

Meeting Date:

June 9, 2025

Location:

750 W Streetsboro St

Parcel Number

3200224

Request:

Conditional Use and Site Plan request for an artificial turf athletic field and restroom building.

Applicant:

Julie Ziga, SōL Harris/Day Architecture

Property Owner:

Hudson Community Chapel

Zoning:

D1 – Suburban Residential Neighborhood

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to conditions on pg. 8-9.

Contents

- Applicant Responses May 2025
- Site Plans, May 2025
- Elevations/Floor Plans, May 2025
- Interior Landscaping Plan, 5.19.25
- Turf Information
- Wetland Delineation Report, 3.14.25
- Trip Generation Analysis, 5.13.25
- Stormwater Management Report, 5.19.25



Existing Conditions, Hudson GIS

Project Background:

This application was continued from the April 14, 2025 Planning Commission meeting. The applicant has revised the submittal to remove the consideration for an outdoor stage.

The current submittal proposes the following:

- Conversion of existing soccer field to turf: The applicant states the field would be used for existing Christ Community Chapel run programs. A walking path would surround the field with pedestrian scaled lighting. No bleachers are proposed.
- Walking paths with plantings: The area between the field and the existing playground would be improved with pathways, benches, plantings, and engraved pavers.
- Restroom building (398 sf): The restroom would be located between the turf field and the existing playground. It would also provide an outdoor drinking fountain.



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- SWPPP 5.19.25
- Asst. City Engineer review dated 6.2.25
- Supplemental Documents
- Previous Public Comments

Use Standards (Section 1206)

The overall use is classified as a *Place of Religions Worship and church* per the definitions below. This is an Institutional Use that is a conditional use in Zoning District 1.

(58) *"Church" shall mean a building or structure, or groups of buildings or structures, and associated accessory uses that by design and construction are primarily intended for conducting organized religious services.*

(227) *"Places of religious worship" shall mean a building containing a hall, auditorium or other suitable room or rooms used for the purpose of conducting religious or other services or meetings of the occupants of such structure. "Places of worship" shall include churches, synagogues and the like, but shall not include buildings used for commercial endeavors, including, but not limited to, commercial motion picture or stage productions.*

Staff notes the grass soccer field was approved in 1998, prior to the establishment of Hudson’s Land Development Code. Staff determines the proposed renovation to establish a turf field is in keeping with the prior review, subject to the standards stipulated in this review.

The application is subject to compliance with 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 Comprehensive Plan.*

Staff Comment: The Comprehensive Plan categorizes the use as “*Public/Semi-Public*” within the Future Land Use map. The plan is generalized towards community facilities; however, states “*These areas are intended to accommodate public and semi-public uses. Public space includes buildings and land owned by government agencies, such as City Hall or municipal cemeteries. Places of worship, educational institutions, libraires, and some other non-profit uses can also be included in semi-public space. Facilities should be well designed and integrated into their surroundings. These areas should be connected to 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 following:

- The proposed improvements would be located at the corner of two arterial roads (Terex Road and W. Streetsboro Street).

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- The proposed improvements would not be directly adjacent to residential properties. The nearest residential properties are located on Martin Drive, southwest of the proposed improvements. There are no adjacent residential properties that face Terex Road.
- The proposed improvements would be illuminated by pedestrian-scale lighting.

B. Hours of operation and deliveries;

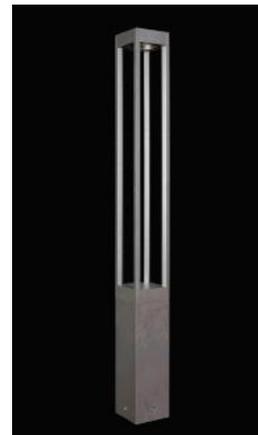
Staff Comment: The applicant states hours of operation of the field would be typical of 8:00 am until dusk. Use would be primarily on evenings and weekends.

C. Location of loading and delivery zones;

Staff Comment: Staff does not anticipate any deliveries associated with the use.

D. Light intensity and hours of full illumination;

Staff Comment: 3 ½ ft pedestrian scaled bollards would illuminate the proposed perimeter walking path. The applicant has submitted the following figure to better depict the scale. The lighting would be programmed to shut off at 10:00 pm.



E. Placement and illumination of outdoor vending machines;

Staff Comment: No outdoor vending machines are proposed

F. Loitering;

Staff Comment: The applicant stated there are no current issues with loitering and the church staff will monitor in the future.

