

The applicant has requested a concept site plan review and approval at this time, with the intention of then pursuing a major site plan and Conditional Use application. The concept site plan process is more thoroughly described on the following page.

Adjacent Development: The property is adjacent to vacant industrial property to the north (District 6), single family residential to the south and west (District 6), Commercial to the west (District 6), and institutional (church) to the east (District 1).

Chapter 1204 – Concept Plan Process

Site Plans
1204.04

The applicant has requested a concept plan review prior to a formal Major Site Plan submittal. The concept plan review process is described as follows:

(b) At the option of the applicant and prior to final site plan review by the Planning Commission, or by City Council when the application is for a major development that is called up by Council, the applicant may request in writing to obtain concept plan review and approval. The Planning Commission, or City Council, shall review the submittals as required for concept plan review in Appendix A of this Code and evaluate them to determine their preliminary compliance with the standards set forth in divisions (a)(1) through (a)(6) of this section, subject to final site plan review and approval.

(c) The purpose of the concept plan approval procedure is: (1) to afford the applicant an opportunity to receive guidance of the Planning Commission, or Council when the application is for a major development that is called up by Council, on the major features of the site design for the development plan prior to the submission of engineering details for the project; and (2) to obtain a decision on the concept plan by the Planning Commission or City Council, conditioned upon review and satisfaction of the requirements for final site plan review by the Planning Commission or City Council. Approval of a concept plan does not constitute a final decision on the site plan application since the plan may require revisions based upon a review of the submissions for final site plan approval by the Planning Commission or City Council.

The above code section acknowledges the Planning Commission shall determine preliminary compliance with standards (a)(1) through (a)(6) of this section, subject to final Major Site Plan approval. Staff has documented compliance with each of these six standards in the following section.

Staff notes analysis related the Conditional Use Standards have not been provided at this time, as the request before the Planning Commission is limited to a Concept Site Plan.

Chapter 1204 – Site Plan Review Standards

□ **Site Plans**
1204.04

All reviewing agencies, the City Manager, the Planning Commission, and the City Council shall review site plan applications, and all submitted plans and reports, and evaluate them to determine their compliance with the following standards:

- 1. The development shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.*

Staff Comments: Staff notes The Future Land Use Map of the Comprehensive Plan (pg. 53) classifies this parcel as the “Commercial” land use. The use is described as follows:

(pg. 56) Commercial uses include office, retail, service businesses, and other similar nonresidential development. The land use is intended for commercial uses that serve the immediate residential neighborhoods as well as the greater community and should have a distinct presence from the street and be highly attractive. Buildings should face the street with pedestrian connections to the street. Public amenities such as outdoor cafes, plazas, and green space should be integrated

Staff notes *Day Care Centers* are classified as *Commercial/Retail* uses within the Land Development Code.

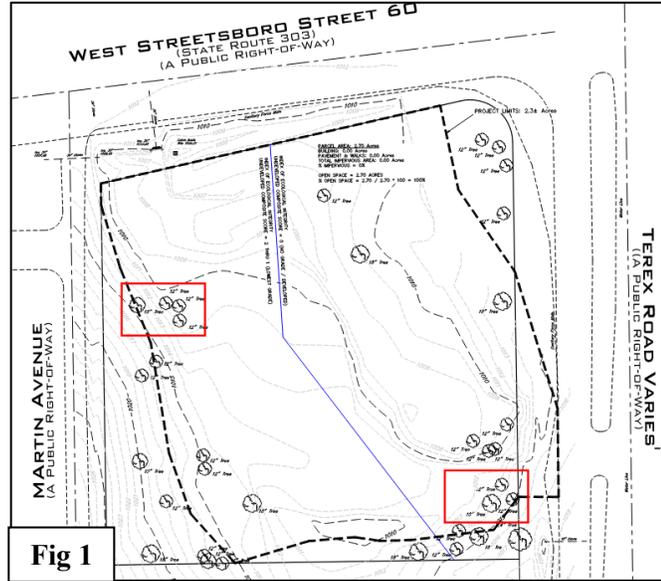
Staff notes potential conflict with the purpose of intent of the code, specifically the intent to *prevent congestion in travel and transportation, reduce community dependence on automobile travel, and encourage trip consolidation*; Staff notes the use would generate a significant number of vehicle trips. Potential traffic impacts are reviewed in detail on pages 6-7.

