eliminate glare on abutting public roads and private property. **Response: Acknowledged.**
- G. All principal structures such as pools, bath houses, restaurants, or clubhouses shall be set back at least 100 feet from the front property line and at least fifty feet from other property lines. **Response: Acknowledged.**
- H. Golf course development shall, to the maximum extent feasible, adhere to the principles governing planning and siting, design, construction, maintenance, and facility operations contained in the publication entitled "Golf and The Environment: Environmental Principles for Golf Courses in the United States" (Center for Resource Management, c. 1996), as amended from time to time. A copy of this publication can be found at the City of Hudson Community Development Department. **Response: Not applicable – golf course not proposed.**

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely



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Director of Operations

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