G. Litter control;

Staff Comment: Outdoor trash receptacles are proposed near the proposed restroom building.

H. Placement of trash receptacles;

Staff Comment: Outdoor trash receptacles are proposed near the proposed restroom building.

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I. On-site parking configuration and facilities;

Staff Comment: The existing parking lot would be utilized. The applicant has submitted a diagram depicted 154 adjacent parking spaces (“worst case scenario”).

J. On-site circulation;

Staff Comment: The existing circulation patterns would remain unchanged.

K. Privacy concerns of adjacent uses.

Staff Comment: Staff notes existing residential properties to the west could be most affected by the proposal. The applicant is proposing to supplement the existing plantings along Terex Road with a landscape mound. The mound would include a mix of River Birch, White Fringetree, Burr Oak, and Jane Magnolia. The applicant has increased the number of plantings since the last meeting; however, staff recommends incorporating some 6-ft tall evergreens be dispersed evenly along the mounds. These could be planted in lieu of some of the proposed Birch, Fringetree, Oak, and Magnolia trees.

- (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: These standards are further described in the site plan analysis of this staff report. The architectural design of the restroom building would be reviewed by the Architectural and Historic Board of Review.

- (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: Access points along public roads would not be altered.

- (5) *On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.*

Staff Comment: Adverse impacts from on-site and off-site traffic circulation patterns are not anticipated. The applicant has submitted a revised trip generation analysis for the proposed turf field and restroom building. The findings state no additional trips would be generated.

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

Staff Comment: The restroom would be served by Hudson Water and Summit County Sanitary. A stormwater management area would be constructed north of the turf field to serve all the proposed improvements.

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

Staff Comment: The existing parking lot provides 898 parking spaces. The conversion of the existing field and restroom building are not anticipated to increase overall parking needs or site capacity.

- (8) *The use will be screened with fencing and/or landscaping in excess of what is required in this Code if the use may otherwise result in an adverse impact.*

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Staff Comment: A landscaping plan has been submitted depicting a landscape mound to the west and a line of trees along the proposed stormwater improvements to the north. Landscaping is reviewed in detail on page 7.

- (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.*

Staff Comment: Not applicable

Places of Religious Worship 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.

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

Staff Comment: The existing parking areas are in compliance and would not be altered.

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

Staff comment: ADA parking with signage is proposed at the existing parking lot. A walking path would provide access to the proposed improvements.

District Standards (Section 1205)

<p><input checked="" type="checkbox"/> Building Setback 1205.04(d)(5)</p>	<p><i>Front Yard Setback: 100 ft for lots fronting arterial roads.</i> <u>Staff Comment:</u> Acceptable.</p> <p><i>Side Yard Setbacks – Corner lots: 50 ft for street side not designated as "front."</i> <u>Staff Comment:</u> Acceptable</p> <p><i>Rear Yard Setback: 50 ft</i> <u>Staff Comment:</u> Acceptable</p>
<p><input checked="" type="checkbox"/> Building siting and orientation 1205.04(d)(7)</p>	<p>Not applicable, as the proposed restroom building would have a front yard depth in excess of 130 ft.</p>
<p><input checked="" type="checkbox"/> Pedestrian/bicycle pathways and linkages 1205.04(d)(11)</p>	<p><i>Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways</i> <u>Staff Comment:</u> Staff notes the City has recently completed construction of a sidewalk along the property’s W. Streetsboro frontage. A sidewalk extension along Terex Road to Londonairy Boulevard would be beneficial; however, this proposal would not warrant the requirement as it would not increase the intensity of the use. This consideration should be studied further for any future improvements to the property.</p>

Accessory Uses/Structures (Section 1206)

- Nonresidential fencing 1206.03(b)(5)**

The maximum height (excluding incidental decorative items) at any point shall not exceed four feet above the elevation of the surface of the ground at such point, except as may be allowed by division (b)(5)B., C. and D. of this section.

B. Commercial fences and walls may, in any required rear or side yard, exceed four feet but shall not exceed at any point eight feet in height above the elevation of the surface of the ground at such point, provided that on a corner lot, abutting in the rear the side lot line of another lot, no fence or wall greater than four feet in height may be located forward of the adjacent lot's minimum front yard setback. No hedges, fences or walls shall be permitted which constitute a visual obstruction hazardous to persons using the street or sidewalks.

Staff Comment: Acceptable. The applicant has revised the proposed fencing to a 6 ft decorative metal fence. The fence would be located along the north and west sides of the field, adjacent to Terex Road and W. Streetsboro St. Design of the fence would be reviewed by the Architectural and Historic Board of Review.

