



March 19, 2025

Nick Sugar  
City Planner, City of Hudson  
1140 Terex Road, Hudson, OH 44236

Re: Statement of Compliance for Christ Community Chapel's Planning Commission  
Submission for the Outdoor Stage and Field scope of work

Dear Mr. Sugar,

SoL Harris/Day has reviewed the requirements set forth in Section 1203.05 of the Land Development Code and has provided the following Statement of Compliance based upon the City of Hudson's Conditional Use Standards and the Special Conditions for Places of Religious Worship:

**Conditional Use Standards:**

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).
  - a. Response: Per the City of Hudson's Comprehensive Plan, Christ Community Chapel's property is located within the Public/Semi-Public land use designation. Upon review of the intended purpose of this designation, SoL Harris/Day feels that the proposed design fits within the intent and character of this designation.
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:
    - i. Response: The proposed turf field, walking track, and outdoor stage are proposed in the church's existing grass field. This location is ideally positioned to be minimally disruptive to neighbors as it faces the main roads (303 and Terex Road) rather than being positioned to disturb the residential neighbors to the south and east.
  - b. Hours of operation and deliveries:
    - i. Response: The field will be used as it is currently for youth recreational purposes in the evening and on weekends. The outdoor stage will be used for outdoor services on Sunday mornings as weather permits. Currently, the church rents an outdoor stage for outdoor services on the field four times a year. The permanent stage structure will allow this operation to occur for the church more seamlessly.



- c. Location of loading and delivery zones:
    - i. Response: There will not be deliveries associated with this use. The church will use their existing parking lot area adjacent to the proposed outdoor stage for loading and unloading any items needed for their outdoor service, including speakers and other equipment.
  - d. Light intensity and hours of full illumination:
    - i. Response: The proposed site lights are low 4' high bollards that would provide illumination on the proposed walking path for safety purposes. Please refer to the Exterior Lighting Plan for additional information.
  - e. Placement and illumination of outdoor vending machines:
    - i. Response: No outdoor vending machines are proposed.
  - f. Loitering:
    - i. Response: The church does not currently have any issues or concerns with loitering and we do not anticipate that the proposed design will change this.
  - g. Litter control:
    - i. Response: The church does not currently have an issue with litter and we do not anticipate that the proposed design will change this. The church provides trash receptacles during outdoor services.
  - h. Placement of trash receptacles:
    - i. Response: The church does not currently have an issue with litter and we do not anticipate that the proposed design will change this. The church provides trash receptacles during outdoor services.
  - i. On-site parking configuration and facilities:
    - i. Response: The church parking lot provides ample parking. As the outdoor services and recreational activities are already occurring on the site, no additional parking load is anticipated. Please refer to the Trip Generation Letter for additional clarification.
  - j. On-site circulation:
    - i. Response: Circulation will remain the same for the site. Access to the proposed field will be provided from both parking at the north side of the existing Church building and the south side of the Church building.
  - k. Privacy concerns of adjacent uses:
    - i. Response: A buffer yard along Streetsboro Rd and Terex Rd has been provided surrounding the proposed improvements in accordance with the City's requirements. This buffer provides screening between the proposed Field/Stage Addition and the public roads and commercial businesses. The existing Church parking is screened to the east and south by dense woods.
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.



- a. Response: A zoning variance will need to be pursued for the proposed height of the stage which exceeds the maximum height allowed, but otherwise the proposed structures were designed to be respectful and consistent with the character of the existing building. Refer to the Submittal Checklist for compliance with City 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.
  - a. Response: No changes to access points are proposed with this addition.
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.
  - a. Response: No additional trips are anticipated for the field addition. Please refer to the Trip Generation Letter for additional information.
6. The use will be adequately served by public facilities and services.
  - a. Response:
    - i. Sanitary - An existing sanitary sewer main is available for connection at the southern side of the site. Based on initial discussions with the DSSS, the existing sanitary sewer is expected to have capacity for the proposed Field Addition and forcemain connection.
    - ii. Water – An existing lateral is available on the Church campus for connection. A proposed connection is shown by boring and tapping into the existing lateral.
    - iii. Electric – Electric to be extended from existing Church building service.
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.
  - a. Response: No additional parking is proposed for this addition. Outdoor services have been held on the existing soccer field and did not raise concerns for additional parking.
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.
  - a. Response: The new stage building is proposed in the northwestern corner of the property, directed toward the public roads and commercially zoned properties, rather than toward the residential neighborhood to the south side of the property. A Landscape Plan has been prepared to provide a buffer to 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.
  - a. Response: The new stage building is proposed in the northwestern corner of the property, directed toward the public roads and commercially zoned properties, rather than toward the residential neighborhood to the south side of the property. A Landscape Plan has been prepared to provide a buffer to adjacent properties.

**Special Conditions for Places of Religions Worship (Churches):**

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.
  - a. Response: There are no dwellings on the property.
2. The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.
  - a. Response: No additional parking is proposed with this addition..
3. Safe areas for pick-up and discharge of persons shall be provided
  - a. Response: During outdoor services, there will be access from Parking around the Church Building. Access to the Field and Stage will also be provided from the northern parking lot as part of the Office Addition and Legacy Park.

Thank you for your time and consideration of this project proposal.

Sincerely,

Julie Ziga, AIA, LEED AP BD+C  
Project Architect  
SoL Harris/Day Architecture