- 2. The development complies with all applicable requirements set forth in Chapter 1207, "Zoning Development and Site Plan Standards," except to the extent modifications, variances, or waivers have been expressly allowed.*

Staff Comments: Staff notes new development in Districts 6 and 8 are reviewed pursuant to Section 1207.18. Staff notes the following:

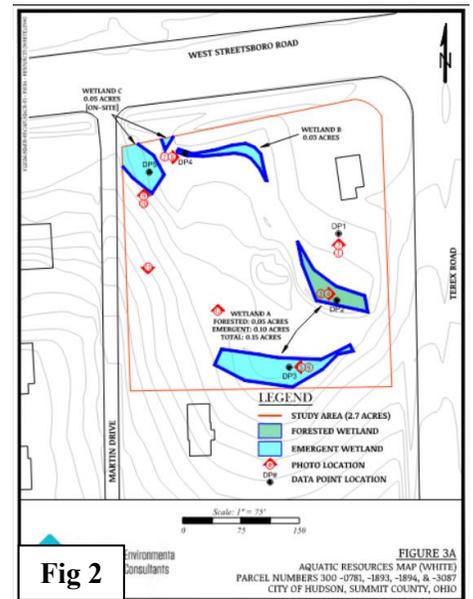
Impervious Surface – Section 1207.18(b)(2): The proposal would result in approximately 32% impervious surface, which would comply with the maximum allowance of 75% for commercial uses in District 8.

Section 1207.18(b)(5) - Tree Protection: Staff notes there is opportunity to preserve existing trees on the south and west sides of the property abutting Martin Drive properties. Question if additional trees can be preserved along the areas highlighted in Figure 1.



Section 1207.18(b)(6) - Wetlands/Stream Corridor Protection: Staff notes there are three wetlands onsite. These are labeled A, B, and C in Figure 2. These wetlands have been identified in the City’s Index of Ecological Integrity, though have scored under the lowest composite. The applicant proposes the following:

1. Convert Wetlands B and C along W. Streetsboro St. into a stormwater pond.
2. Fill the portion of Wetland A that is located in the center of the property in order to construct the parking lot.
3. Regrade the majority of the portion of Wetland A that is located along the southern property line.



Staff Comments:

- Question the current category of the wetlands. Within District 6 and 8, the LDC requires a 100 ft setback for Category II and III wetlands and no setback for Category I. Category I wetlands are low-quality wetlands with minimal ecological functions. Staff understands Category I wetlands were once present on the site based on previous approvals.
- Staff notes grading work was conducted on the property in 2020 under previous Army Corp of Engineers authorization to fill .076 acres of Category I wetlands. The applicant has submitted a current approval from the Army Core of Engineers for the proposed work; however, the letter states the approval expires on March 14, 2026.
- Staff notes the Planning Commission may modify wetland setbacks in Districts 6 and 8 if certain criteria are met.
- Staff notes stormwater wet basins are permitted within wetland setbacks if native plants are used. Conversion of the wetlands to a stormwater basin

along W Streetsboro Street could be considered depending on the wetland category.

- Question if the southern portion of Wetland A could be preserved by shifting the proposed improvements closer to W Streetsboro Street. This would also provide additional natural buffer between the residential property to the south. Staff has reviewed the applicable setbacks further following the pre-application meeting and determined a 50 ft building setback and 25 ft parking lot setback can be applied along the W. Streetsboro St. frontage.

Section 1207.18(c) - Landscaping/Bufferyards: Staff notes the following:

- A landscape Bufferyard D (See Figure 3 below) shall be installed along the side and rear boundaries of the development adjacent to residentially zoned or used property. Staff notes this bufferyard may be expanded based on the conditional use criteria. Additional trees may count towards the requirement. Question how the bufferyard would be established along the southern property line to meet this requirement.