- Accessory Use Development and Operation Standards 1206.03(d)**

No accessory use, structure, or activity, except for permitted fences or walls shall be located or take place within a front yard.

No accessory structure shall be located within a side yard, except for permitted fences or walls and on corner lots the majority of the floor area of any accessory structure shall not be located within a side yard.

Staff Comment: The proposed location of the restroom is within the side yard and, therefore, would require a variance. Staff acknowledges that siting the building in the rear yard may be impractical and closer to existing residences.

- Maximum number of accessory buildings 1206.03(d)**

On any lot greater than two and one-half acres, the maximum number of accessory structures shall be four.

Staff Comment: The only other accessory structures on the property are a detached garage and a playground.

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: Acceptable. Sheet C1.0 of the improvement plans provides an impervious surface calculation of 38.29%.

- Tree and Vegetation Protection 1207.02**

Staff notes the overall proposal would include limited tree removal, as most of the project area is currently utilized as an open field.

**Wetland/Stream
Corridor Protection
1207.03**

The applicant has submitted a wetland delineation with the following findings:

CESO was retained by Christ Community Chapel (CCC) to perform a regulated waters delineation and prepare a report for a proposed development site located in Hudson, Summit County, Ohio. The AOI is approximately 28.6 acres in size and consists mainly of developed land including buildings and parking lots, open lawn, and forested areas. One (1) PEM and two (2) PEM/PSS wetlands, two (2) seeps, and no streams were identified within the AOI at the time of the site visit. Two (2) functioning constructed stormwater retention basins were also located within the AOI.

The results described in this report are the professional opinion of CESO based off of field observations at the time of the site visit on February 27, 2025. The USACE is the only agency with regulatory authority over the jurisdictional determination process.

The findings indicate no wetlands in the project area. Three wetlands identified along the southern property line, outside of the project area. The findings also refer to a constructed stormwater basin with native plantings to the north of the proposed improvements. Staff acknowledges this area as a constructed basin as depicted in the following aerial image taken in the year 2000 during the construction of the original building.



Staff notes the property has high undeveloped composite scores per the Index of Ecological Integrity; however, the study was performed prior to the construction of the church. The proposed improvements would primarily alter an existing graded field.

**Landscaping/
Buffering 1207.04**

A minimum Bufferyard D of 25 ft is required adjacent to any residential uses. Additionally, a 50 ft bufferyard is required along arterial streets. Staff Comment: W. Streetsboro Street and Terex Road are classified as arterial streets; therefore a 50 ft landscape bufferyard is required. Staff notes a portion of the proposed landscape bufferyard along Terex Road would have to be widened by approximately 10 ft to meet this requirement. Staff notes the number of trees proposed and species of trees proposed are compliant with the planting requirements.

**Stormwater
Management
1207.07**

The existing stormwater management area to the north would be expanded to accommodate the improvements. The Engineering Department has reviewed the proposed stormwater management plan and is acceptable with the proposal. The drainage for all existing and proposed improvements on site travels north/north east, through the existing basin and away from adjacent residential properties.

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- Performance Standards 1207.10** Staff notes no loudspeakers and amplified sound systems are proposed.
- Adequate Public Facilities/Transportation 1207.11** The application has submitted a revised trip generation report to document the turf field and restroom building. No additional vehicle trips are anticipated.
- Exterior Lighting 1207.14** Acceptable. The proposed lighting would include pedestrian scale 3.5’ high bollards around the pedestrian path and field. Each bollard would be fitted with a “blockout shield” on the sides facing public streets.
- Special Development Standards 1207.19** Staff notes no oil and gas wells or tanks batteries are located on or near the property.

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 submittal 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.

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 Christ Community Chapel, Case 2025-231, according to plans received March 14, 2025 subject to the following conditions:

1. Planning Commission approval is conditional upon a variance request being submitted to and granted by the Board of Zoning and Building Appeals to locate the restroom building within a side yard.
2. The design of the restroom building and fencing shall be reviewed by the AHBR.
3. Revise the landscaping plans, sheets L1.0 and L1.1, per the following:
 - o Incorporate additional evergreens along the Terex Road frontage.
 - o Widen the landscape buffer along the Terex Road frontage to maintain a consistent 50 ft width.
4. The comments of Assistant City Engineer David Rapp shall be addressed per the June 2, 2025 correspondence.

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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.