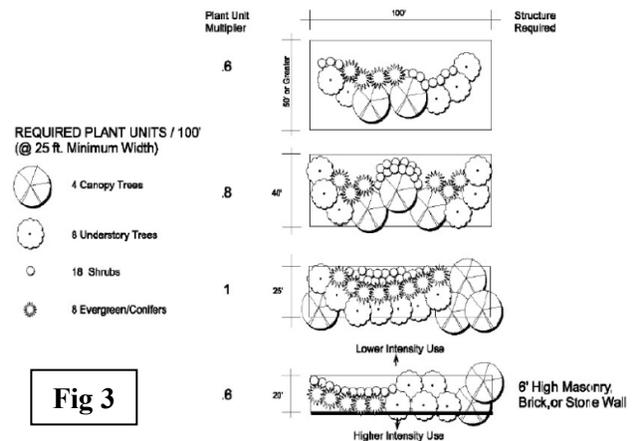


Fig 3

- The planting of street trees shall be required along all street frontages.
- The space between the building and adjacent public or private street must be landscaped with a mixture of trees, shrubs, planting beds and/or perennials in an area totaling at least ten percent of the minimum required front setback area.

Section 1207.18(d) - Stormwater Management: The Engineering Department has reviewed the preliminary stormwater plan and has provided the attached preliminary review letter noting the proposed pond located along W Streetsboro St. is the natural low spot to discharge to the north.

Additionally, staff notes the following:

- Question the grading proposed within the right of way to install a yard drain adjacent to Terex Road.
- Question if the wetland located on the southern property line and the associated grading is part of the overall stormwater design.

Section 1207.18(e) - Parking: *Day Care Centers* are required to provide one space for each 500 square feet of floor area plus one space for each employee. Based on such, 45 parking spaces are required. Staff notes the conceptual site plan depicts 45 parking spaces.

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Section 1207.18(f) - Traffic: A Traffic Impact Study, performed by TMS Engineers, has been submitted by the applicant. The findings anticipate 121 vehicle trips in the AM peak hour and 117 vehicle trips in the PM peak hour. Management of site access will be challenging based on these anticipated trip numbers along with the location of the site fronting three streets.

The applicant’s study contained the following recommendations, to be implemented on-site:

- Place a stop sign at the west approach.
- Provide one egress lane and one ingress lane on the west approach.

The Assistant City Engineer has coordinated with GPD Group to provide the attached analysis of the applicant’s study. The Assistant City Engineer has highlighted the following findings within the GPD review:

- Applicant to acknowledge and address potential blocking of the driveway. Analysis indicates that traffic will queue up beyond the proposed driveway. The potential for a southbound turn lane serving the site should be studied along with the potential to separate the entrance drive from the parking area.
- The study needs to be more detailed to consider the existing conditions of the north lane as having one dedicated left turn lane and the other as a combination of straight and right turn. The south bound lane from SR 303 begins as two lanes and merges into one near the crossover, which has not been accounted for in the original report.
- The proposed driveway location will require a new median opening, which is adjacent to the beginning of the north bound left-turn lane and within the south bound lane reduction from two lanes to one. The applicant should provide analysis on how this will be utilized, particularly if the proposed width will result in unsafe conditions.

Additionally, the Traffic Impact Study should be updated to clearly document the following requirements within the LDC pursuant to Traffic Impact Studies:

1. *Existing levels of service at peak hour are maintained on all arterial and collector roads and at all intersections within one-quarter mile of the site or that such level of service shall not fall below Level of Service (LOS) C as outlined in the Transportation Network Traffic Model Analysis dated November 4, 1996, or otherwise recommended pursuant to a traffic corridor study adopted by the City of Hudson. However, if the LOS on streets adjacent to the site or within one-quarter mile thereof is currently below LOS C, then the applicant shall demonstrate that the LOS will not fall below the current level.*
2. *All developments required to prepare a traffic impact study shall also provide an overall access management plan that demonstrates free-flowing access to the site and avoids unsafe congestion conditions on adjacent public roads and streets.*

Staff notes the LDC states *Road improvements including right-in/right-out only and acceleration/deceleration lanes that could ease traffic congestion on public right-of-way may be required.*

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The LDC also states *curb cuts and new intersections for development along arterial and collectors streets should be a minimum of 400 lineal feet from any intersection.* The proposed curb cut along Terex Road would be approximately 300 ft. from W Streetsboro Street. Final placement of this curb cut would be determined by a combination of the traffic impact study along with determination on southern bufferyard/wetland impacts.

Section 1207.18(g) - Exterior Lighting: An exterior lighting plan will be required at time of formal application depicting all exterior fixtures and lighting levels. All exterior fixtures shall be shielded to eliminate glare.

Section 1207.18(h) Building Design – Section 1207.18(h): Staff notes building design would be subject to review by the Design Subcommittee for developments in District 6 and 8. Staff notes the general building design requirements in District 6 and 8 state *“the design of the structure establishes not only the overall appearance of the development, but also the development's contribution to the character of the City. The design for the structure should have elements which are interrelated and ordered. This order relates the structure to the site, to neighboring sites, and to the City as a whole”.* Therefore, the building should be designed with an appropriate scale and materials for compatibility with the surrounding development. The building would also be highly visible on the corner lot and, therefore, should have an appropriate level of architectural detail on the north and east facades.

3. *The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.*

Staff Comments:

- The proposal would require Federal/State approval for any wetland impacts.
- The proposal would require approval from the Summit County Department of Sanitary Sewer Services (DSSS).

4. *The proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site to the maximum extent feasible and shall incorporate measures to minimize soil erosion during all construction phases.*

Staff Comment: These comments have been captured within the wetland protection and tree protection analysis on pages 3-5.

5. *The development must protect and enhance historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process.*

Staff Comment: Staff notes the site is not located within the historic district. Staff is not aware of any archeological features present onsite.

Additional Review Comments (Section 1205.09)

- **Section 1205.09(e)(3) - Setbacks:** Staff notes compliance with the following setback requirements.
 - *Minimum front yard setback: fifty feet for principal and accessory buildings; and twenty-five feet for parking areas/lots*
 - *Minimum side and rear yard setback: twenty-five feet.*
 - *All buildings and structures, shall be located at least 100 feet from the lot line of any adjacent residentially zoned or used property.*
 - *All materials, and vehicles, whether such vehicle is parked or stored, shall be located at least fifty feet from the lot line of any adjacent residentially zoned or used property.*
- **Section 1205.09(e)(9) Location of Parking:** *Off-street parking should be located at the rear or side of buildings. Parking may be located in the building front yard if limited to twenty-five percent of the required off-street parking, or a one aisle parking bay across the front of the building. There is no maximum amount of parking in the building front yard if the parking is screened with trees and/or mounding in addition to parking lot perimeter landscaping.*
Staff Comment: The proposed site plan depicts parking in front of the building. This is based on the orientation of the building. Question if mounding with landscaping could be incorporated to meet the above requirement and if some of the parking could be moved to the south or west.
- **Section 1205.09(e)(11) - Sidewalks/Walkways:** *Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. Sidewalks or paved paths at least five feet wide shall be provided on one side of an abutting public street.*
Staff Comment: The City of Hudson has recently completed a sidewalk extension to the southeast intersection of W. Streetsboro St. and Terex Rd. The proposal should include sidewalk extensions along the W Streetsboro Street and Terex property frontages to meet this requirement.

City Departments:

- Engineering** Assistant City Engineer David Rapp has submitted the attached review letter dated March 1, 2026.
- Fire Department** Fire Marshal Shawn Kasson has submitted the attached review letter dated March 2, 2026. The Fire Marshal finds the initial concept plan to be in compliance with the Ohio Fire Code requirements, assuming the building would be protected by an automatic sprinkler system.
- Hudson Public Power** Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and notes the following:
 - Hudson Public Power has overhead electrical infrastructure along Terex Road (east side of the property) and can provide single or three phase power to the facility.
 - The City's Velocity Broadband service passes the property. High speed broadband may be available. If interested, contact the Velocity team for additional information.
 - Applicant to confirm the proposed driveway location will not be in conflict with any existing poles or wires.

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Required PC Action

The PC shall consider the development application, the staff report, and then take final action. The Planning Commission decision is conditioned upon review and satisfaction of the requirements for final site plan review by the Planning Commission. Approval of a concept plan does not constitute a final decision on the site plan application since the plan may require revisions based upon a review of the submissions for final site plan approval by the Planning Commission.

Recommendation

Continue the Concept Site Plan application for the applicant to further study and respond to the staff analysis within this staff report, primarily concerning traffic, wetlands, and tree preservation.